

# Cuyamaca Towne Commons

9600 CUYAMACA STREET, SANTEE, CA 92071



## Medical/Professional Condo For Sale

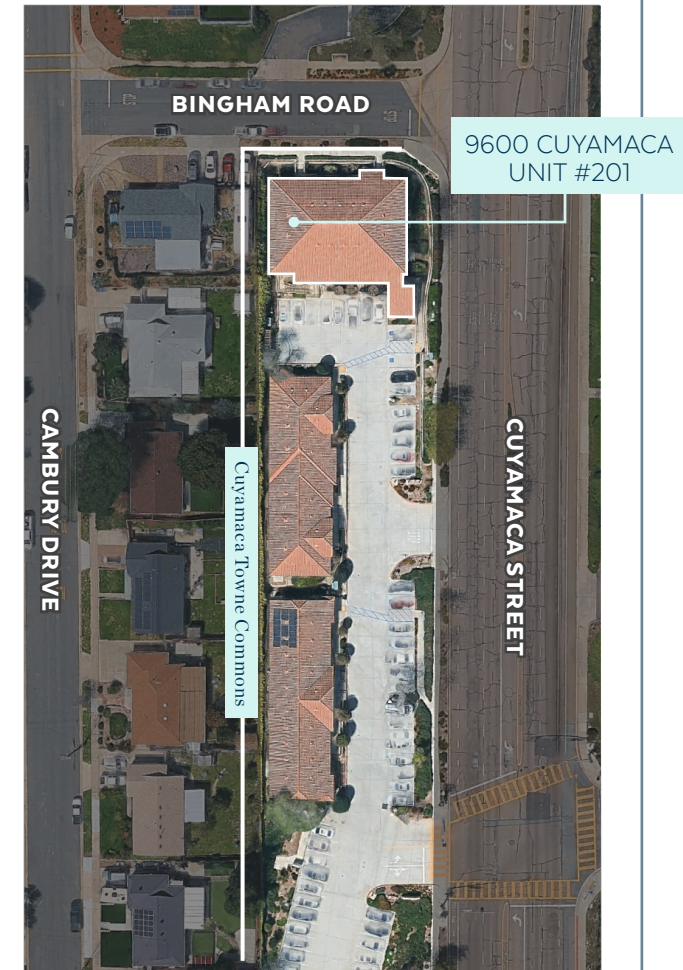
1,100 SF AVAILABLE FOR OWNER/USER OR INVESTMENT





# Property Highlights

- Corner unit in an 8,600 SF multi-tenant building
- Zoned OP (Office Professional) – ideal for a wide range of professional and medical office uses
- Constructed in 2005
- Street-level entry on Bingham Road and second-floor walk-up access from Cuyamaca Street
- 20 on-site parking spaces (2.14/1,000 SF), plus ample unmetered street parking on Bingham Drive
- Two points of ingress on Cuyamaca Street, including one at a signalized intersection at Riverwalk Drive
- Cuyamaca Street is a major north-south corridor providing direct access to Downtown Santee and Highways 52, 67, and 125
- Adjacent to medical anchor – Sharp Rees Stealy Medical Center
- Just one block from Mast Boulevard, a key east-west thoroughfare in northern Santee
- Surrounded by numerous amenities including Santee Sports Complex, Santee Town Center, Santee Lakes, and Mission Trails Regional Park
- Condo Association fees include water and trash service
- May qualify for SBA 504 financing—allowing for low down payment and favorable rates for owner-users



**9600 CUYAMACA STREET, #201**

Address



**±1,100 SF**

Rentable Area



**MEDICAL OFFICE**

Space Type



**381-051-01-33**

APN



**\$649,000 (\$590 PSF)**

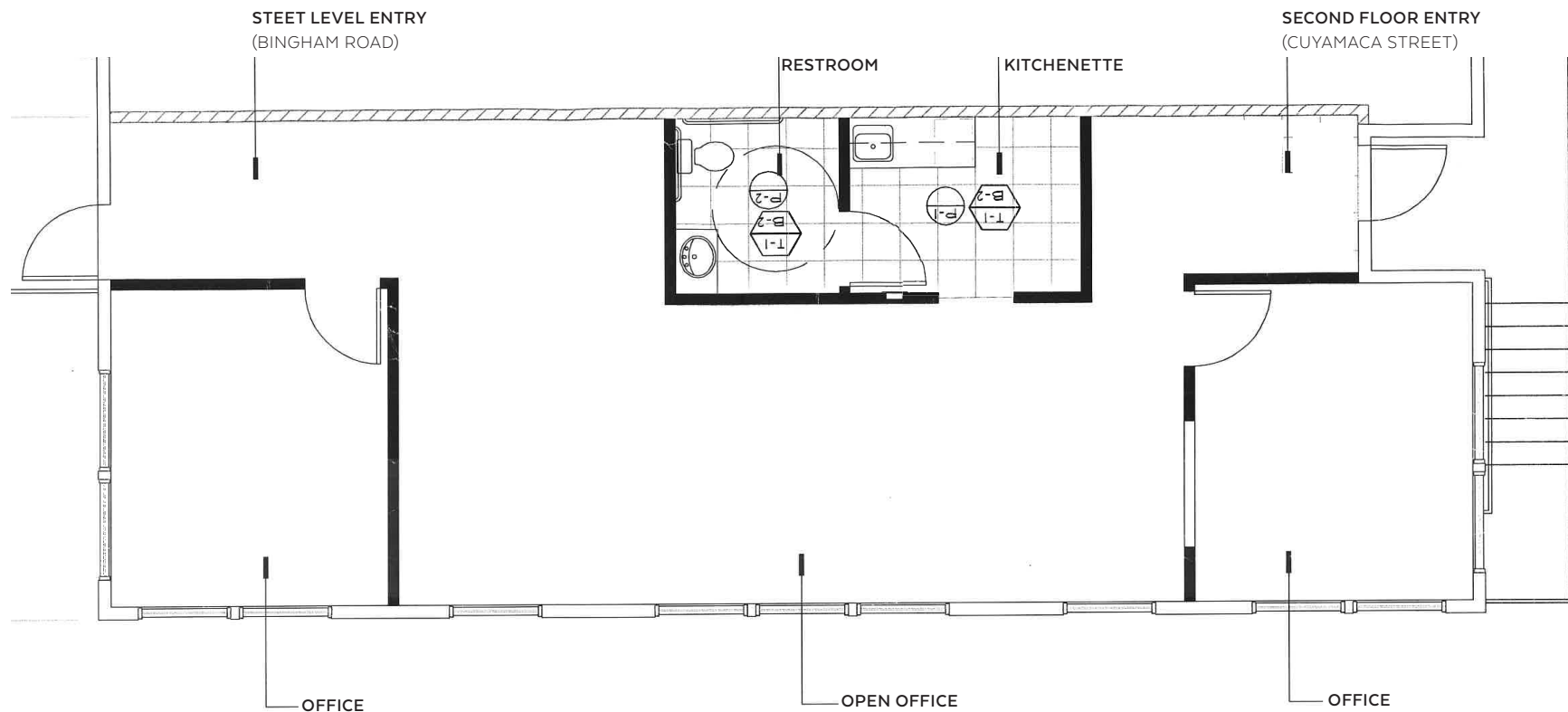
Asking Price



# Space Plan

## FEATURES

- Approximately 1,100 SF medical/professional suite
- Two private offices
- Open workspace area
- Private restroom
- Partitioned kitchenette and break area
- Dual entry access: street-level entry on Bingham Rd. and second-floor access from Cuyamaca Street



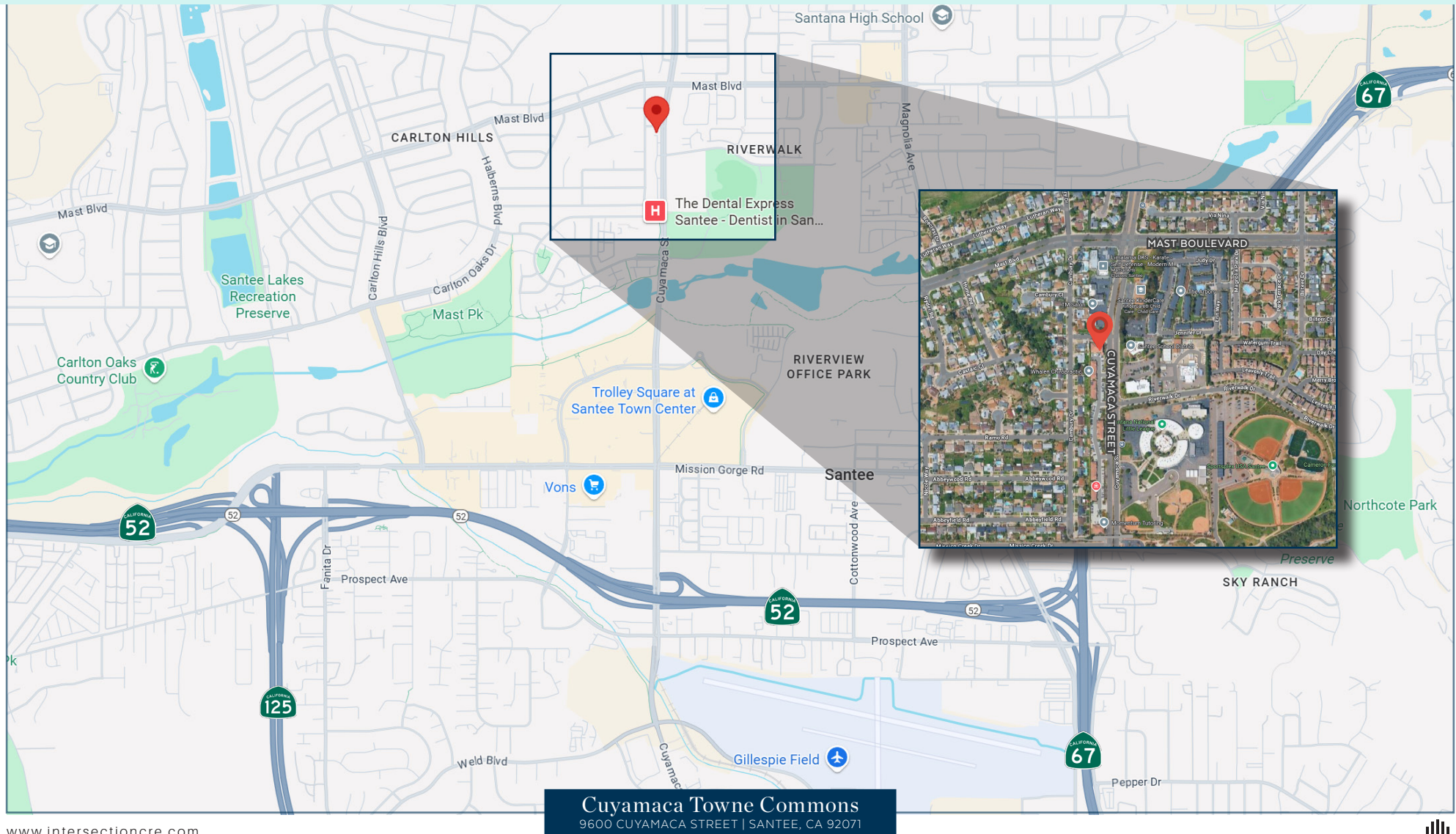
*Space plan not to scale; for reference purposes only*



# Location Overview

**SANTEE, CA** is a dynamic and business-friendly city located in San Diego's East County, known for its strong sense of community, accessible location, and growing commercial base. With convenient access to major freeways like CA-52 and CA-67, Santee offers excellent connectivity to the greater San Diego region.

DEMOGRAPHIC SNAPSHOT	1 mile	3 mile	5 mile
2024 Population	17,311	76,507	226,753
2029 Population Projection	17,033	75,507	223,897
2024 Households	5,508	26,663	79,062
2029 Households Projection	5,411	26,180	77,939
Average Household Income	\$115,830	\$111,083	\$102,101
Median Household Income	\$105,676	\$97,726	\$79,827





# Get in Touch.

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## Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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