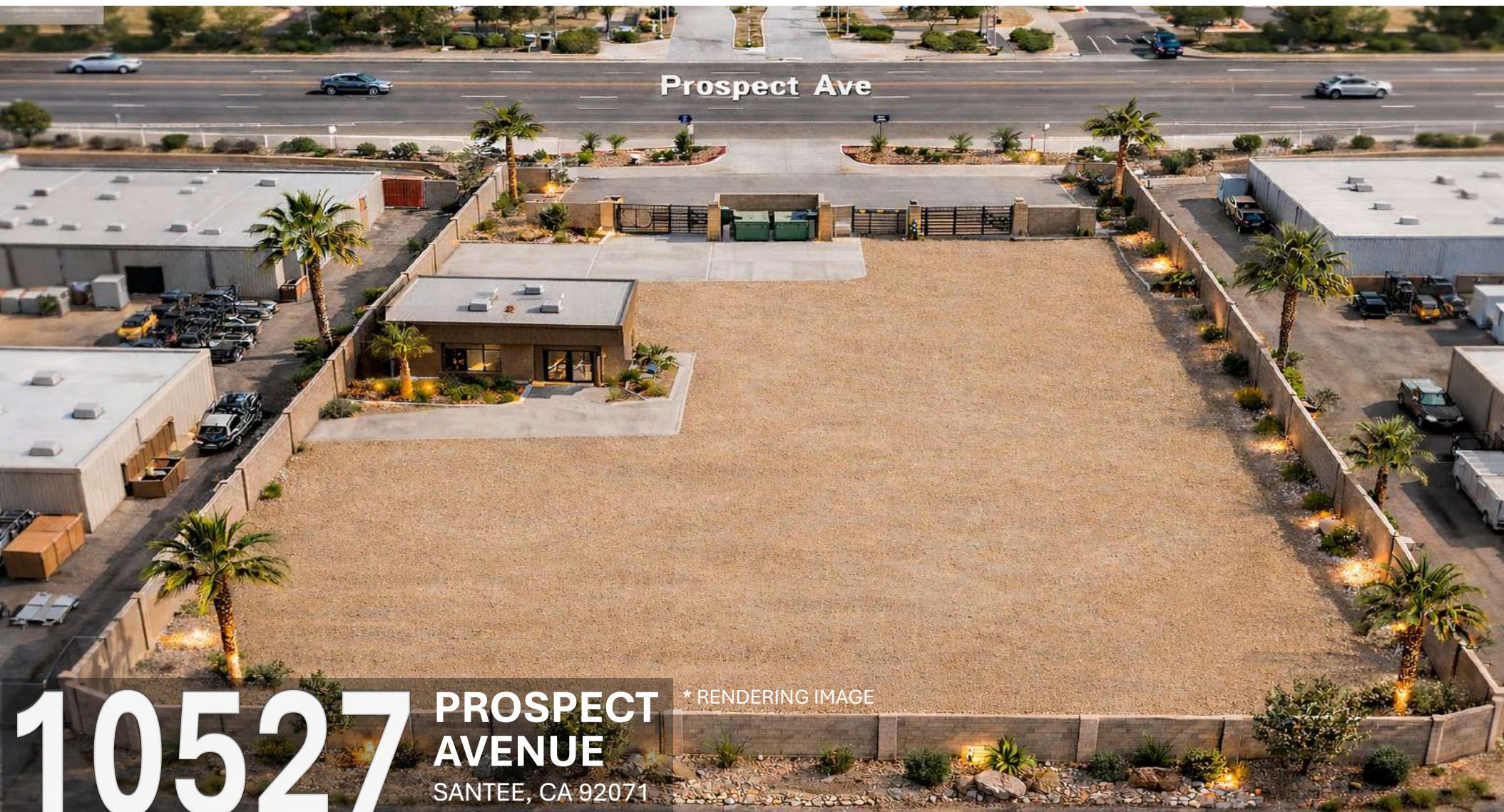


# RARE OUTSIDE STORAGE FOR LEASE ± 558 SF OFFICE/WAREHOUSE ON ± .56 ACRE PARCEL



\* 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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# 10527 PROSPECT AVENUE

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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

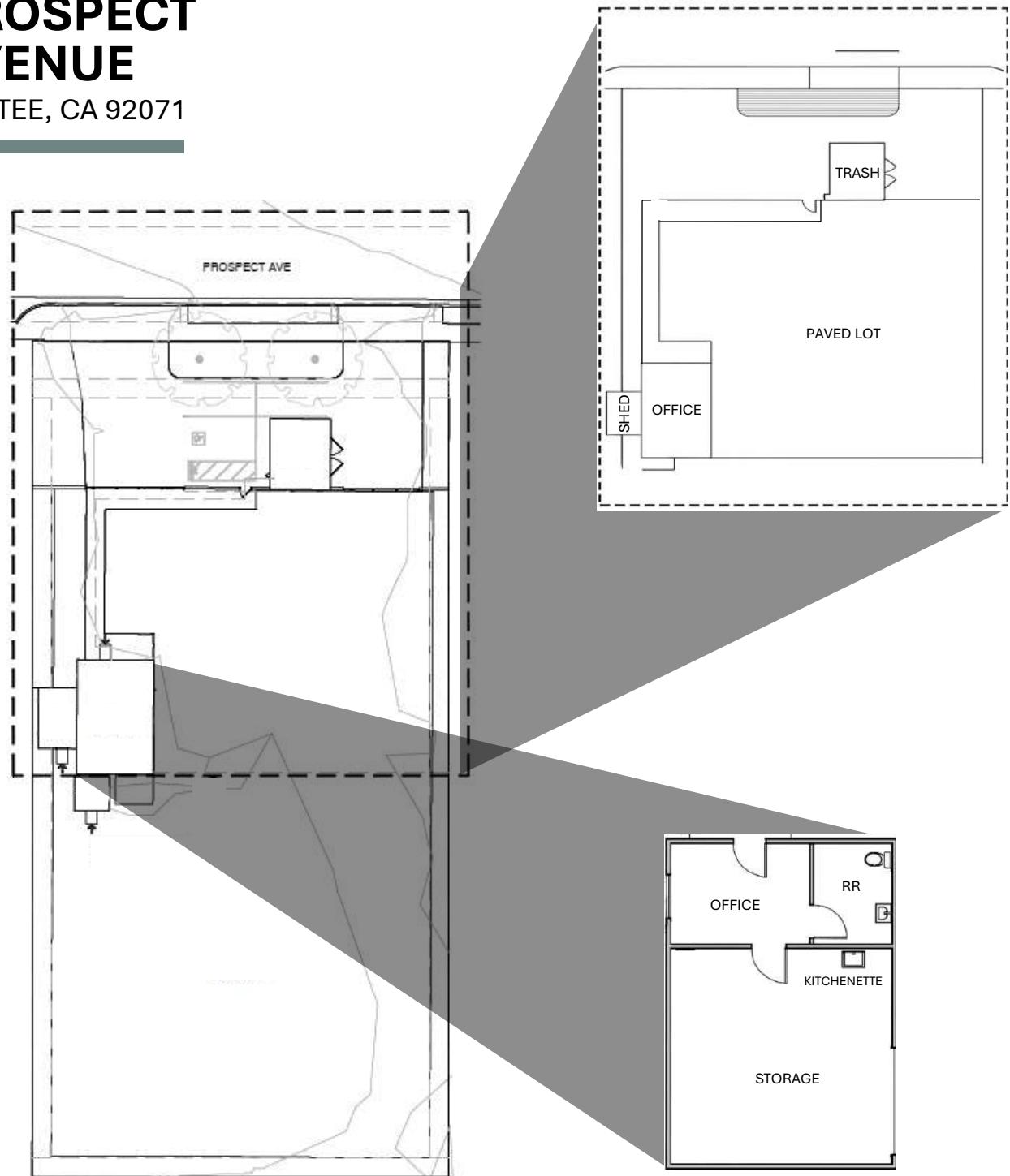
- Office / Reception
- Warehouse / Open Area
- Restroom

## 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.

# 10527 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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