

FOR SALE | SHOVEL READY

9755 CUYAMACA ST, SANTEE, CA 92071

- ✓ FULLY ENTITLED, 6,080 SF MULTI-TENANT OFFICE/PROFESSIONAL BUILDING
- ✓ APPROVED BUILDING PERMITS ON .60 ACRES
- ✓ READY TO BUILD | \$1,500,000



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DRE # 01476024

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Rendering is for illustrative purposes only. Plans, specifications, and finishes are subject to change and final approvals.



INVESTMENT SUMMARY

This is a unique opportunity to acquire a **fully entitled, shovel-ready 6,080 SF office/professional development** in Santee. Designed for **multi-tenant** or **single-user** occupancy, the project has **issued grading and building permits**, allowing construction to start immediately.

Located on the **hard corner of Cuyamaca St. & Mast Blvd**, the site delivers premier visibility and the opportunity to build to suit — ideal for an owner-user, professional group, or investor seeking **a scarce, new-construction offering in the Santee market**.

Santee sits approximately **18 miles northeast of Downtown San Diego** with convenient access to **SR-52** and **SR-125**, making it a compelling alternative to coastal congestion while remaining centrally connected. Nearby transit amenities — including **Santee Trolley Square** — support walkable, people-oriented design. With continued momentum from area planning initiatives and ongoing commercial investments such as the **Town Center Specific Plan** and the **RiverView**, Santee is emerging as a growing hub for professional and administrative office users.



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INVESTMENT SUMMARY

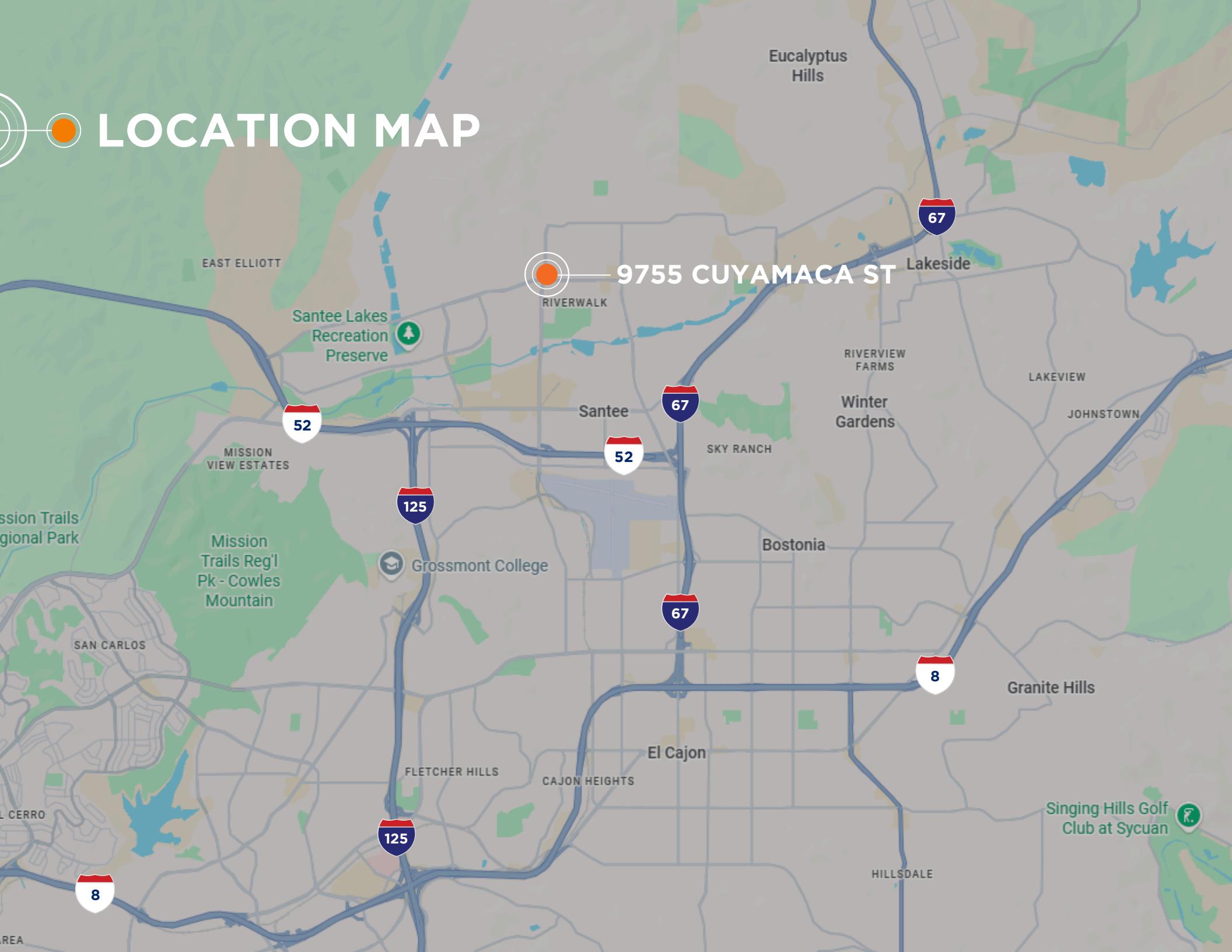
OFFER SUMMARY

ASKING PRICE	\$1,500,000	LOT SIZE	±26,136 SF
PROPOSED BUILDINGS	6,080 SF	ZONING	O-P
NUMBER OF UNITS	3		



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LOCATION MAP



RETAILER'S MAP

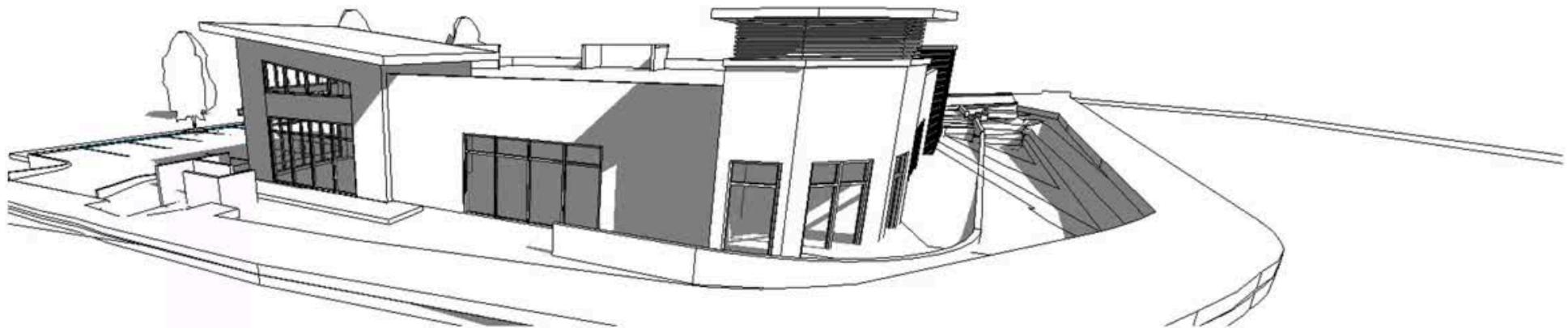


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3D RENDERING

[VIEW 3D RENDERING](#)



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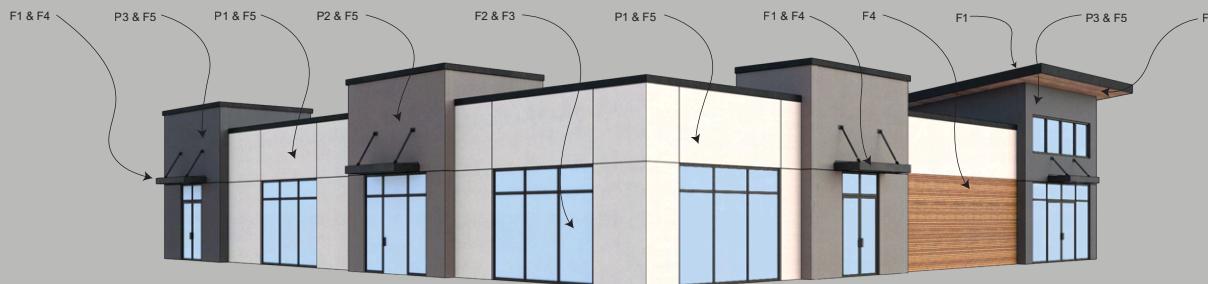


MATERIAL BOARD

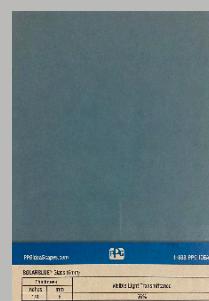
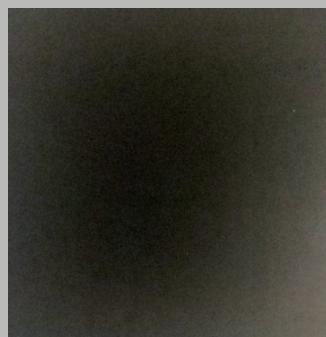
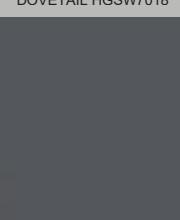
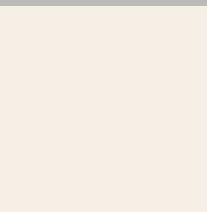
CUYAMACA BUSINESS CENTER



VIEW FROM CUYAMACA STREET



VIEW FROM PARKING LOT





DEMOGRAPHICS

SANTEE, SAN DIEGO, CA

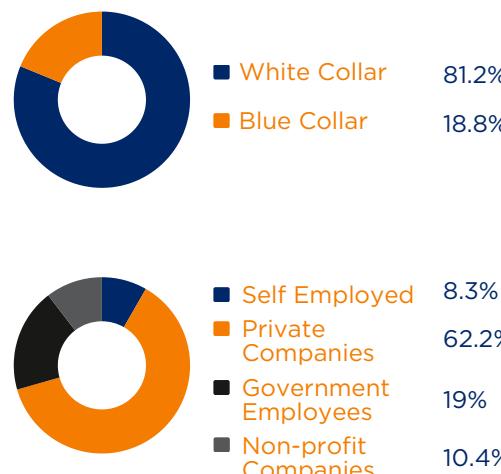
Santee is home to 59,485 residents with a median age of 39, reflecting a balanced mix of families and working professionals. The city has 20,944 households (avg. 2 people per household), and a notably strong 72% owner-occupied housing profile — often a marker of stability and long-term community roots.

Economically, Santee posts a median household income of \$105,613 (average household income: \$124,996), supporting demand for higher-quality commercial services and office/professional uses. Educational attainment is solid: 21.8% hold a bachelor's degree and 9.3% hold a graduate degree. Employment is strong at 95%, with an 81.2% white-collar workforce, aligning well with professional and administrative office demand.

POPULATION



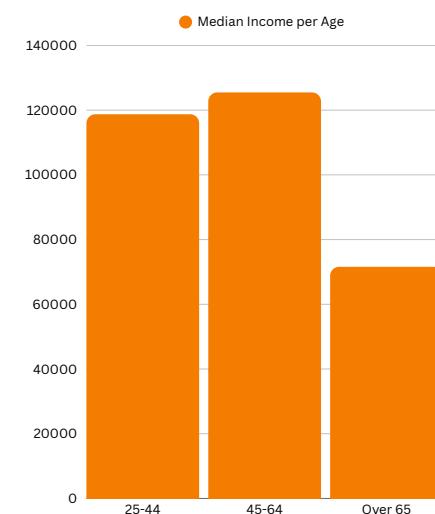
EMPLOYMENT



HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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DISCLAIMER STATEMENT:

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