

RETAIL PROPERTY FOR LEASE



# Santee Town Center

SANTEE, CA



LEASE BROCHURE

**KW COMMERCIAL**

680 Fletcher Parkway

El Cajon, CA 92020

*PRESENTED BY:*

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# SANTEE TOWN CENTER

50 Town Center Parkway, Santee, CA 92071



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,904 SF
<b>LEASE RATE:</b>	\$1.50 SF/month (NNN)
<b>ZONING:</b>	TC
<b>SUBMARKET:</b>	Santee

## PROPERTY OVERVIEW

2,904 SF of space for lease located in the Santee Town Center shopping Center. Santee Town Center is located at the busy intersection of Mission Gorge Rd and Town Center Parkway in the Santee submarket. The highly active intersection sees over 80,000 cars per day. Directly across the street from Costco, the center offers incredible visibility and access. Fascia signage available and high visibility. Across the street from Costco: nearby national retailers include Home Depot, Lowe's, Walmart, Best Buy, Target, Sprouts, Vons and more.

## PROPERTY HIGHLIGHTS

- Dense demographics
- Over 80,000 cars per day
- Strong household incomes
- Open floor plan
- Private restroom
- Ample parking

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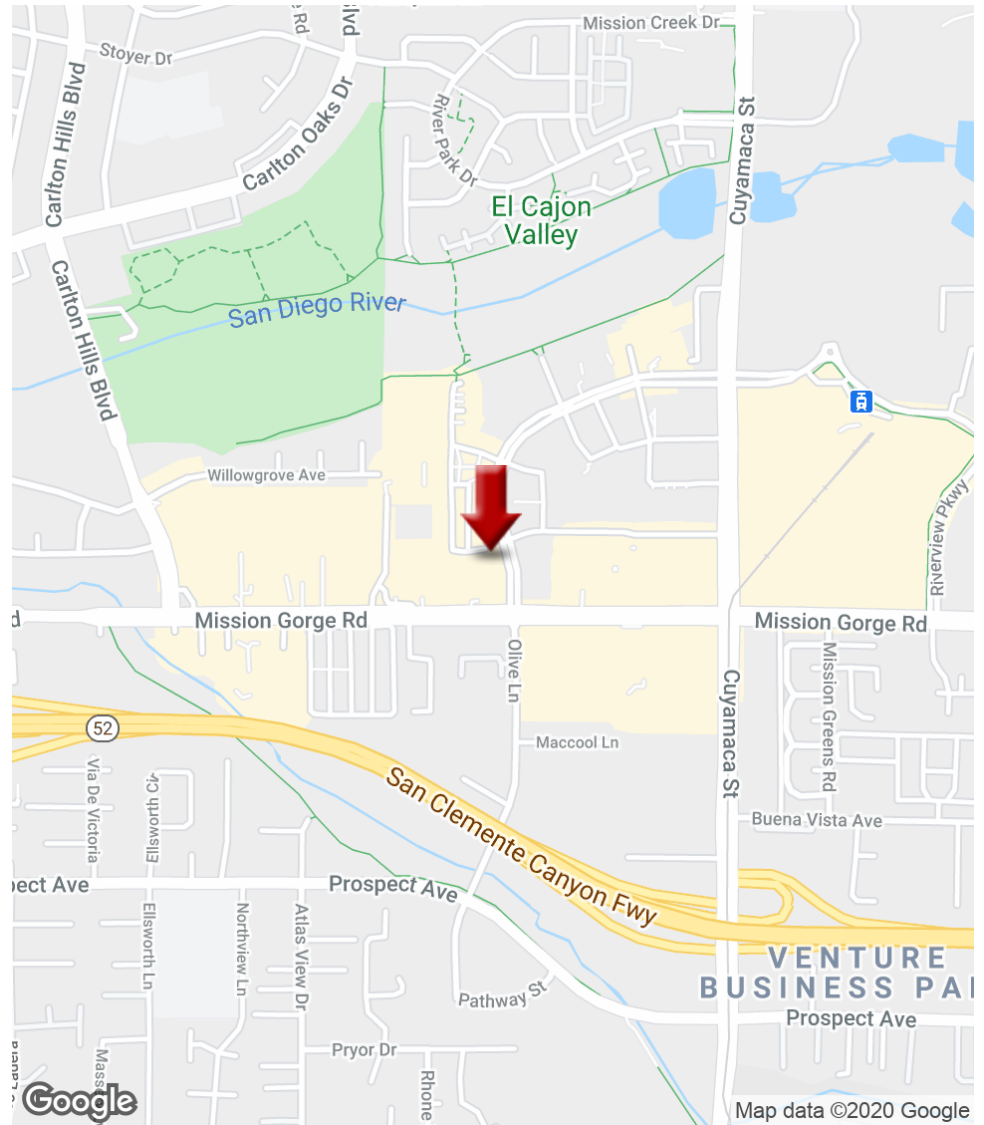
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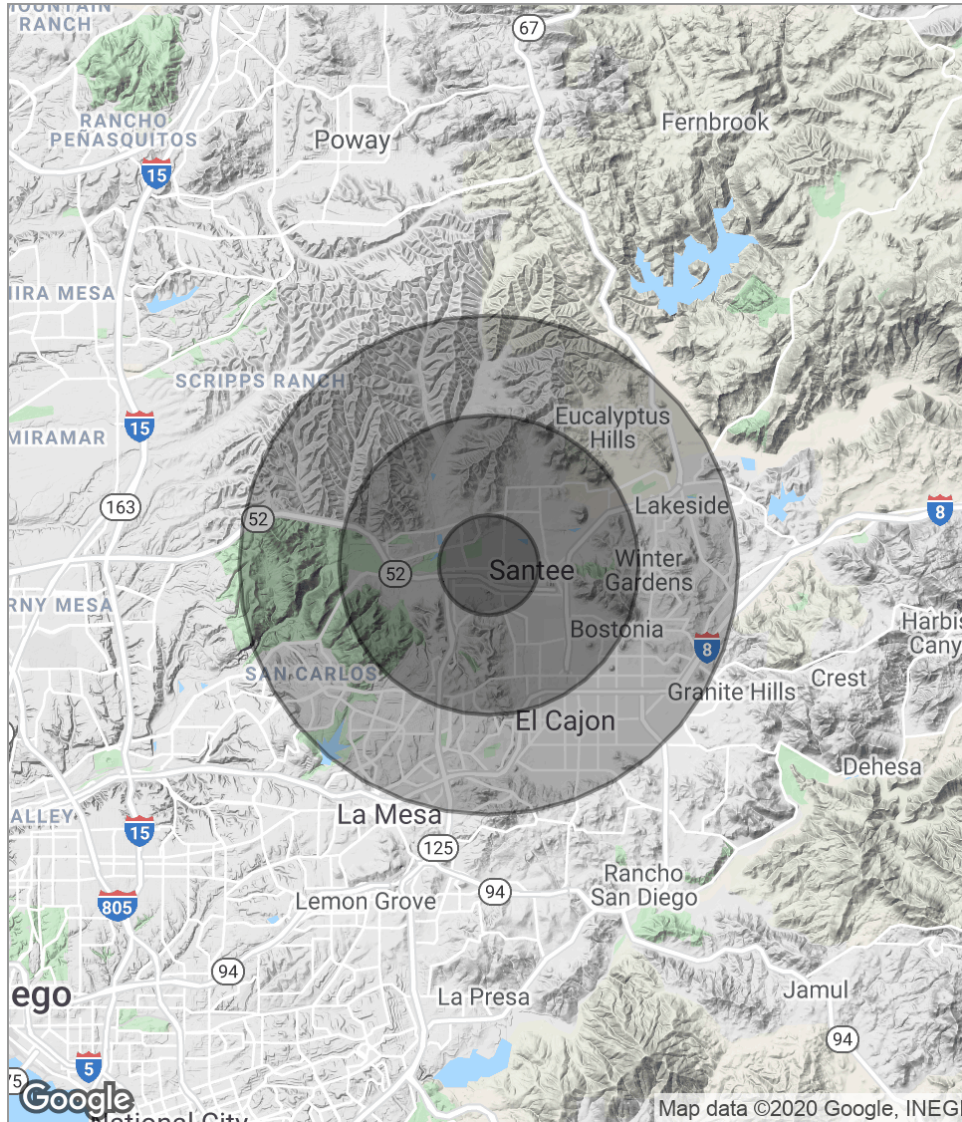
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,864	93,488	259,574
Median Age	38.0	37.9	36.5
Median Age (Male)	38.1	37.2	35.5
Median Age (Female)	38.3	39.1	37.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,229	33,337	93,092
# Of Persons Per HH	3.0	2.8	2.8
Average HH Income	\$70,044	\$78,243	\$71,876
Average House Value	\$399,390	\$411,211	\$430,095

*\* Demographic data derived from 2010 US Census*

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## LOCATION DESCRIPTION

**Santee: The Total Package for Business**

Located 20 minutes from the beaches and downtown San Diego, Santee is a thriving city of 57,100 in the San Diego metro area of Southern California. The city offers a wide array of opportunities and resources to the business community, including multiple industrial, office and retail sites, and a skilled and educated regional workforce. Prime location in the region with available land for development, offering high-tech opportunities, high-profile demographics, and high quality of life. • Over 100 acres in Santee Town Center is designated for office, commercial and residential development. New residential projects are completed and underway.

- Five-mile market area of over 260,000 - 155 national chain retailers and restaurants, with 25 national chains added since 2014.
- Direct freeway access to three regional freeways, quick access to Interstate 8, with light-rail service (via San Diego Trolley) to San Diego State University, Mission Valley, Downtown San Diego and the Convention Center.
- Median household income of \$78,932 is 7th highest among cities in San Diego County, with 2nd lowest housing vacancy rate, and 5th lowest crime rate.
- Family based community comprised of 2/3 single-family homes with 71% of homes owner-occupied. One-third of the population is under 25 years of age.
- Business-friendly local government has implemented smart growth and sustainability practices. Reclaimed water is used to irrigate landscaping throughout the 700-acre Santee Town Center, city parks and street medians citywide.

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Google

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# Traffic Count Report

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Building Type: **General Retail**

Secondary: -

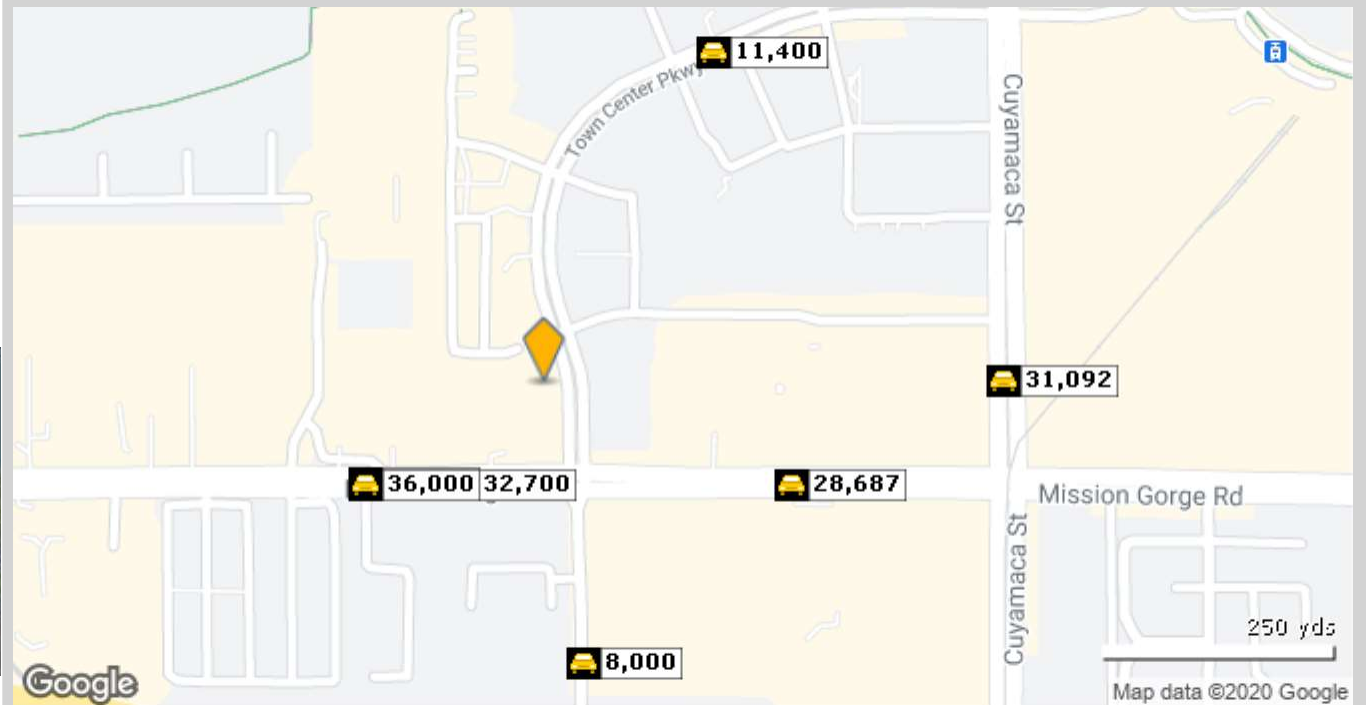
GLA: **9,500 SF**

Year Built: **1991**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Mo: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Mission Gorge Rd	Town Center Pkwy	0.08 E	2016	32,700	MPSI	.08
2	Mission Gorge Rd	Town Center Pkwy	0.14 E	2018	32,795	MPSI	.13
3	Mission Gorge Rd	Town Center Pkwy	0.14 E	2015	36,000	ADT	.13
4	Mission Gorge Rd	Town Center Pkwy	0.13 W	2015	26,300	ADT	.17
5	Mission Gorge Rd	Town Center Pkwy	0.13 W	2018	28,687	MPSI	.17
6	Olive Ln	Maccool Ln	0.04 S	2018	8,070	MPSI	.17
7	Olive Ln	Maccool Ln	0.04 S	2015	8,000	ADT	.17
8	Town Center Pkwy	Riverview Pkwy	0.12 SW	2018	13,359	MPSI	.23
9	Town Center Pkwy	Riverview Pkwy	0.12 SW	2015	11,400	ADT	.23
10	N Cuyamaca St	Mission Gorge Rd	0.06 S	2018	31,092	MPSI	.29