

# 10757 Woodside Avenue

Santee, CA

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For Lease or Ground Lease  
Divisible | 6,300 SF

Mark Silverman, SIOR

Executive Vice President

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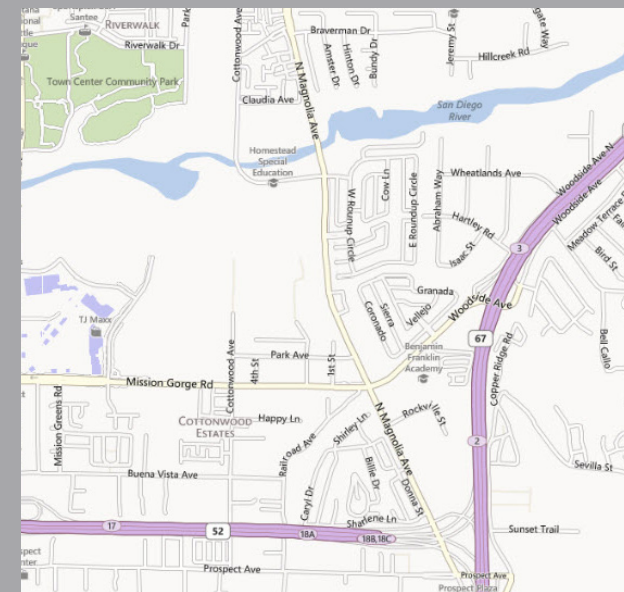
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## Imagine the Possibilities

- Located adjacent to Highway 52 on Woodside Avenue, within a short distance to both Highway 52 and Highway 67.
- Situated in the heart of Santee, in close proximity to two major highways, Santee Trolley Square and Gillespie Field.
- The dynamic location serves potentially either as a drive-thru QSR location, a national or regional retailer, or a sit-down dining establishment.
- Positioned uniquely amongst surrounding established retailers and nearby an abundance of industrial and office parks.





Subject Property

Shadows Hill Park

Padre Dam Park

52

67

### Nearby Highly Trafficked Establishments



#### Traffic Counts

Cars Per Day  
Mission Gorge Road: 39,100  
Woodside Ave: 22,500



#### Average HIH

1 Mile: \$86,844  
3 Mile: \$82,281  
5 Mile: \$81,789



#### Population

1 Mile: 12,082  
3 Mile: 130,428  
5 Mile: 275,054

- ① The Home Depot
- ② Costco Wholesale
- ③ Phil's BBQ
- ④ Target
- ⑤ DSW & Starbucks
- ⑥ T.J. Maxx, Bed Bath & Beyond, Old Navy, Famous Footwear & Barnes & Noble
- ⑦ Vons
- ⑧ Gillespie Field
- ⑨ Filippi's Pizza Grotto
- ⑩ Chevron Gas Station & Starbucks
- ⑪ Sonic Drive-In
- ⑫ 7-Eleven, Honey Donuts & Best Western

# The Opportunity

10757 Woodside Avenue  
Santee, CA 92109

Square Footage Available: 6,300 sf

Space is Divisible

Lease Rate: Negotiable - Depending on  
Improvements

## Features:

- High Visibility Off Major Thoroughfare
- Direct Access From Woodside Avenue
- 23,000 Cars Per Day
- Outdoor Seating Area
- Easy Highway Access
- Excellent Parking (5/1,000sf minimum rate)
- May Be Divisible to +/- 1,500 sf





For More Information:

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