

8703 COTTONWOOD AVE

FOR SALE, LEASE, or LEASE with OPTION TO PURCHASE
INDUSTRIAL / RESIDENTIAL PROPERTY | $\pm 3,503$ SF | ± 0.66 AC



FOR MORE INFORMATION
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COTTONWOOD AVE





8703 Cottonwood Ave, Santee CA 92071



± 3,503 SF Buildings

- ± 1,290 SF House / Office
- ± 1,573 SF Warehouse / Storage
- ± 972 SF Garage / Storage
- ± 2,300 SF Covered Storage / Work Areas



Visible from CA-52: Close to CA-67



APN: 384-400-28-00



Live / Work Contractor Facility with Future Re-Development for Industrial Buildings. Rapidly Developing Area, Adjacent to New Industrial Buildings.



± 28,749 SF Fenced Lot (0.66 AC)



Zoning: IL / RB (Light Industrial / Residential Business)



Lease Rate: \$ 15,000 / mo + Utilities
Sale Price: \$ 1,700,000

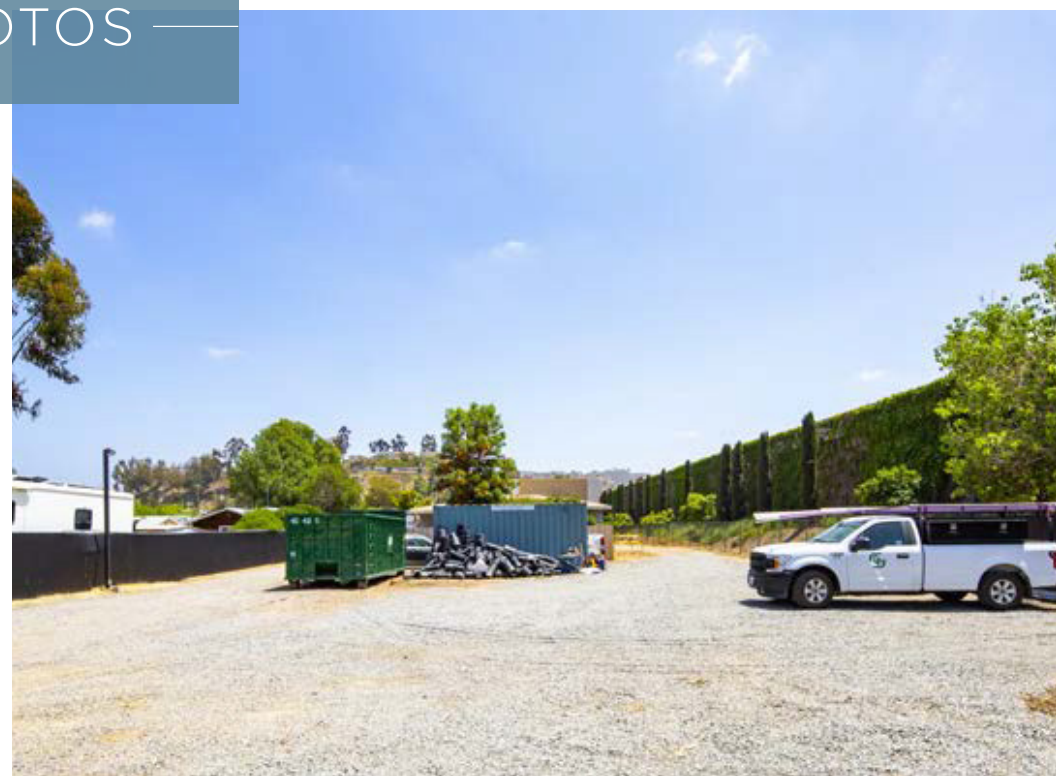


— PROPERTY
PHOTOS —

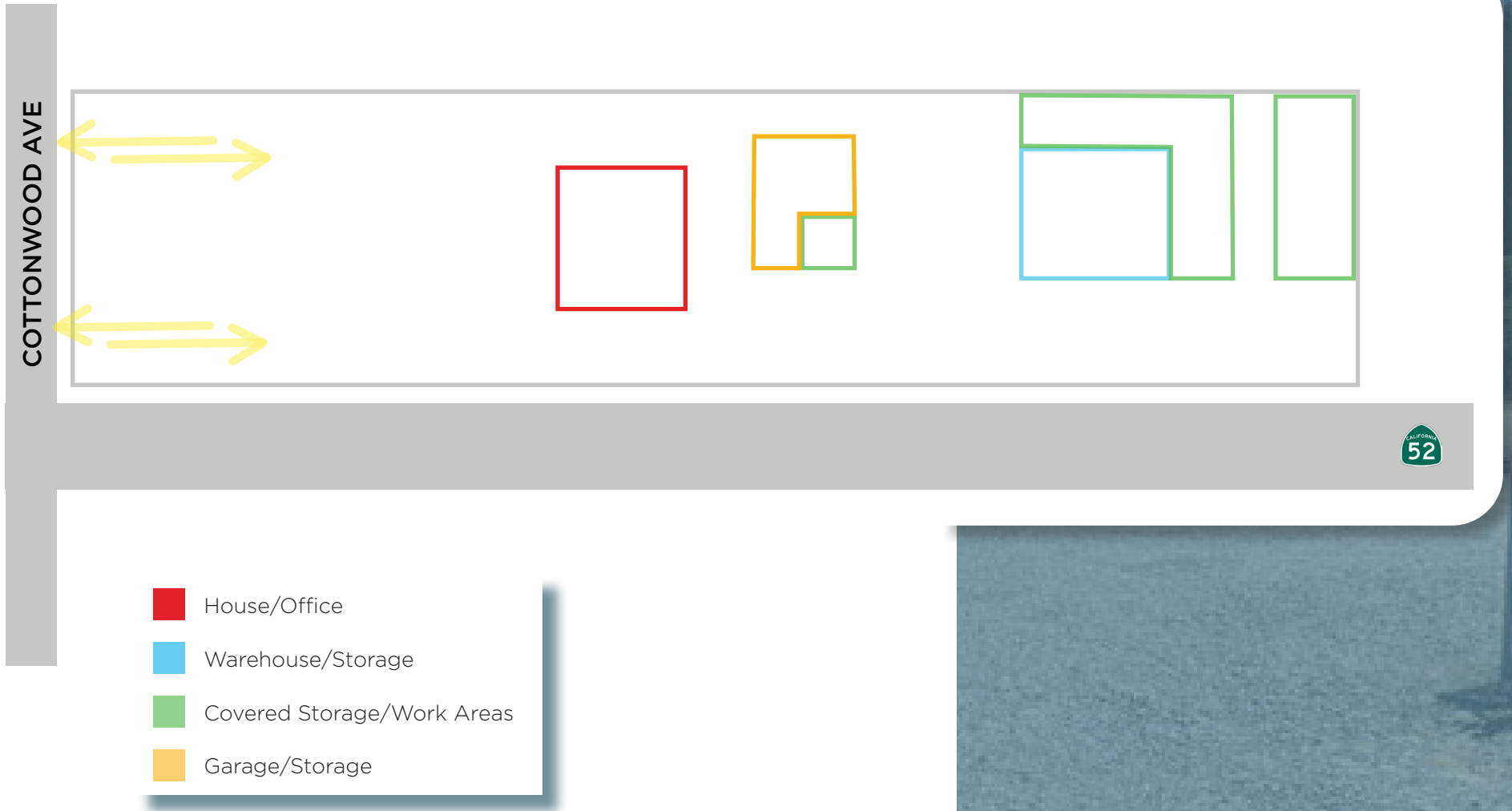




— PROPERTY
PHOTOS —



SITE PLAN



Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

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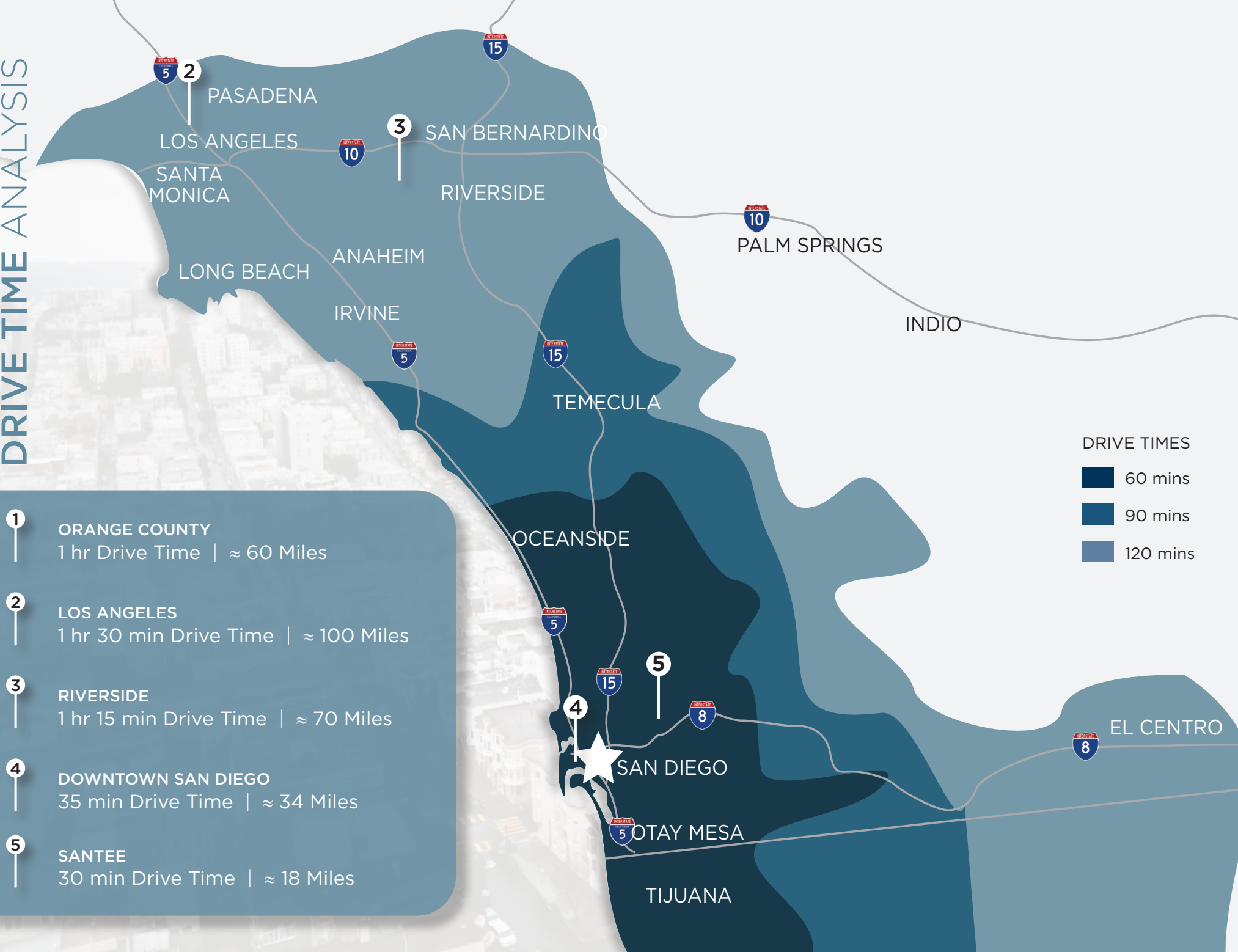
- Chick-fil-A
- Starbucks
- Epic Wings
- Subway
- Phil's BBQ
- Chipotle
- Taco Bell
- Jersey Mike's
- Chevron
- USPS
- 7-Eleven
- O'Reilly
- Costco
- Vons
- Sprouts
- Lowe's
- UPS Store
- Target
- Chase Bank
- Union Bank
- Verizon
- AT&T
- T-Mobile
- AutoZone

DRIVE TIME ANALYSIS

- 1 ORANGE COUNTY
1 hr Drive Time | ≈ 60 Miles
- 2 LOS ANGELES
1 hr 30 min Drive Time | ≈ 100 Miles
- 3 RIVERSIDE
1 hr 15 min Drive Time | ≈ 70 Miles
- 4 DOWNTOWN SAN DIEGO
35 min Drive Time | ≈ 34 Miles
- 5 SANTEE
30 min Drive Time | ≈ 18 Miles

DRIVE TIMES

- 60 mins
- 90 mins
- 120 mins





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