

RARE OUTSIDE STORAGE FOR LEASE ± 558 SF OFFICE/WAREHOUSE ON ± .56 ACRE PARCEL



* RENDERING IMAGE

10527

PROSPECT AVENUE

SANTEE, CA 92071

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* This rendering is a conceptual illustration for marketing purposes only. Actual building design, materials, dimensions, and site conditions may vary. All plans are subject to change without notice and should not be relied upon as a final representation of the property.



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PROPERTY SIZE:

± 558 SF Office / Warehouse Building
Situated on a 0.56 AC Parcel

PROPERTY HIGHLIGHTS:

- Rare Outside Storage (CUP) on Prospect Ave
- Recently Renovated
 - New Landscape
 - New Paving
 - Remodeled Office/Warehouse

SUITE HIGHLIGHTS:

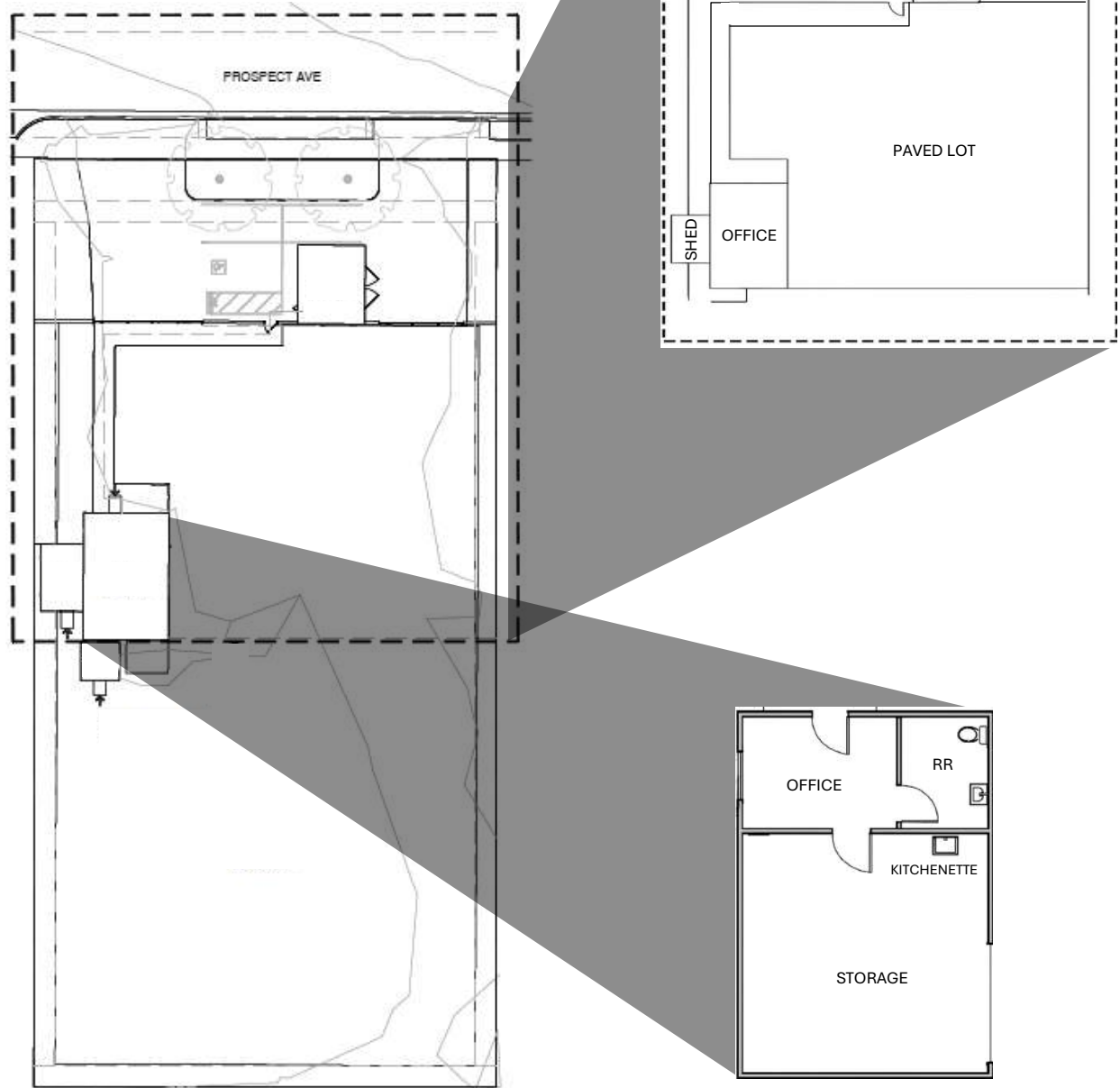
- ± 558 SF Office / Warehouse
 - Office / Reception
 - Warehouse / Open Area
 - Restroom

ZONING:

IG with CUP for Outside Storage

LEASE RATE:

\$13,000 Per Month, Industrial Gross



Floor Plan & Site Plan are Not Fit to Scale; for Reference Purposes Only.

**PROSPECT
AVENUE**
SANTEE, CA 92071

**RARE OUTSIDE STORAGE
± 558 SF OFFICE/WAREHOUSE
± .56 ACRE PARCEL
FOR LEASE**

Demographics

285,883



Population (2024)

282,442



Population (2029)

100,008



Total Households

39.2



Median Age

\$678,723



Median Home Value

\$105,405



Avg Household Income

\$3.6B+



Consumer Spending

13,469



Total Businesses

103,998



Daytime Employees

Within a 5 Mile Radius (Information Source: CoStar)

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