

# 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.

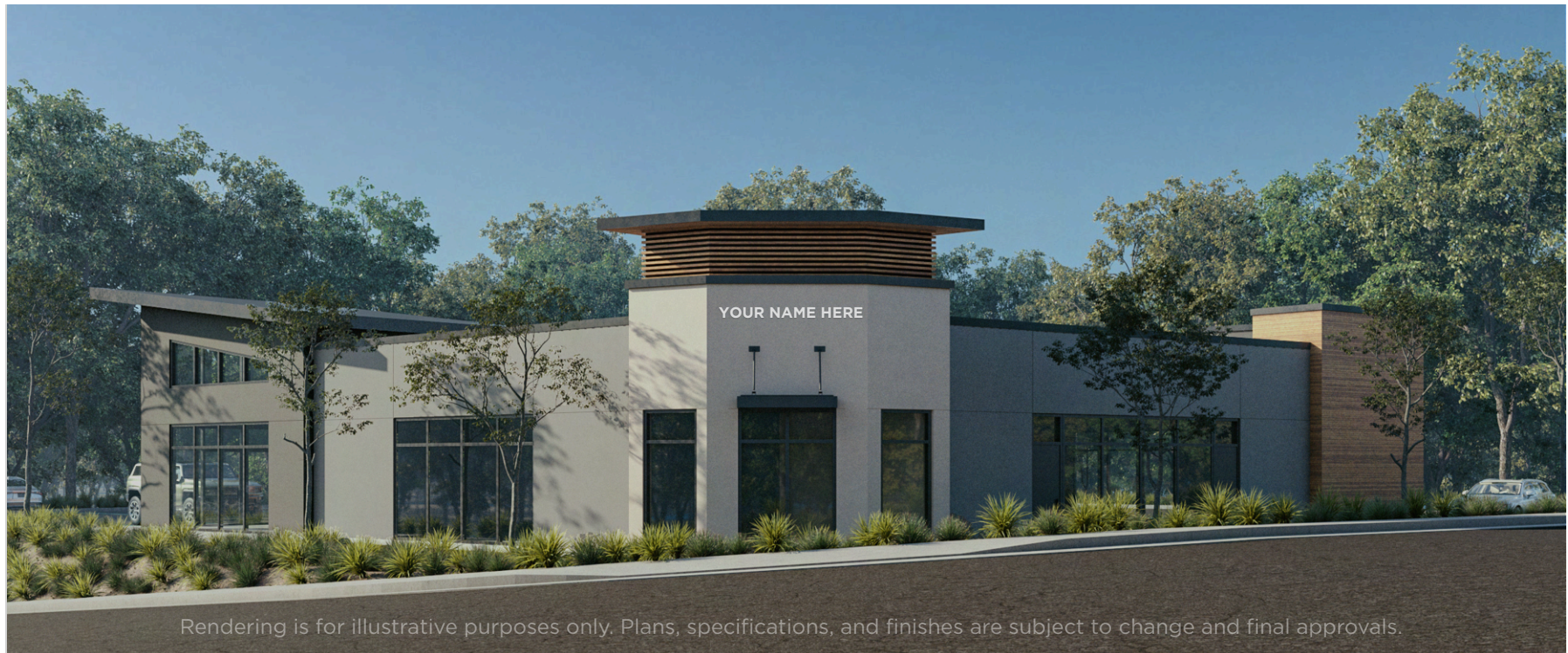


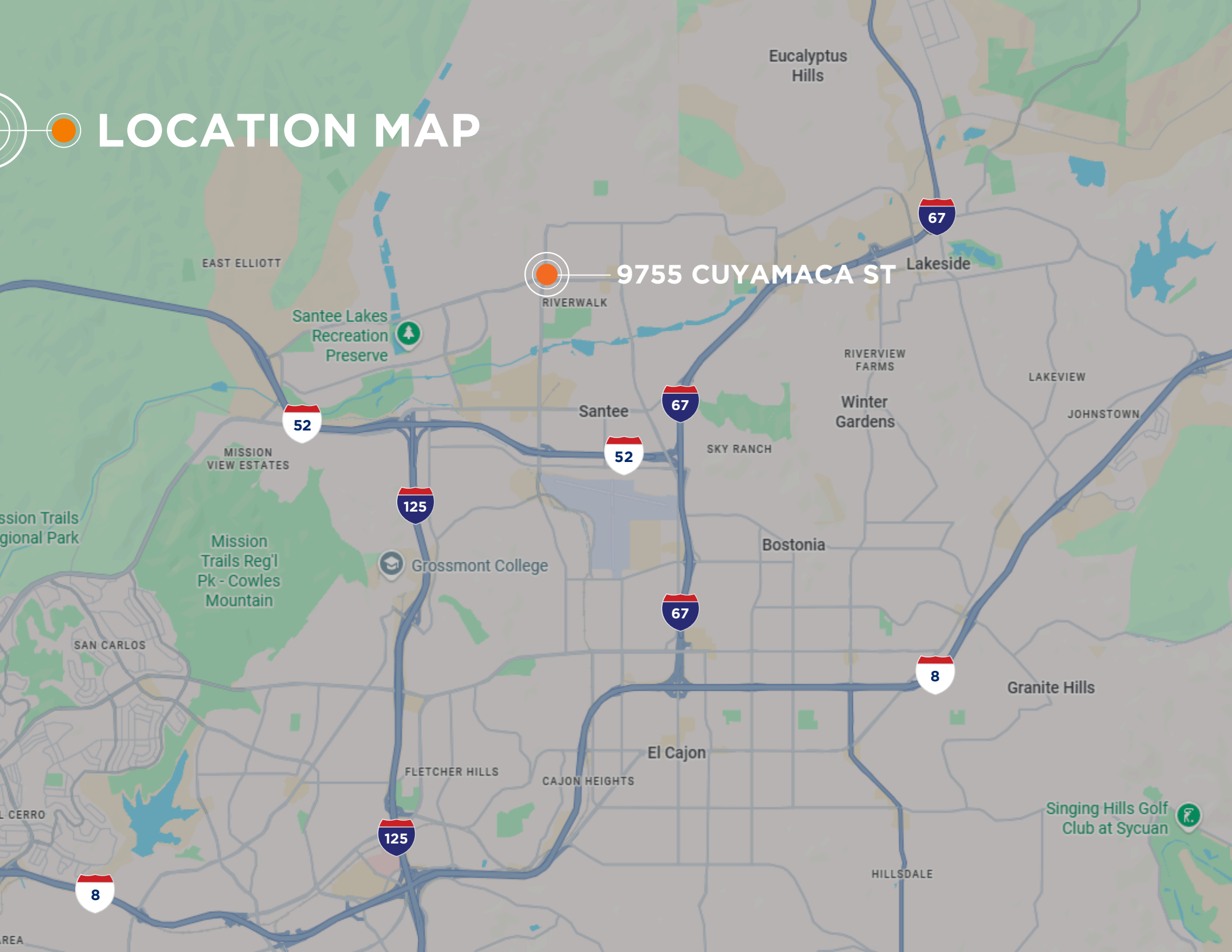
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# INVESTMENT SUMMARY

## OFFER SUMMARY

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





# RETAILER'S MAP

9755 CUYAMACA ST



RIVERWALK  
(OFFICE DEVELOPMENT)

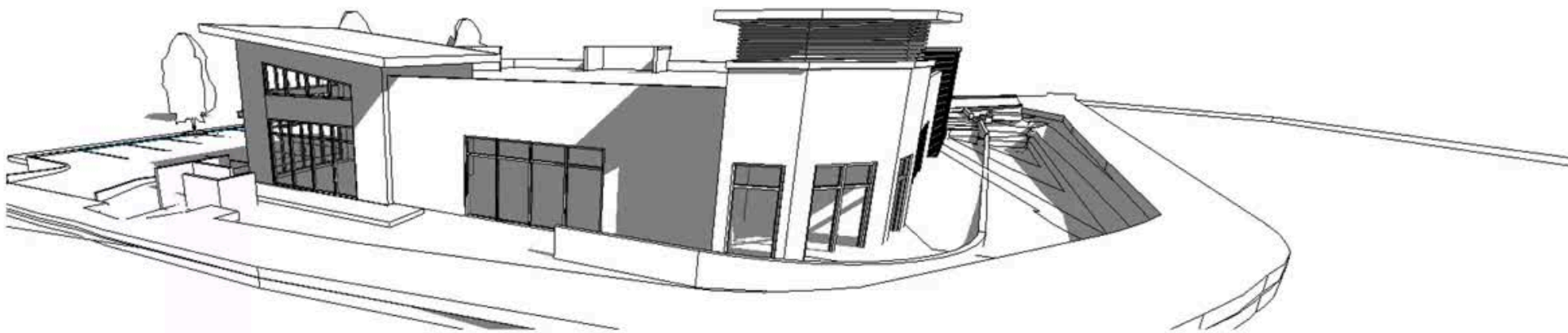


PLAZA DE CUYAMACA  
SHOPPING CENTER

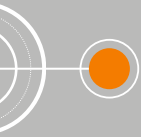


TROLLEY SQUARE AT  
SANTEE TOWN CENTER

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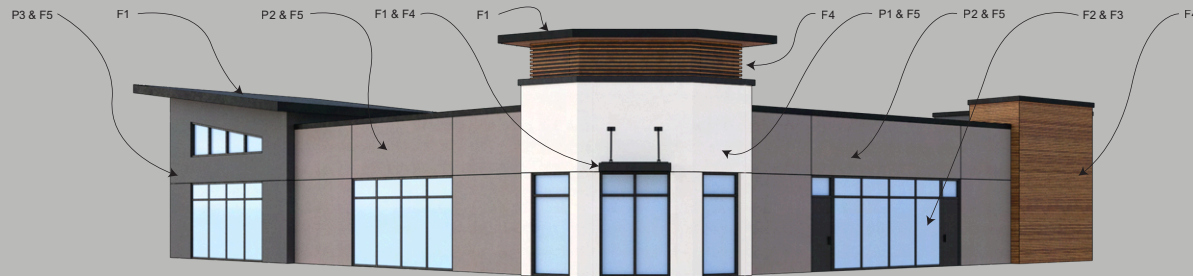


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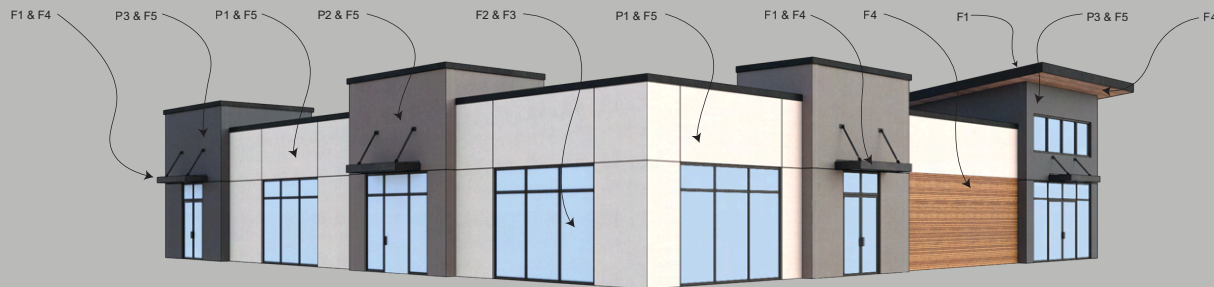


# MATERIAL BOARD

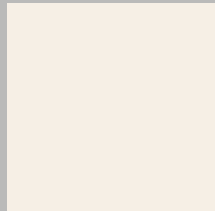
## CUYAMACA BUSINESS CENTER



VIEW FROM CUYAMACA STREET



VIEW FROM PARKING LOT



P1  
COTTON BLOSSOM BWC-07



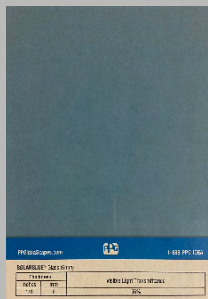
P2  
DOVETAIL HGSW7018



P3  
MUSKEG GREY 4005-2C



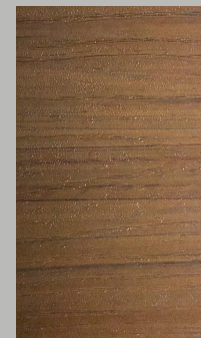
F1  
METAL ROOF



F2  
GLAZING



F3  
ALUMINUM STOREFRONT



F4  
TREX CLADDING TIKI TORCH



F5  
STUCCO LIGHT DASH

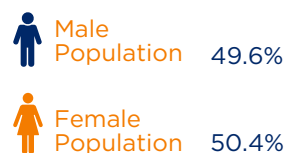
# DEMOGRAPHICS

## SANTEE, SAN DIEGO, CA

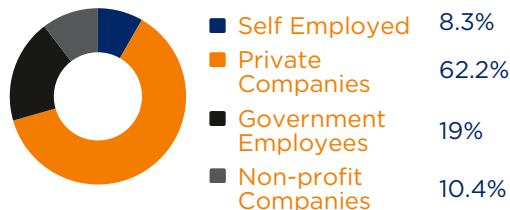
Santee is home to 59,485 residents with a median age of 39, reflecting a balanced mix of families and working professionals. The city has 20,944 households (avg. 2 people per household), and a notably strong 72% owner-occupied housing profile — often a marker of stability and long-term community roots.

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



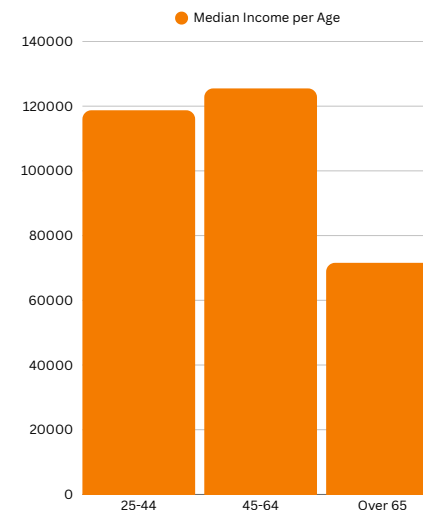
### EMPLOYMENT



### 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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