

9335 STEVENS RD, SANTEE

FOR LEASE | ±15,000 SF | \$1.40 PSF + NNN

AVAILABLE
JANUARY 1, 2027
OR SOONER



FOR MORE INFORMATION
CONTACT:

AIDAN JAMES
aidan.james@ip-cre.com
619.631.8661
Lic. #02060510

SHAYAN BAHRI
shayan.bahri@ip-cre.com
818.292.4657
Lic. #02149868

JAMES RENNER
jrenner@ip-cre.com
619.518.5444
Lic. #01308083





9335
STEVENS RD

WHEATLANDS AVE

STEVENS RD

PROPERTY HIGHLIGHTS



9335 Stevens Rd, Santee CA 92071



±15,000 SF (30% Office; 70% Warehouse — Configurable to create more Warehouse space)



Lease Rate: \$1.40 PSF + NNN



Fenced and Gated Yard



Parking: 44 Spaces



4 GL Doors (12'x12'); 1 GL Door 10'x12'



Clear Height: 18' - 20'



Power: 600a | 120/208v | 3 phase, 4-wire underground service



Sprinklered: Yes



Zoning: IL - Santee



Year Built: 1987

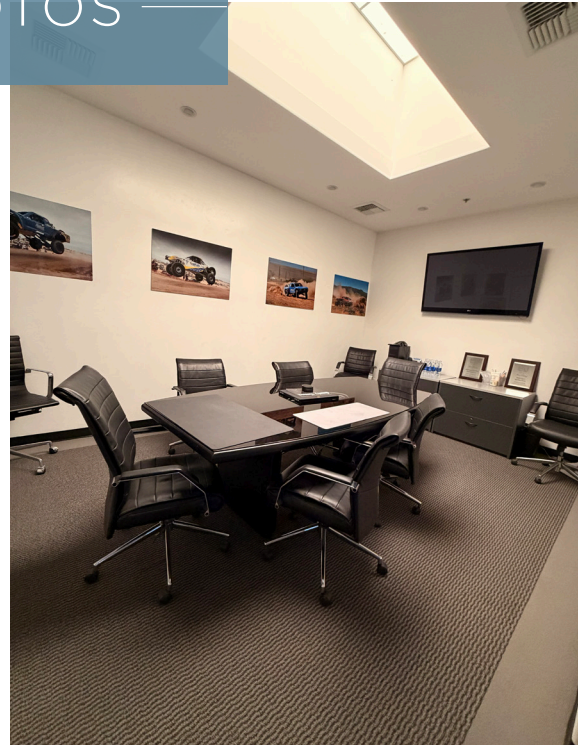


Unique standalone manufacturing / contractor services property with freeway visibility to the 67

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



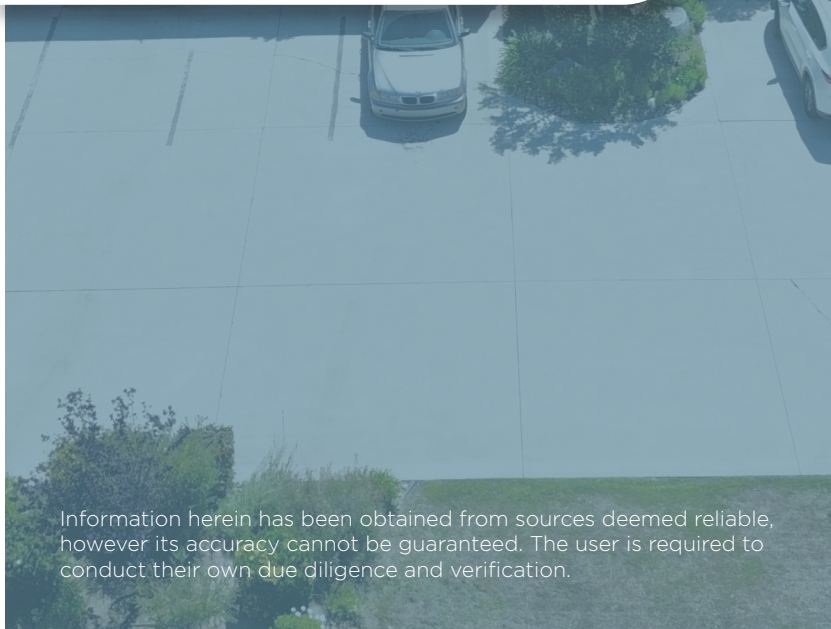
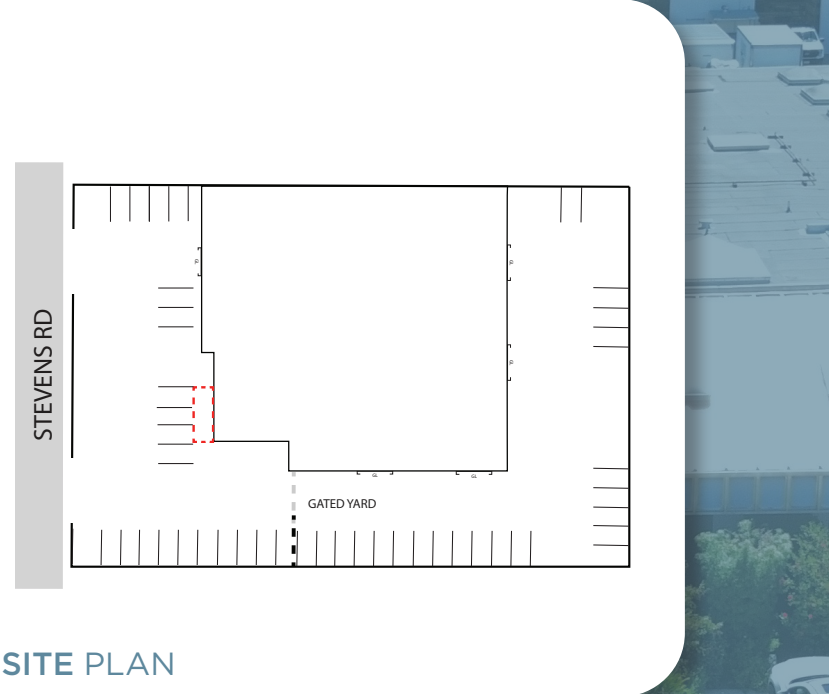
— PROPERTY
PHOTOS —





PROPERTY
PHOTOS



An aerial, top-down view of a parking lot. A silver sedan is parked in a marked space. To its right is a large, leafy green tree. The parking lot is paved with light-colored concrete or asphalt, showing expansion joints. In the bottom left corner, there is a dark, shadowed area with some greenery. The entire image is overlaid with a semi-transparent blue filter.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

9335
STEVENS RD



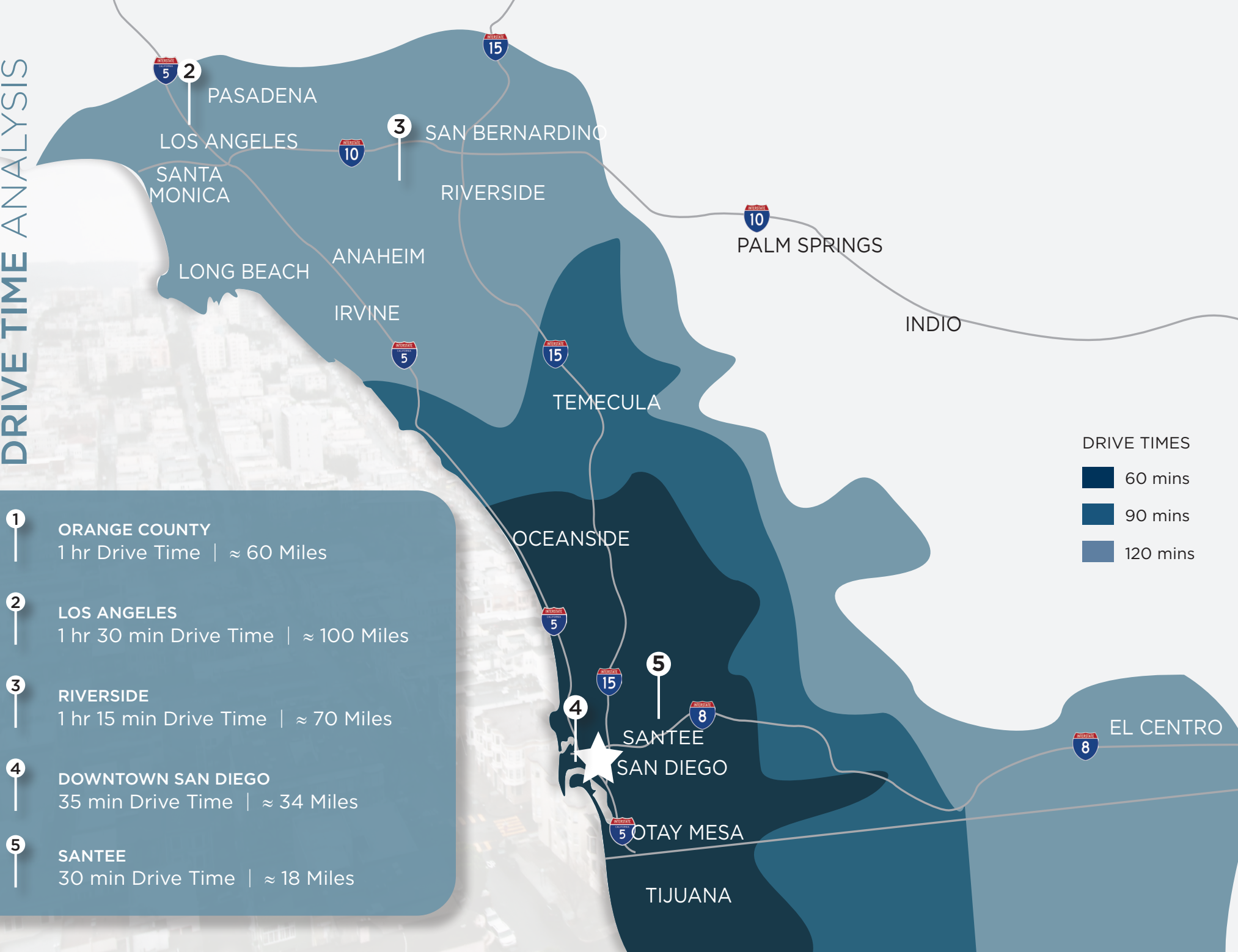
- Chick-fil-A
- Starbucks
- Epic Wings
- Subway
- Phil's BBQ
- Chipotle
- Taco Bell
- Jersey Mike's
- Chevron
- USPS
- 7-Eleven
- O'Reilly
- Costco
- Vons
- Sprouts
- Lowe's
- UPS Store
- Target
- Chase Bank
- Union Bank
- Verizon
- AT&T
- T-Mobile
- AutoZone

DRIVE TIME ANALYSIS

- 1 ORANGE COUNTY
1 hr Drive Time | ≈ 60 Miles
- 2 LOS ANGELES
1 hr 30 min Drive Time | ≈ 100 Miles
- 3 RIVERSIDE
1 hr 15 min Drive Time | ≈ 70 Miles
- 4 DOWNTOWN SAN DIEGO
35 min Drive Time | ≈ 34 Miles
- 5 SANTEE
30 min Drive Time | ≈ 18 Miles

DRIVE TIMES

- 60 mins
- 90 mins
- 120 mins



FOR MORE INFORMATION PLEASE CONTACT

AIDAN JAMES
aidan.james@ip-cre.com
619.631.8661
Lic. #02060510

SHAYAN BAHRI
shayan.bahri@ip-cre.com
818.292.4657
Lic. #02149868

JAMES RENNER
jrenner@ip-cre.com
619.518.5444
Lic. #01308083

