

WIESE & ASSOCIATES

Real Estate Brokerage & Management

IN ESCROW

~~AVAILABLE FOR DEVELOPMENT~~

PROPOSED USES (ACRES):

- Affordable Housing (11.11)
 - Market Rate Residential (8.61)
- (see map on right for lot details)

CIVIC CENTER
SANTEE, CA 92071
APN: 381-050-68-00

[Due Diligence Documents](#)

Call Erik For Password

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POTENTIAL LOT MAP

Civic Center, Santee, CA 92071



William Lyon Homes
128 Homes Planned

Planned Studio
Movie Grill & Theaters

San Diego
Christian College

Santee Trolley
Square

HD Supply

County
Assessor Office

Key:

- Affordable Housing (In Escrow)
- Market Rate Residential (In Escrow)
- Trail & Drainage Channel
- San Diego Trolley

Town Center Pkwy

Riverview Pkwy

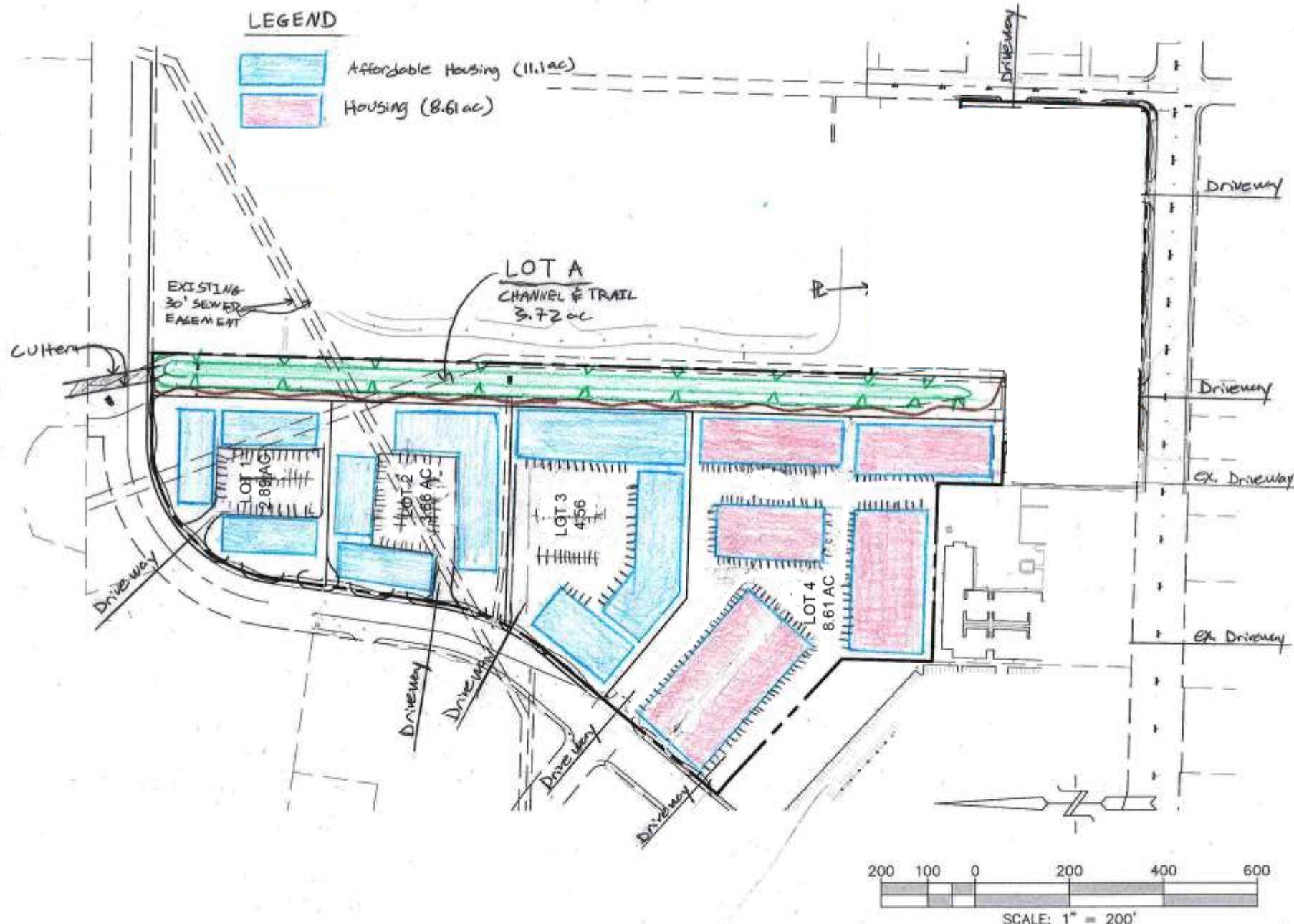
Trail & Drainage Channel

Cottonwood Ave

Mission Gorge Road

CONCEPTUAL SITE PLAN

Civic Center, Santee, CA 92071



LEGEND

- Affordable Housing (11.1 ac)
- Housing (8.61 ac)

<p>DATE: 10/26/20 SCALE: 1" = 200' DRAWN: J.M.W. CHECKED: J.R.R.</p>	<p>SITEPLAN</p>	<p>CIVIC CENTER RIVERVIEW PARKWAY SANTEE, CA</p>
<p>Civil Engineering - Environmental Land Surveying 2442 Second Avenue San Diego, CA 92101 (619)232-9200 (619)232-9210 Fax</p>		
<p>1</p> <p>OF 1 SHEETS</p>		

DATE: 10/26/2020 - ELOT.DWG - FILE NAME: P:\sante\1579 Civic Center\Grid\concept\11111111.dwg

SOUTH FACING AERIAL

Civic Center, Santee, CA 92071



CALIFORNIA
7

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SOUTHEAST FACING AERIAL

Civic Center, Santee, CA 92071



CALIFORNIA
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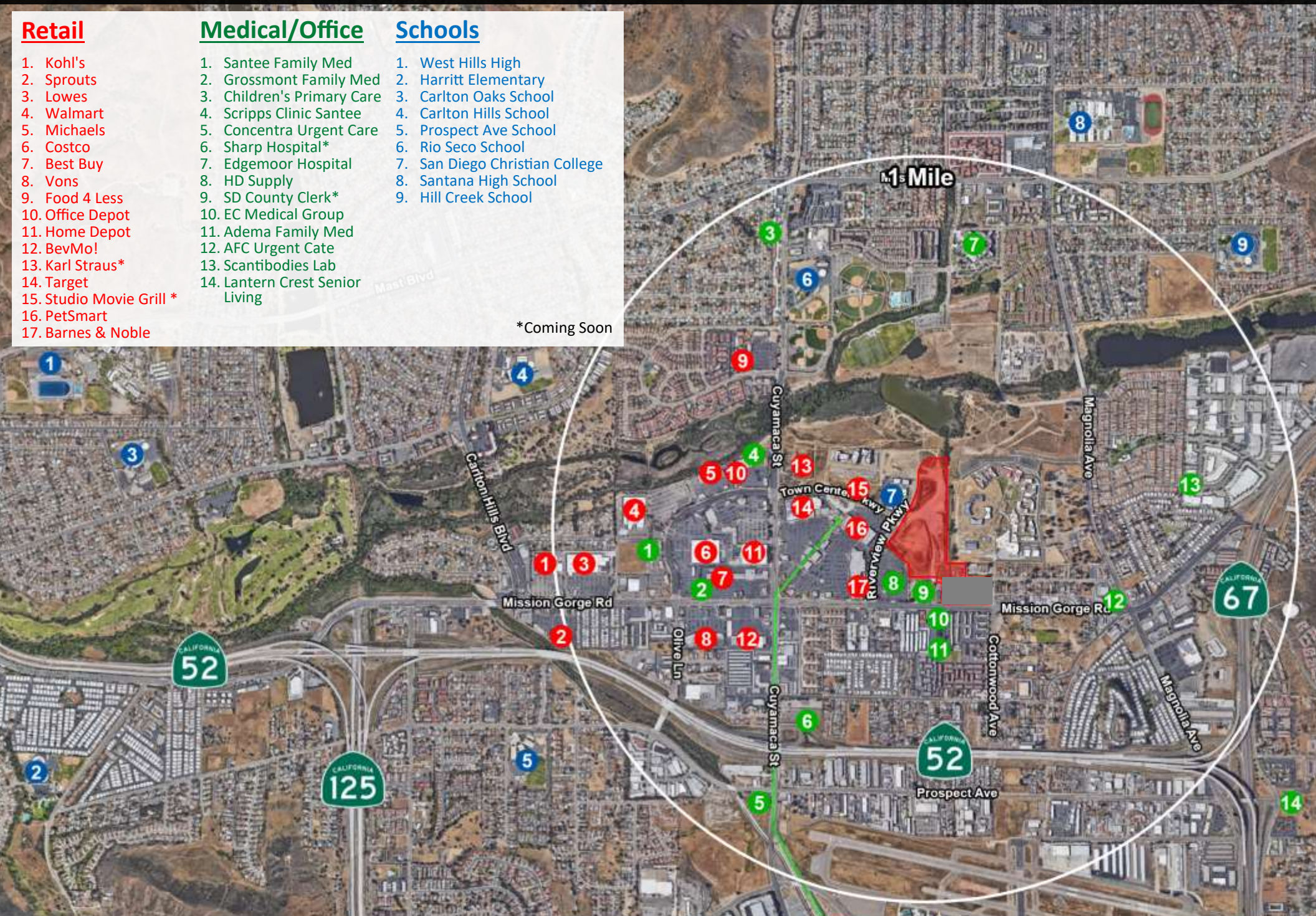
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PROXIMITY MAP

Civic Center, Santee, CA 92071

- | <u>Retail</u> | <u>Medical/Office</u> | <u>Schools</u> |
|--------------------------|---------------------------------|--------------------------------|
| 1. Kohl's | 1. Santee Family Med | 1. West Hills High |
| 2. Sprouts | 2. Grossmont Family Med | 2. Harritt Elementary |
| 3. Lowes | 3. Children's Primary Care | 3. Carlton Oaks School |
| 4. Walmart | 4. Scripps Clinic Santee | 4. Carlton Hills School |
| 5. Michaels | 5. Concentra Urgent Care | 5. Prospect Ave School |
| 6. Costco | 6. Sharp Hospital* | 6. Rio Seco School |
| 7. Best Buy | 7. Edgemoor Hospital | 7. San Diego Christian College |
| 8. Vons | 8. HD Supply | 8. Santana High School |
| 9. Food 4 Less | 9. SD County Clerk* | 9. Hill Creek School |
| 10. Office Depot | 10. EC Medical Group | |
| 11. Home Depot | 11. Adema Family Med | |
| 12. BevMo! | 12. AFC Urgent Cate | |
| 13. Karl Straus* | 13. Scantibodies Lab | |
| 14. Target | 14. Lantern Crest Senior Living | |
| 15. Studio Movie Grill * | | |
| 16. PetSmart | | |
| 17. Barnes & Noble | | |

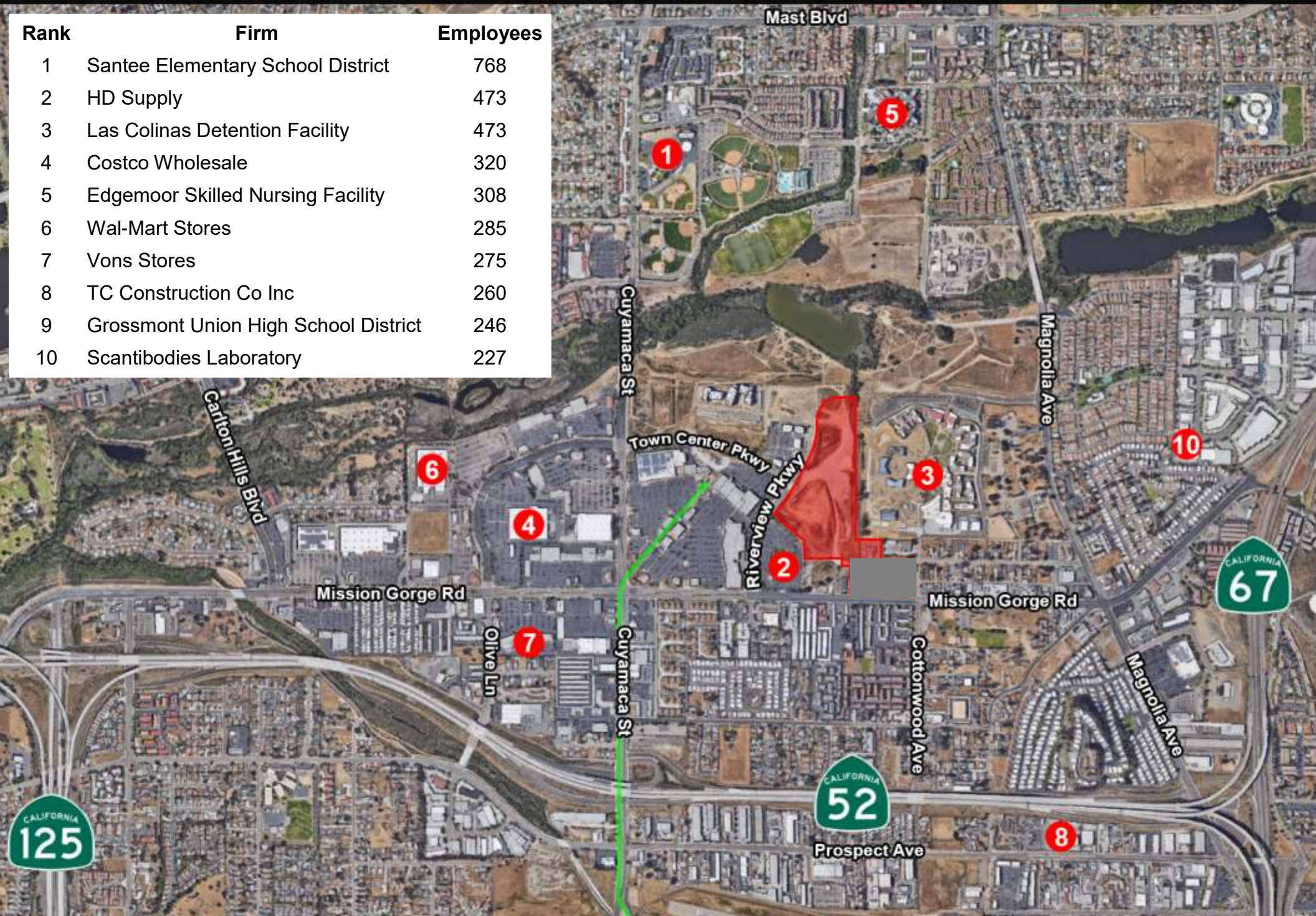
*Coming Soon



MAJOR EMPLOYERS - SANTEE

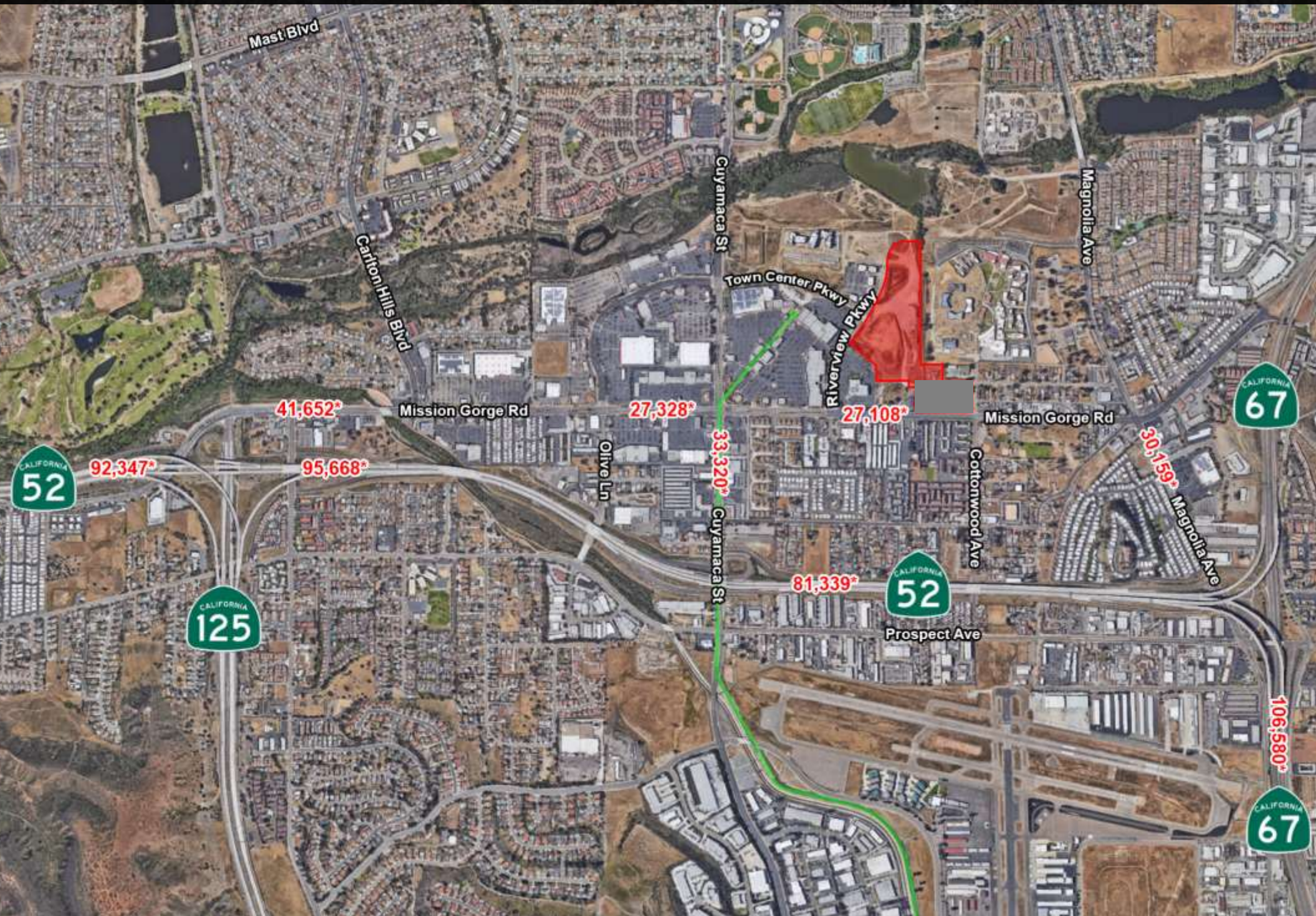
Civic Center, Santee, CA 92071

Rank	Firm	Employees
1	Santee Elementary School District	768
2	HD Supply	473
3	Las Colinas Detention Facility	473
4	Costco Wholesale	320
5	Edgemoor Skilled Nursing Facility	308
6	Wal-Mart Stores	285
7	Vons Stores	275
8	TC Construction Co Inc	260
9	Grossmont Union High School District	246
10	Scantibodies Laboratory	227







TRAFFIC COUNTS

Civic Center, Santee, CA 92071



COMPARABLES

Civic Center, Santee, CA 92071

1	120 Ballantyne St	SOLD
<p>El Cajon, CA 92020 San Diego County</p> <p>Sale Date: 03/24/2017 Land Area: 7,841 SF (0.18 AC)</p> <p>Sale Price: \$510,000 Lot Dimensions: -</p> <p>\$/SF Land Gross: \$65.04 (\$2,833,262.50/AC) Proposed Use: MultiFamily</p> <p>Parcel No: 488-111-34</p> <p>Comp ID: 3868400 Sale Conditions: -</p> <p>Research Status: </p>		
2	9851 Buena Vista Ave	SOLD
<p>Santee, CA 92071 San Diego County</p> <p>Sale Date: 06/25/2018 Land Area: 220,414 SF (5.06 AC)</p> <p>Sale Price: \$12,175,000 - Confirmed Lot Dimensions: -</p> <p>\$/SF Land Gross: \$55.24 (\$2,406,122.15/AC) Proposed Use: Commercial</p> <p>Parcel No: 384-161-48</p> <p>Comp ID: 4367744 Sale Conditions: -</p> <p>Research Status: Confirmed</p>		
3	9914-9938 Buena Vista Ave - Development Opportunity	SOLD
<p>Santee, CA 92071 San Diego County</p> <p>Sale Date: 10/25/2018 Land Area: 86,684 SF (1.99 AC)</p> <p>Sale Price: \$3,400,000 - Confirmed Lot Dimensions: -</p> <p>\$/SF Land Gross: \$39.22 (\$1,708,550.61/AC) Proposed Use: MultiFamily</p> <p>Parcel No: 384-042-23</p> <p>Comp ID: 4568950 Sale Conditions: Redevelopment Project</p> <p>Research Status: Confirmed</p>		
4	Cuyamaca St @ Mission Creek Dr	SOLD
<p>Santee, CA 92071 San Diego County</p> <p>Sale Date: 05/09/2016 (258 days on mkt) Land Area: 16,117 SF (0.37 AC)</p> <p>Sale Price: \$725,000 - Confirmed Lot Dimensions: -</p> <p>\$/SF Land Gross: \$45.59 (\$1,985,851.97/AC) Proposed Use: Retail</p> <p>Parcel No: 381-682-24-00</p> <p>Comp ID: 3605772 Sale Conditions: Build to Suit</p> <p>Research Status: Confirmed</p>		



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COMPARABLES CONT.

Civic Center, Santee, CA 92071

5	328 Highland Ave - Vacant Land	SOLD
El Cajon, CA 92020		
Sale Date: 07/29/2016	Land Area: 8,712 SF (0.20 AC)	
Sale Price: \$320,000 - Confirmed	Lot Dimensions: -	
\$/SF Land Gross: \$36.73 (\$1,600,000.00/AC)	Proposed Use: Commercial	
Parcel No: 488-200-04		
Comp ID: 3669489	Sale Conditions: -	
Research Status: Confirmed		
6	6365 Lake Atlin Ave	SOLD
San Diego, CA 92119		
Sale Date: 06/20/2017	Land Area: 381,586 SF (8.76 AC)	
Sale Price: \$11,200,000 - Confirmed	Lot Dimensions: -	
\$/SF Land Gross: \$29.35 (\$1,278,537.48/AC)	Proposed Use: Single Family Development	
Parcel No: 485-210-04		
Comp ID: 3941875	Sale Conditions: -	
Research Status: Confirmed		
7	9808-9822 Prospect Ave - Vacant Lot	SOLD
Santee, CA 92071		
Sale Date: 04/04/2017 (145 days on mkt)	Land Area: 33,106 SF (0.76 AC)	
Sale Price: \$1,400,000 - Confirmed	Lot Dimensions: Irregular	
\$/SF Land Gross: \$42.29 (\$1,842,083.21/AC)	Proposed Use: Commercial [Partial List]	
Parcel No: 384-161-25-00, 384-161-26-00, 384-161-27-00		
Comp ID: 3878899	Sale Conditions: -	
Research Status: Confirmed		
8	Riverview Parkway	SOLD
Santee, CA 92071		
Sale Date: 09/06/2019	Land Area: 256,133 SF (5.88 AC)	
Sale Price: \$14,060,000 - Confirmed	Lot Dimensions: -	
\$/SF Land Gross: \$54.89 (\$2,391,154.63/AC)	Proposed Use: MultiFamily	
Parcel No: 381-050-76		
Comp ID: 4894470	Sale Conditions: Double Escrow	
Research Status: Confirmed		



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COMPARABLES CONT.

Civic Center, Santee, CA 92071

1 300 Town Center Pky - Parc One @ Santee		SOLD
Santee, CA 92071		San Diego County
Recorded Buyer: Parc One, LP (619) 285-5500	Recorded Seller: Intergulf- JMR (Parc One), LLC 868 W Ash St San Diego, CA 92101 (619) 234-8736	
True Buyer: R&V Management	True Seller: Intergulf Development Corporation	
Sale Date: 12/19/2016	Bldg Type: Class A Multi-Family Apartments	
Sale Price: \$56,600,000 - Confirmed	Year Built/Age: Built 2015 Age: 1	
Price/SF: \$289.92	GBA: 195,224 SF	
Price/Unit: \$329,070	# of Units: 172	
PrFrma Cap Rate: 4.92%	Zoning: -	
GRM/GIM: -		
Parcel No: 381-050-75-00		
Financing: \$37,400,000 from Wells Fargo Bank; Conventional loan type		
Comp ID: 3786388 – Research Status: Confirmed		

Parc One: 300 Town Center Parkway 172 units of 195,224sf sold on 12/19/2016 for \$56,600,000 (\$8,348,082 per acre; \$329,069 per unit). 6.78 acres. 25.3 units per acre. If the value of the finished land is 40% of the total selling price, then 40% of \$8,348,082 per acre is **\$3,339,232 per acre less the cost of putting into finished pad condition.**

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DEMOGRAPHICS DETAIL REPORT

Civic Center, Santee, CA 92071

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	12,651		126,648		292,008	
2018 Estimate	12,023		121,350		280,244	
2010 Census	10,511		111,840		260,904	
Growth 2018 - 2023	5.22%		4.37%		4.20%	
Growth 2010 - 2018	14.38%		8.50%		7.41%	
2018 Population by Age						
	12,023		121,350		280,244	
Age 0 - 4	809	6.73%	8,140	6.71%	18,674	6.66%
Age 5 - 9	750	6.24%	7,577	6.24%	17,408	6.21%
Age 10 - 14	697	5.80%	7,252	5.98%	16,800	5.99%
Age 15 - 19	693	5.76%	7,516	6.19%	17,530	6.26%
Age 20 - 24	779	6.48%	8,758	7.22%	20,399	7.28%
Age 25 - 29	851	7.08%	9,389	7.74%	21,746	7.76%
Age 30 - 34	852	7.09%	8,869	7.31%	20,351	7.26%
Age 35 - 39	808	6.72%	7,938	6.54%	18,105	6.46%
Age 40 - 44	775	6.45%	7,406	6.10%	16,864	6.02%
Age 45 - 49	779	6.48%	7,575	6.24%	17,211	6.14%
Age 50 - 54	803	6.68%	8,174	6.74%	18,538	6.61%
Age 55 - 59	776	6.45%	8,235	6.79%	18,667	6.66%
Age 60 - 64	687	5.71%	7,310	6.02%	16,578	5.92%
Age 65 - 69	586	4.87%	5,995	4.94%	13,699	4.89%
Age 70 - 74	452	3.76%	4,298	3.54%	10,008	3.57%
Age 75 - 79	338	2.81%	2,893	2.38%	6,976	2.49%
Age 80 - 84	258	2.15%	1,945	1.60%	4,927	1.76%
Age 85+	329	2.74%	2,078	1.71%	5,761	2.06%
Age 65+	1,963	16.33%	17,209	14.18%	41,371	14.76%
Median Age	38.60		37.00		37.00	
Average Age	39.10		37.90		38.10	



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DEMOGRAPHICS DETAIL CONT.

Civic Center, Santee, CA 92071

Radius	1 Mile		3 Mile		5 Mile	
2018 Population By Race	12,023		121,350		280,244	
White	10,261	85.34%	102,392	84.38%	234,711	83.75%
Black	407	3.39%	5,194	4.28%	13,532	4.83%
Am. Indian & Alaskan	127	1.06%	1,538	1.27%	3,623	1.29%
Asian	611	5.08%	5,129	4.23%	11,854	4.23%
Hawaiian & Pacific Island	62	0.52%	768	0.63%	1,618	0.58%
Other	557	4.63%	6,328	5.21%	14,906	5.32%
Population by Hispanic Origin	12,023		121,350		280,244	
Non-Hispanic Origin	9,679	80.50%	94,394	77.79%	214,264	76.46%
Hispanic Origin	2,344	19.50%	26,956	22.21%	65,980	23.54%
2018 Median Age, Male	35.80		35.40		35.40	
2018 Average Age, Male	36.80		36.70		36.90	
2018 Median Age, Female	41.10		38.60		38.50	
2018 Average Age, Female	41.20		39.10		39.30	
2018 Population by Occupation Classification	9,630		96,878		223,860	
Civilian Employed	5,788	60.10%	60,780	62.74%	134,558	60.11%
Civilian Unemployed	301	3.13%	3,070	3.17%	7,591	3.39%
Civilian Non-Labor Force	3,467	36.00%	32,223	33.26%	79,800	35.65%
Armed Forces	74	0.77%	805	0.83%	1,911	0.85%
Households by Marital Status						
Married	2,084		21,896		49,244	
Married No Children	1,134		12,139		26,855	
Married w/Children	951		9,757		22,390	
2018 Population by Education	8,840		88,430		204,834	
Some High School, No Diploma	790	8.94%	8,284	9.37%	23,685	11.56%
High School Grad (Incl Equivalency)	1,983	22.43%	22,060	24.95%	50,558	24.68%
Some College, No Degree	3,446	38.98%	31,959	36.14%	68,197	33.29%
Associate Degree	546	6.18%	6,325	7.15%	15,402	7.52%
Bachelor Degree	1,349	15.26%	13,540	15.31%	30,744	15.01%
Advanced Degree	726	8.21%	6,262	7.08%	16,248	7.93%



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DEMOGRAPHICS DETAIL CONT.

Civic Center, Santee, CA 92071

Radius	1 Mile	3 Mile	5 Mile
2018 Population by Occupation	10,604	111,372	246,675
Real Estate & Finance	352 3.32%	4,148 3.72%	8,793 3.56%
Professional & Management	2,950 27.82%	29,307 26.31%	62,500 25.34%
Public Administration	297 2.80%	3,509 3.15%	7,734 3.14%
Education & Health	1,315 12.40%	12,873 11.56%	28,214 11.44%
Services	1,102 10.39%	11,659 10.47%	26,349 10.68%
Information	153 1.44%	1,168 1.05%	2,688 1.09%
Sales	1,446 13.64%	16,316 14.65%	36,353 14.74%
Transportation	56 0.53%	1,251 1.12%	3,448 1.40%
Retail	728 6.87%	7,780 6.99%	18,023 7.31%
Wholesale	140 1.32%	1,177 1.06%	2,545 1.03%
Manufacturing	396 3.73%	5,098 4.58%	9,885 4.01%
Production	550 5.19%	5,539 4.97%	12,361 5.01%
Construction	500 4.72%	6,088 5.47%	13,228 5.36%
Utilities	255 2.40%	2,548 2.29%	6,359 2.58%
Agriculture & Mining	16 0.15%	195 0.18%	569 0.23%
Farming, Fishing, Forestry	0 0.00%	41 0.04%	128 0.05%
Other Services	348 3.28%	2,675 2.40%	7,498 3.04%
2018 Worker Travel Time to Job	5,665	58,739	129,853
<30 Minutes	3,716 65.60%	36,715 62.51%	82,463 63.50%
30-60 Minutes	1,663 29.36%	18,737 31.90%	39,566 30.47%
60+ Minutes	286 5.05%	3,287 5.60%	7,824 6.03%
2010 Households by HH Size	4,042	40,641	94,276
1-Person Households	1,118 27.66%	8,919 21.95%	21,482 22.79%
2-Person Households	1,335 33.03%	12,917 31.78%	29,526 31.32%
3-Person Households	676 16.72%	7,684 18.91%	17,189 18.23%
4-Person Households	559 13.83%	6,271 15.43%	14,191 15.05%
5-Person Households	221 5.47%	2,922 7.19%	7,039 7.47%
6-Person Households	90 2.23%	1,206 2.97%	2,952 3.13%
7 or more Person Households	43 1.06%	722 1.78%	1,897 2.01%
2018 Average Household Size	2.50	2.70	2.70
Households			
2023 Projection	4,862	46,001	105,356
2018 Estimate	4,621	44,078	101,130
2010 Census	4,043	40,642	94,274
Growth 2018 - 2023	5.22%	4.36%	4.18%
Growth 2010 - 2018	14.30%	8.45%	7.27%



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DEMOGRAPHICS DETAIL CONT.

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Radius	1 Mile	3 Mile	5 Mile
2018 Households by HH Income	4,619	44,078	101,130
<\$25,000	675 14.61%	6,503 14.75%	17,870 17.67%
\$25,000 - \$50,000	970 21.00%	8,822 20.01%	21,402 21.16%
\$50,000 - \$75,000	855 18.51%	8,740 19.83%	18,810 18.60%
\$75,000 - \$100,000	693 15.00%	6,408 14.54%	14,112 13.95%
\$100,000 - \$125,000	535 11.58%	4,762 10.80%	10,099 9.99%
\$125,000 - \$150,000	340 7.36%	3,188 7.23%	6,884 6.81%
\$150,000 - \$200,000	340 7.36%	3,604 8.18%	7,311 7.23%
\$200,000+	211 4.57%	2,051 4.65%	4,642 4.59%
2018 Avg Household Income	\$85,076	\$85,612	\$81,878
2018 Med Household Income	\$69,429	\$69,064	\$64,666
2018 Occupied Housing	4,621	44,078	101,130
Owner Occupied	2,810 60.81%	25,965 58.91%	56,256 55.63%
Renter Occupied	1,811 39.19%	18,113 41.09%	44,874 44.37%
2010 Housing Units	3,675	41,128	94,804
1 Unit	2,157 58.69%	26,038 63.31%	56,823 59.94%
2 - 4 Units	461 12.54%	2,921 7.10%	6,884 7.26%
5 - 19 Units	621 16.90%	6,590 16.02%	15,434 16.28%
20+ Units	436 11.86%	5,579 13.56%	15,663 16.52%
2018 Housing Value	2,811	25,964	56,256
<\$100,000	398 14.16%	2,509 9.66%	5,016 8.92%
\$100,000 - \$200,000	155 5.51%	966 3.72%	1,870 3.32%
\$200,000 - \$300,000	150 5.34%	1,502 5.78%	3,193 5.68%
\$300,000 - \$400,000	548 19.49%	5,144 19.81%	10,336 18.37%
\$400,000 - \$500,000	955 33.97%	7,892 30.40%	15,404 27.38%
\$500,000 - \$1,000,000	570 20.28%	7,435 28.64%	19,395 34.48%
\$1,000,000+	35 1.25%	516 1.99%	1,042 1.85%
2018 Median Home Value	\$416,178	\$436,252	\$450,071
2018 Housing Units by Yr Built	4,714	44,919	103,193
Built 2010+	461 9.78%	2,640 5.88%	4,911 4.76%
Built 2000 - 2010	429 9.10%	2,311 5.14%	4,461 4.32%
Built 1990 - 1999	311 6.60%	3,004 6.69%	6,747 6.54%
Built 1980 - 1989	939 19.92%	8,406 18.71%	16,848 16.33%
Built 1970 - 1979	1,383 29.34%	14,357 31.96%	30,830 29.88%
Built 1960 - 1969	636 13.49%	7,293 16.24%	19,757 19.15%
Built 1950 - 1959	434 9.21%	5,332 11.87%	14,956 14.49%
Built <1949	121 2.57%	1,576 3.51%	4,683 4.54%
2018 Median Year Built	1977	1975	1973

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DEMOGRAPHIC MARKET COMPARISON

Civic Center, Santee, CA 92071

	1 Mile		County	
Population Growth				
Growth 2010 - 2018	14.38%		8.44%	
Growth 2018 - 2023	5.22%		4.33%	
Empl	5,788	95.06%	1,590,335	95.65%
Unempl	301	4.94%	72,328	4.35%
2018 Population by Race				
White	10,261	85.34%	2,548,095	75.91%
Black	406	3.38%	185,999	5.54%
Am. Indian & Alaskan	127	1.06%	44,274	1.32%
Asian	611	5.08%	410,709	12.24%
Hawaiian & Pacific Island	62	0.52%	19,833	0.59%
Other	557	4.63%	147,617	4.40%
Household Growth				
Growth 2010 - 2018	14.30%		8.32%	
Growth 2018 - 2023	5.22%		4.34%	
Renter Occupied	1,811	39.19%	538,634	45.75%
Owner Occupied	2,810	60.81%	638,651	54.25%
2018 Households by Household Income				
Income <\$25K	675	14.61%	186,177	15.81%
Income \$25K - \$50K	970	21.00%	222,151	18.87%
Income \$50K - \$75K	855	18.51%	197,763	16.80%
Income \$75K - \$100K	693	15.00%	153,287	13.02%
Income \$100K - \$125K	535	11.58%	125,177	10.63%
Income \$125K - \$150K	340	7.36%	81,790	6.95%
Income \$150K - \$200K	340	7.36%	99,703	8.47%
Income \$200K+	211	4.57%	111,237	9.45%
2018 Med Household Inc	\$69,429		\$72,769	
2018 Median Age	38.60		36.00	



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