



## Property Highlights

### AVAILABLE

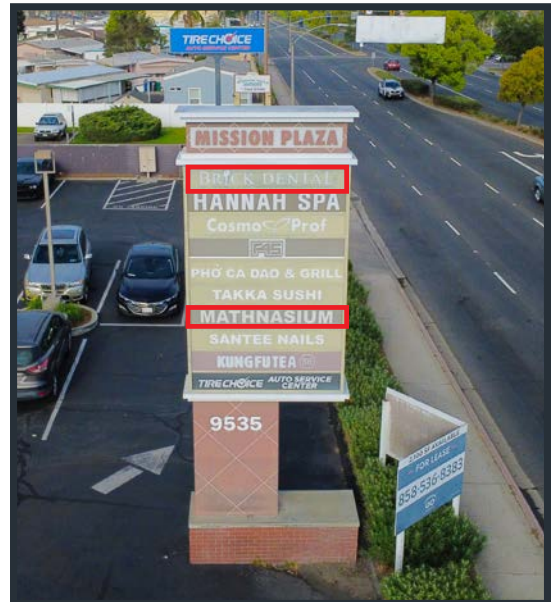
- 2,190 sf 2nd Gen Dentist Office  
Fully improved - Available 1/1/2027
- 1,346 Sf - Available 8/31/2026  
(Do Not Disturb Existing Tenant)

### FEATURES

- Direct Visibility to Mission Gorge Rd
- Heart of Trade Area
- Pylon Signage

### DEMOGRAPHIC SNAPSHOT

	<b>2 MILE</b>
Population	49,121
Median HH Income	\$116,110
Daytime Population	24,964



### JOIN NEARBY TENANTS



### Contact Information

**Hayley Riegler**  
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626-392-9695  
Lic #02132863

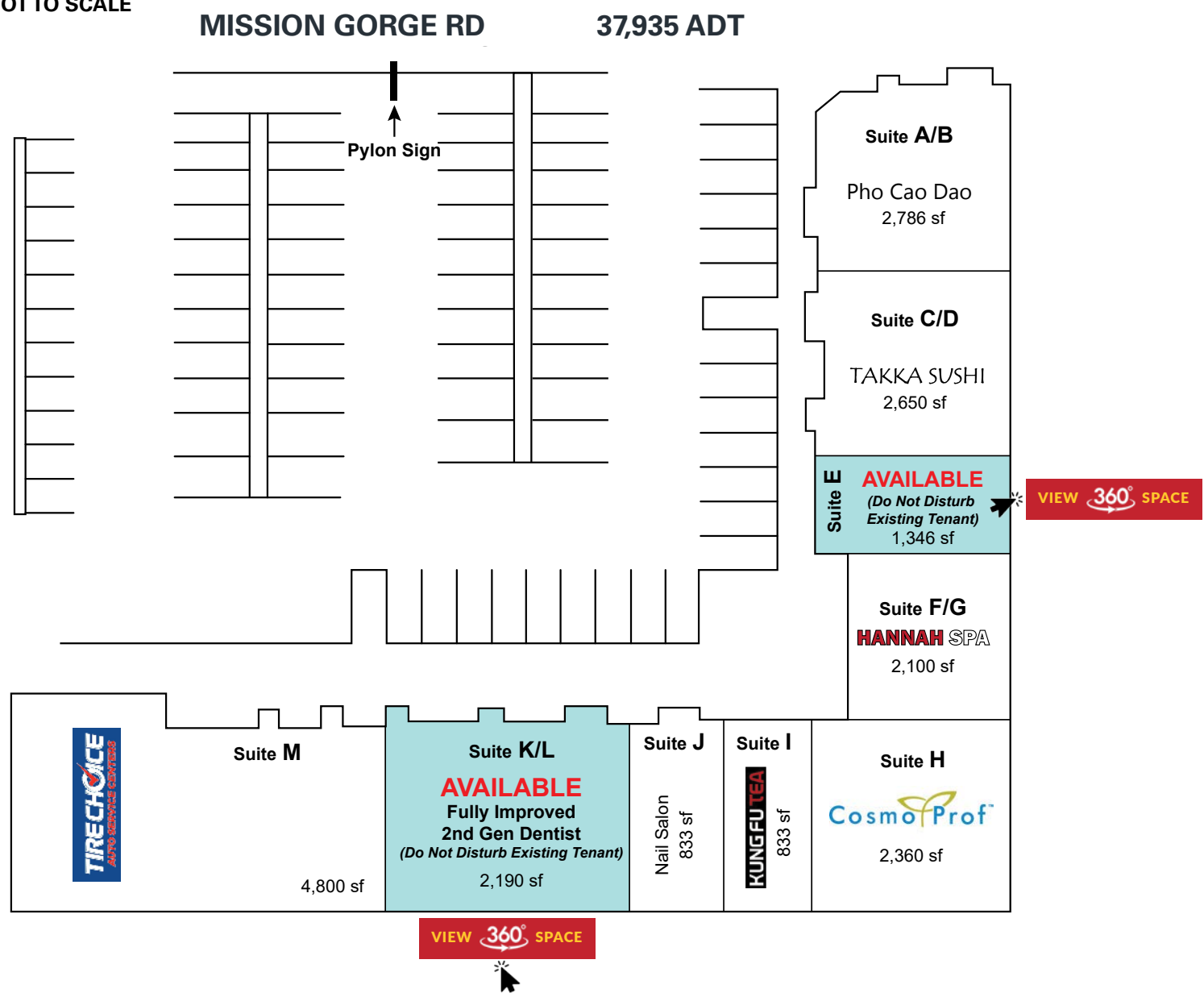
**Kevan McDougal**  
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# SITE PLAN

# SANTEE MISSION PLAZA

9535 Mission Gorge Rd

\*NOT TO SCALE

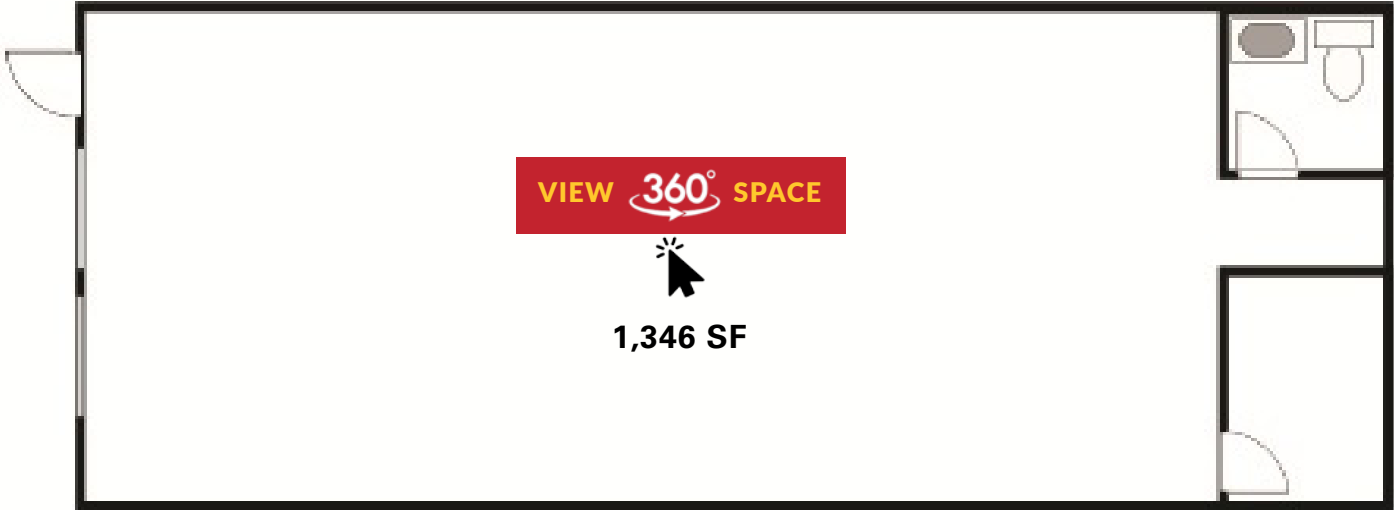


## PROPERTY PHOTOS



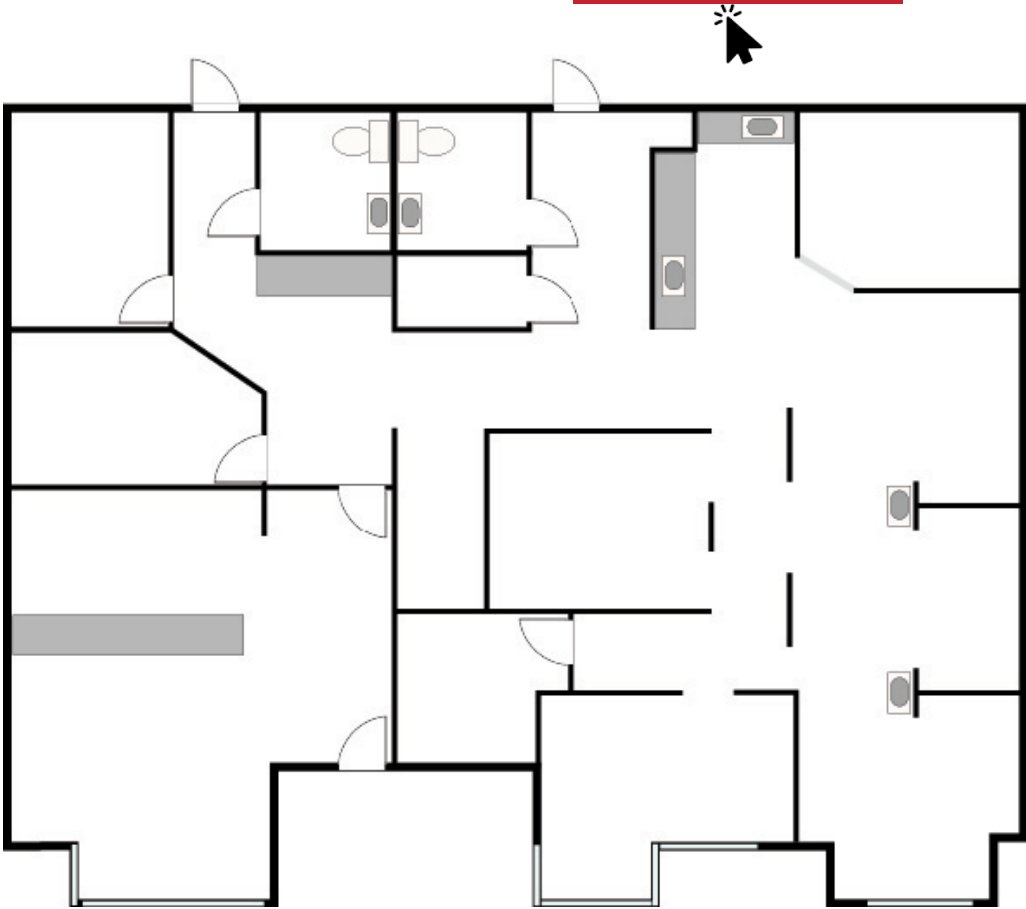
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

SUITE E



SUITE K/L

VIEW 360° SPACE



# SITE PLAN

**SANTEE**  
**9535 Mission Gorge Rd**



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**ENDURING REAL ESTATE**  
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 Arete Venture Partners

## Contact Information

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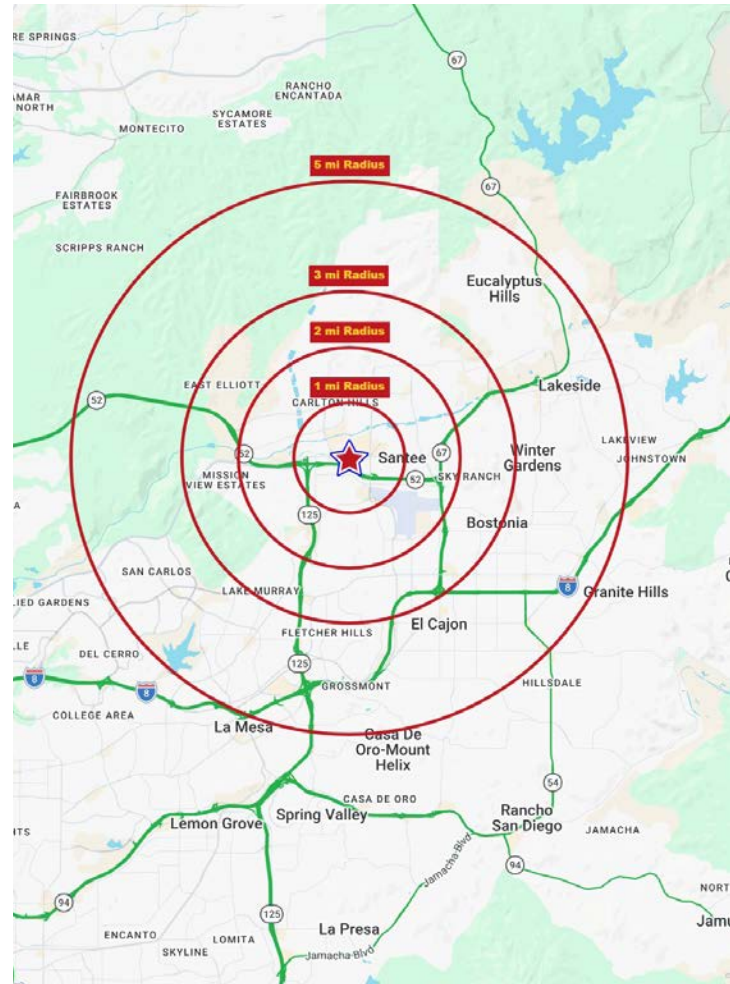
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# DEMOGRAPHICS



**9535 MISSION GORGE RD  
SANTEE, CA 92071**

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Mile</b>
2025 Estimated Population	14,307	97,506	271,364
2030 Projected Population	13,770	93,454	260,569
2020 Census Population	14,599	100,629	279,694
2010 Census Population	13,048	91,565	260,001
Projected Annual Growth 2025 to 2030	-0.8%	-0.8%	-0.8%
Historical Annual Growth 2010 to 2025	0.6%	0.4%	0.3%
2025 Median Age	38.0	39.1	38.6
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Estimated Households	5,058	35,375	98,331
2030 Projected Households	4,890	34,142	95,143
2020 Census Households	5,123	36,241	100,282
2010 Census Households	4,724	33,826	95,710
Projected Annual Growth 2025 to 2030	-0.7%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2025	0.5%	0.3%	0.2%
<b>RACE AND ETHNICITY</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Estimated White	62.4%	63.0%	60.9%
2025 Estimated Black or African American	4.0%	4.6%	5.8%
2025 Estimated Asian & Pacific Islander	9.6%	8.6%	8.1%
2025 Estimated American Indian & Native Alaskan	0.6%	0.8%	0.9%
2025 Estimated Other Races	23.5%	22.9%	24.3%
2025 Estimated Hispanic	26.7%	26.4%	27.9%
<b>INCOME</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Estimated Average Household Income	\$120,655	\$138,021	\$126,841
2025 Estimated Median Household Income	\$101,172	\$114,537	\$103,045
2025 Estimated Per Capita Income	\$42,787	\$50,190	\$46,142
<b>EDUCATION (AGE 25+)</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Estimated Elementary (Grade Level 0 to 8)	4.8%	4.1%	5.3%
2025 Estimated Some High School (Grade Level 9 to 11)	5.1%	4.5%	5.1%
2025 Estimated High School Graduate	21.4%	22.3%	23.2%
2025 Estimated Some College	26.2%	24.3%	23.5%
2025 Estimated Associates Degree Only	8.7%	9.9%	10.2%
2025 Estimated Bachelors Degree Only	22.7%	23.3%	21.7%
2025 Estimated Graduate Degree	11.1%	11.6%	11.0%
<b>BUSINESS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Estimated Total Businesses	1,034	4,451	10,500
2025 Estimated Total Employees	9,208	39,875	82,810
2025 Estimated Employee Population per Business	8.9	9.0	7.9
2025 Estimated Residential Population per Business	13.8	21.9	25.8



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SitesUSA

Source:

Sites, USA, 2000 - 2020 Census, 2025 Estimates  
& 2030 Projections Calculated using Proportional Block Groups