

FOR LEASE

9280 MAST BLVD, SANTEE, CA 92071

PREMISES

9280
EAST COUNTY FAMILY DENTISTRY
& SPECIALTIES
619.443.8447

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DRE # 02068445

LEASE SUMMARY

9280 MAST BLVD

Available Space: ±700 SF (Partial Space)

Type: Office / Medical Office Lease

Availability: Immediate

This owner-user dental office building offers ±700 SF of prime space for lease, complete with a private attached office and ample parking. Ideal for healthcare professionals, or related services. The space is located in a very well-maintained, professional building with shared access to waiting areas and amenities. It's the perfect setup for expanding your practice or launching a new one in a convenient, high-traffic location.

For more details and leasing options, contact advisor for details.



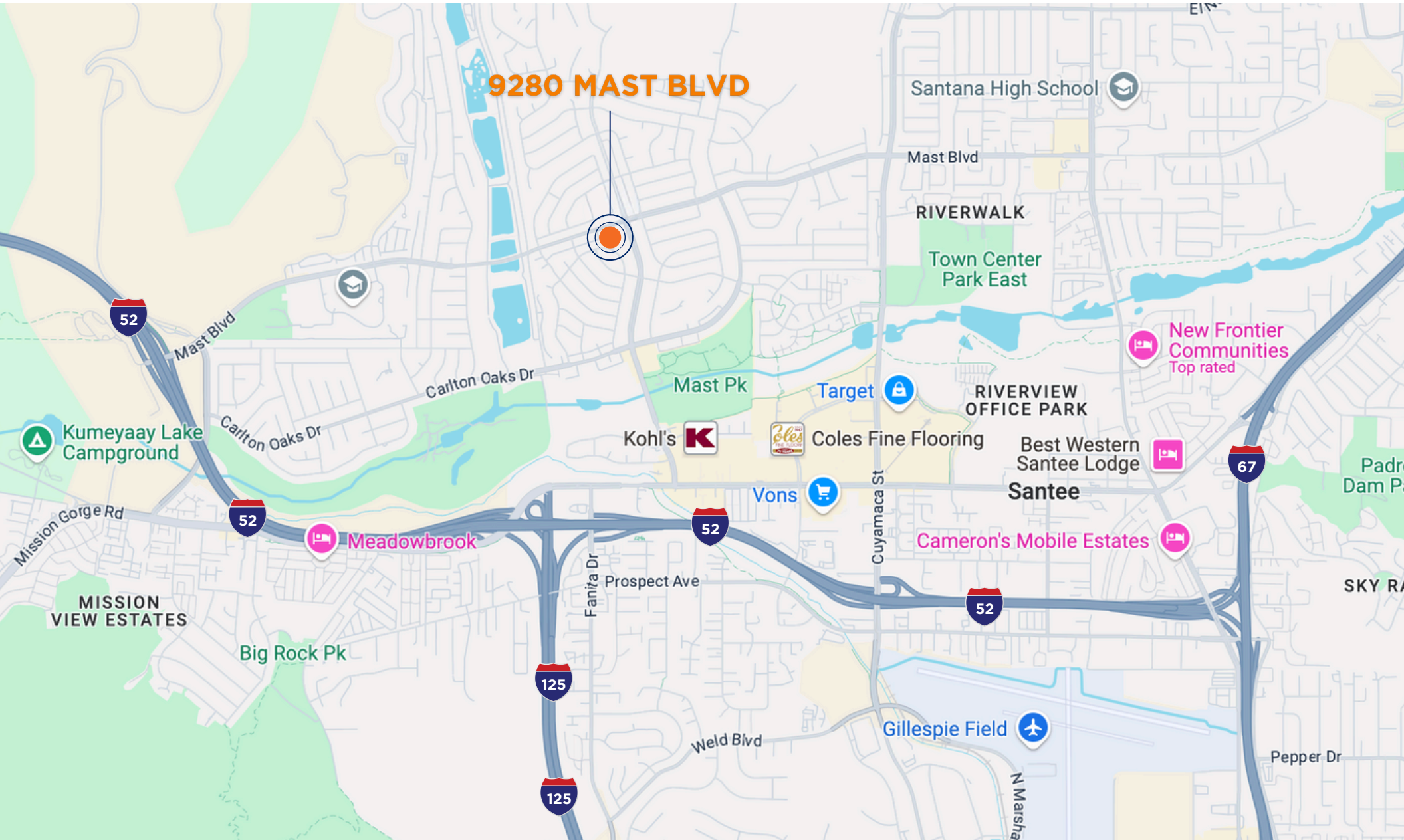
LEASE SUMMARY

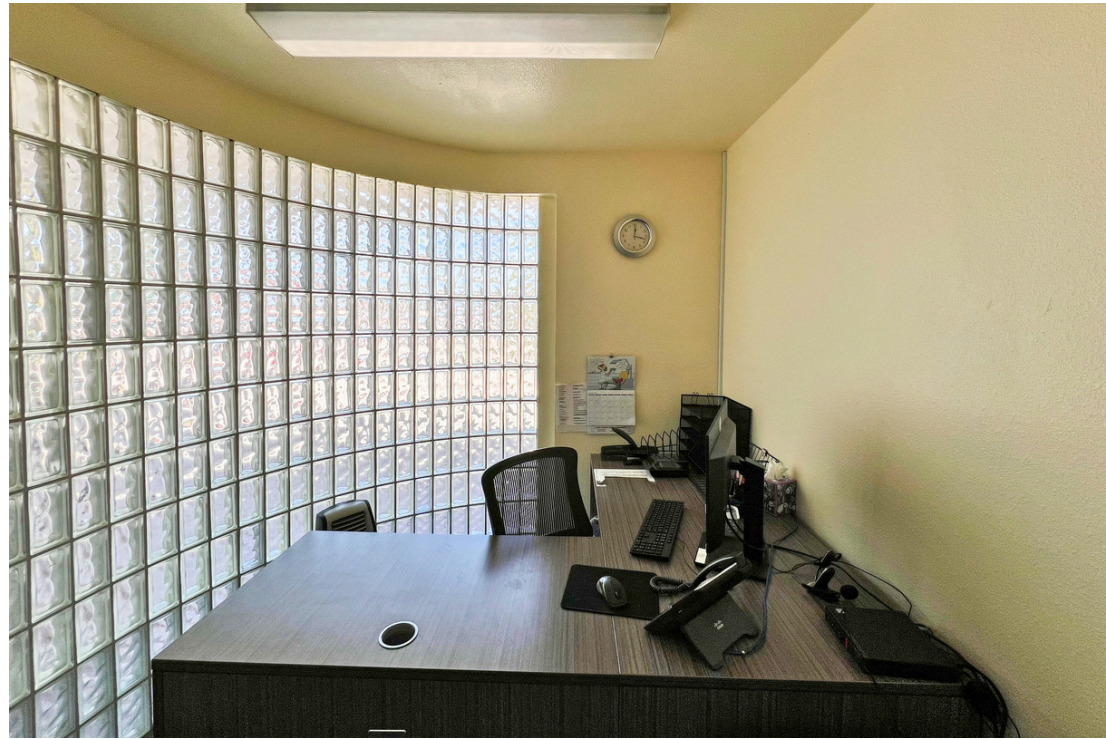
PROPERTY / LEASE DETAILS

LEASE RATE	Contact Advisor	LOCATION	Santee, CA
PROPERTY TYPE	Office / Medical	ZONING	OP - Office Professional
BUILDING SIZE	±4,600 SF	CEILING HT.	8'
SPACE SIZE	±700 SF	HVAC	Yes
YEAR BUILT	1991	TENANCY	Single
YEAR RENOVATED	2022	PARKING (16 spaces)	3.48/1,000 SF



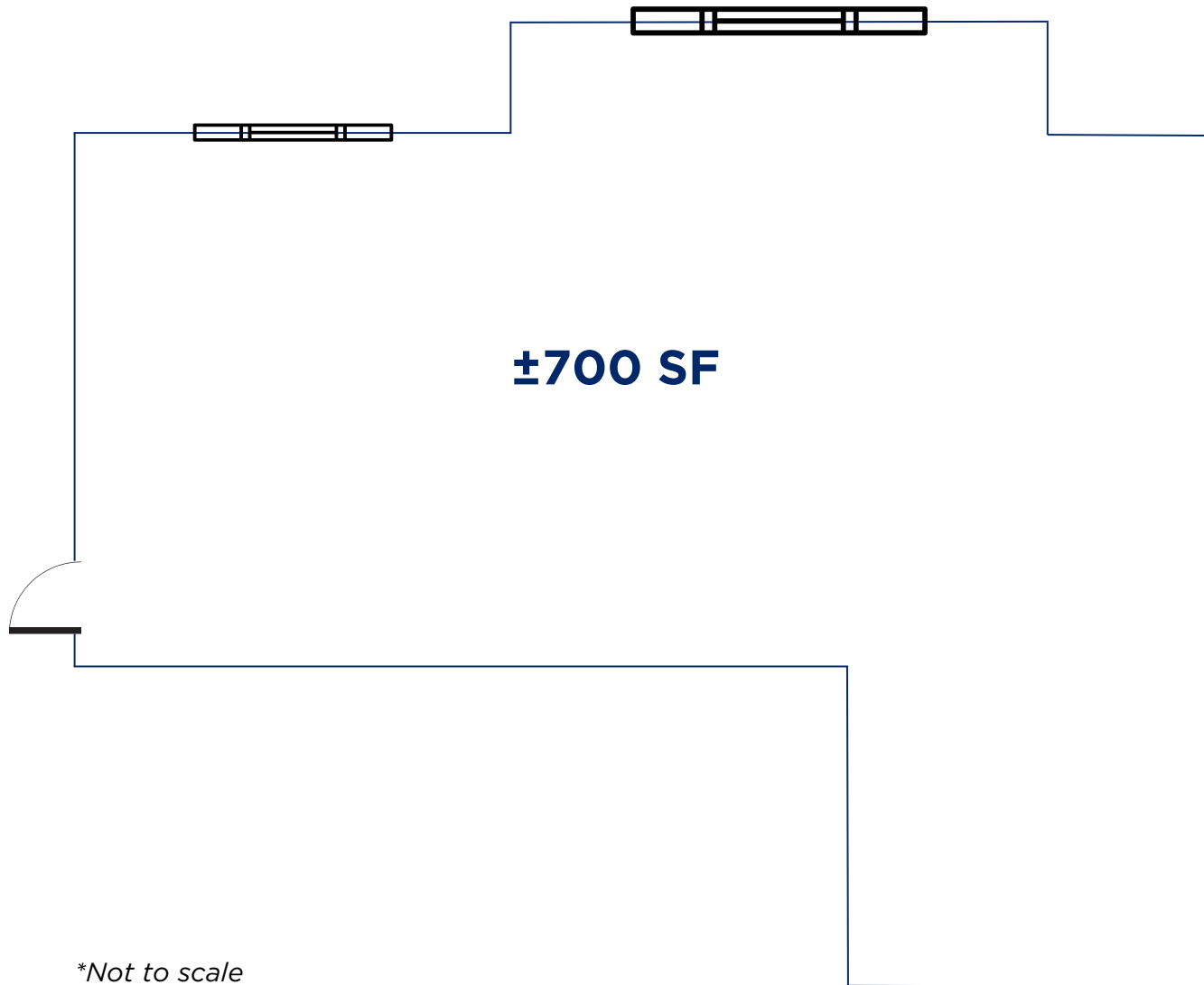
LOCATION MAP







FLOOR PLAN



**Not to scale*

LOCATION SUMMARY



SANTEE, CALIFORNIA

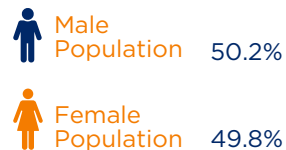
Santee, CA, located in San Diego County, is a scenic suburban city known for its family-friendly atmosphere and extensive outdoor recreational opportunities. The city is home to around 60,000 residents and features attractions like Santee Lakes Regional Park and the Walker Preserve Trail, offering fishing, hiking, and nature walks. Santee boasts a strong sense of community with events such as the Santee Street Fair and the Summer Concert Series. The city's education system is well-regarded, and its convenient location near major highways provides easy access to the greater San Diego area. Overall, Santee combines suburban charm with vibrant community life and abundant natural beauty.

DEMOGRAPHICS

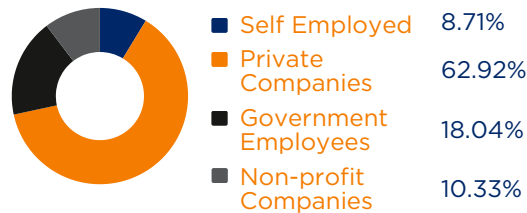
SANTEE, CA

Santee, CA, a suburban city in San Diego County, has a population of around 60,000 with a median age in the late 30s and a household income above the national average. Predominantly White and Hispanic, the community is a mix of homeowners and renters, offering a family-friendly environment. Its location provides suburban living with easy access to nearby urban areas.

POPULATION



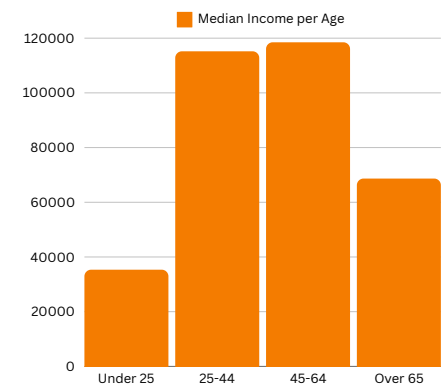
EMPLOYMENT



HOUSEHOLDS



INCOMES



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These demographic and economic factors make Santee an attractive location for commercial real estate investments, and start ups.

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:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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