

# SANTEE SHOPPING CENTER

± 1,000 SF First Floor Retail or Office For Lease



10769 WOODSIDE AVENUE, SANTEE, CA 92071

**KRIS BOEHMER** | Lic. 01890240

Senior Advisor

Investment Sales & Leasing

Direct (858) 243-7757

Kris@PacificCoastCommercial.com

**OFFICE (619) 469-3600** | Lic. 01209930

10721 Treena St, Suite 200, San Diego, CA 92131

www.PacificCoastCommercial.com

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. Some images in this marketing brochure may have been digitally modified, including enhancements or alterations created by artificial intelligence (AI), which may change the appearance of the property. Unaltered images can be found at [\[click to view\]](#). The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.



**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

**PROPERTY FEATURES**

**PROPERTY ADDRESS**

10769 Woodside Avenue, Santee, CA 92071

**HIGHEST & BEST USE**

Boutique Storefront, Computer / Phone Repair, Clothing, Light Restaurant (Yogurt/Smoothie –No Hood), Mobile Phone Store, Personal Trainer, Contractor / General Office

**ACCESSIBILITY**

Easy Freeway Access to Route 52, Extension to Highway 67, Interstate 8 & Highway 125

**NEARBY AMENITIES**

Close to Bank Of America, Wells Fargo, Vons, 24 Hour Fitness, Chuze Fitness, Costco, CVS, Target, Starbucks, Subway, Chick-fil-A, Chipotle, & Many Others

**SUITE 106**

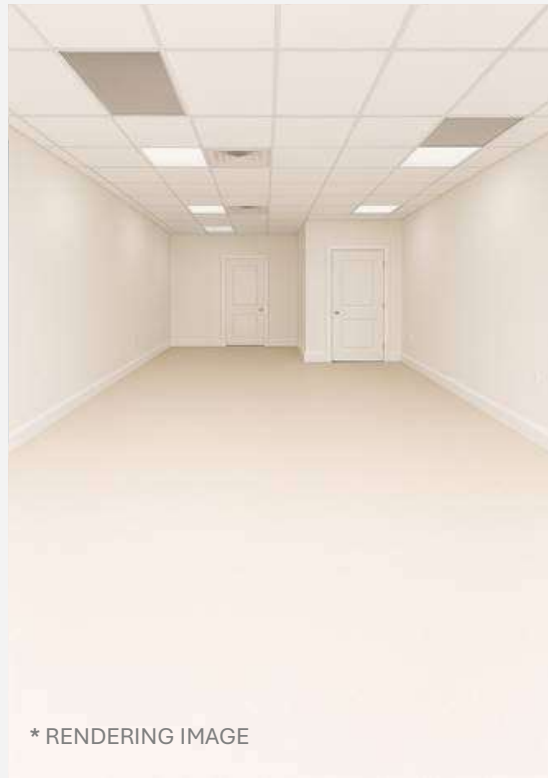
± 1,000 SF Office or Retail Suite

- Busy Retail Center
- Open Retail or Office Space with Private Restroom
- Tenant Improvements to be Negotiated

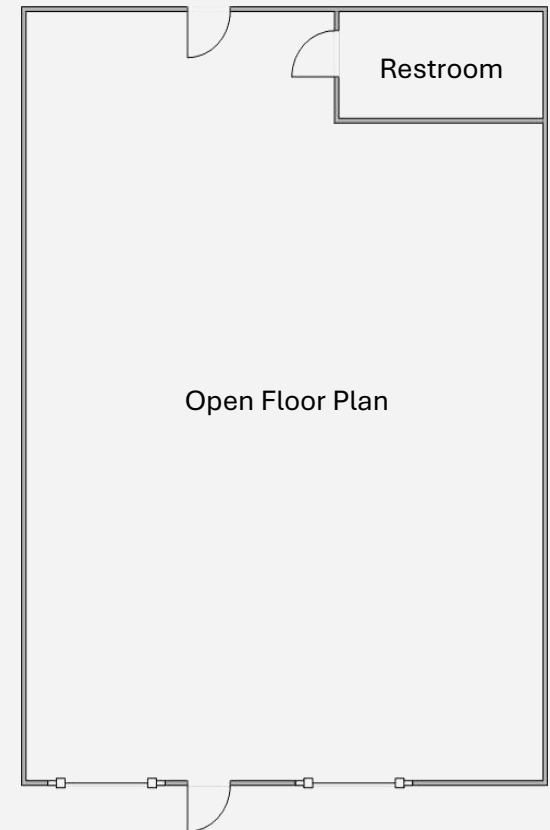
Lease Rate **REDUCED:**

~~\$2.00~~ + NNN (\$.555/SF) = ~~\$2,555.00 Per Month~~

\$1.85 + NNN (\$.555/SF) = \$2,405.00 Per Month



\* RENDERING IMAGE



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

\* 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.

1. **CARLTON SQUARE** - Lowe's, Kohl's, In-N-Out Burger, Chick-fil-A, Walmart, Subway, United States Postal Service
2. **DOBBS CENTER** - Sherwin-Williams Paint Store, F45 Training, Goodwill Industries
3. **PLAZA DE CUYAMACA** - Vons, Petco, Wendy's, McDonalds, Wells Fargo, Bank of America, BevMo! KFC, The UPS Store
4. **SANTEE PLAZA SHOPPING CENTER** - Costco, Home Depot, Best Buy, CVS, Chuze Fitness, IHop, El Pollo Loco, AutoZone, Union Bank, Mission Federal Credit Union, Supercuts
5. **SANTEE TROLLEY SQUARE** - 24 Hour Fitness, Target, Bed Bath and Beyond, Old Navy, PetSmart, Starbucks, Bath & Body Works, Barnes & Noble, RadioShack, Sprint, Game Stop, Olive Garden, Phil's BBQ, Chili's, rue21, Panda Express, Einstein Bros Bagels, Cold Stone Creamery, Oggi's Pizza & Brewing, Chipotle Mexican Grill, Daphne's Greek Café, Anny's Fine Burger
6. **NEIGHBORING RETAIL** - Chevron, Filippi's Pizza Grotto, Sonic, Subway, Walgreens Pharmacy, Starbucks, 7-Eleven



**10769 WOODSIDE AVENUE, SANTEE, CA 92071**

**KRIS BOEHMER** | Lic. 01890240  
 Senior Advisor  
 Investment Sales & Leasing  
 Direct (858) 243-7757  
 Kris@PacificCoastCommercial.com

**OFFICE (619) 469-3600** | Lic. 01209930  
 10721 Treena St, Suite 200, San Diego, CA 92131  
 www.PacificCoastCommercial.com

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. Some images in this marketing brochure may have been digitally modified, including enhancements or alterations created by artificial intelligence (AI), which may change the appearance of the property. Unaltered images can be found at [\[click to view\]](#). The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.

