

# Santee Professional/Medical Office Suites

10159 & 10201 Mission Gorge Road | Santee, CA 92071



FOR LEASE



**OFFICE & MEDICAL SPACES NOW AVAILABLE!**



810 Jamacha Rd. Suite 102  
El Cajon, CA 92019

**VANESSA REZA**

Senior Advisor - Sales & Leasing  
(619) 808-1979  
VanessaRezaSDCommercial@gmail.com  
BRE# 01856646

**BEN AMEEN**

Broker  
(619) 840-6692  
bensdcommercial@gmail.com  
BRE# 01999481



## OFFERING SUMMARY

AVAILABLE SF: 549 - 6,112

LEASE RATE: \$1.95 - 2.25 SF  
Plus NNN

BUILDING SIZE: 33,404 SF

## PROPERTY HIGHLIGHTS:

- Lease Rates Starting at: \$1.95 - \$2.25 SF + NNN
- Can Deliver Suites 549 RSF to 6,112 RSF
- Monument Signage Opportunities on Mission Gorge
- Courtyard Atrium & Lush Landscaping
- 10201 Building is Elevator Served
- Private Restrooms in Every Suite
- Abundant Tenant Parking: 4.5/1,000
- Highest & Best Uses May Include: Medical/Dental Offices, Attorney, CPA and Many More Office Uses!

BUILDING SIZE	± 33,404 Total sf		
YEAR BUILT	1978		
PARKING	Abundant Parking (4.5/1,000) +		
TENANCY	OFFICE / MEDICAL OFFICE		
OUTDOOR SEATING	Interior courtyard / outdoor seating options		
ZONING	GC- General Commercial Zoning		
APN	384-081-14-00/384-081-15-00		

# Pride of Ownership

## Santee Professional Center

 COLDWELL BANKER  
COMMERCIAL

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Call now for a tour!  
**FOR LEASE**

## SANTEE PROFESSIONAL CENTER

**10159 Mission Gorge Rd**

Floor	Suite	Square Feet	Lease Rate	Features
1st	A	2,790 RSF	\$2.00/SF Plus NNN	Reception/Waiting Room, Two Restrooms, Supply Rooms, Private Offices, Open Offices, Several Treatment Rooms

**10201 Mission Gorge Rd**

Floor	Suite	Square Feet	Lease Rate	Features
1st	F/G	1,484 RSF	\$1.95/SF Plus NNN	4 Private Offices, Waiting Room/Reception Area, Kitchenette, Private Restroom, Open Office/Conference.
2nd	I	939 RSF	\$1.95/SF Plus NNN	Reception, Waiting Area, 2 Private Offices, 1 Large Open Office Kitchenette, Supply/Storage Room and Restroom.
2nd	J	1,195 RSF	\$1.95/SF Plus NNN	Reception, Waiting Room, 4 Private Offices, Conference Room Kitchenette and Restroom.
1st	D	549 RSF	\$2.25/SF Plus NNN	Reception/Waiting Room, Restroom, Supply Room, One Private Office Showings Available Now.
2nd	N	2,963 RSF	\$1.95/ SF Plus NNN	Reception, Waiting Area, Two Private Offices, One Large Open Office Supply/Storage Room and Two Restrooms. Available Spring 2026
1st	O	6,112 RSF	\$1.95/SF Plus NNN	Reception/Waiting Room, Restrooms, Supply Rooms, Multiple Private Offices and Open Office Available Spring 2026

## Photos

10159-10201 Mission Gorge Road  
Santee, CA 92071

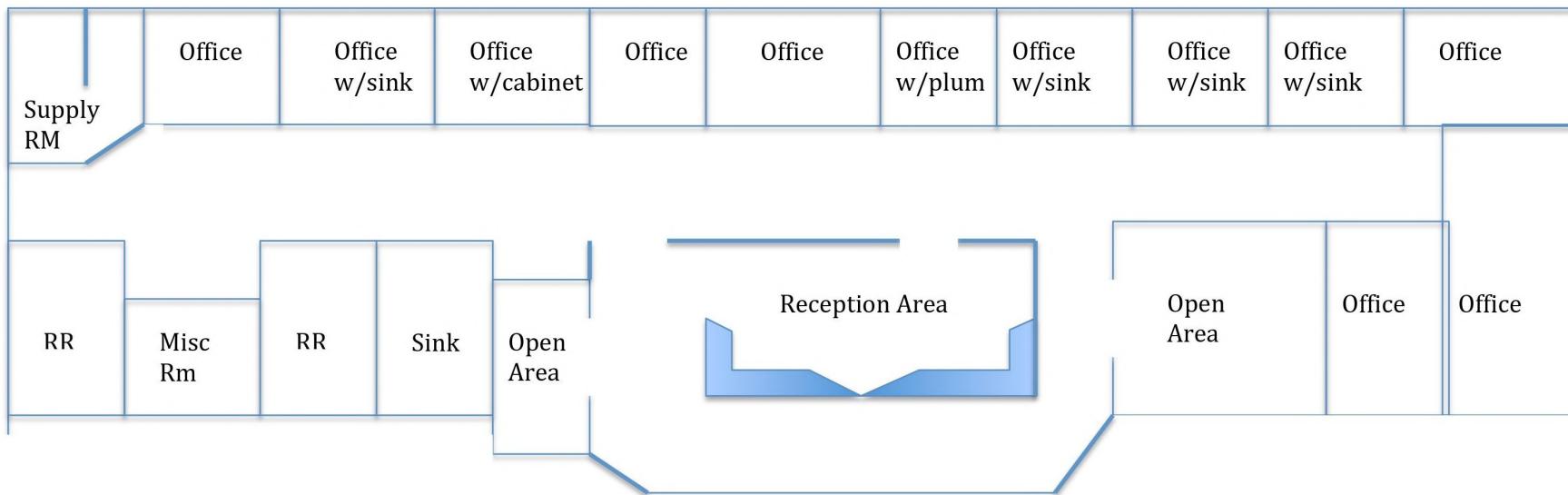


# Floor Plans

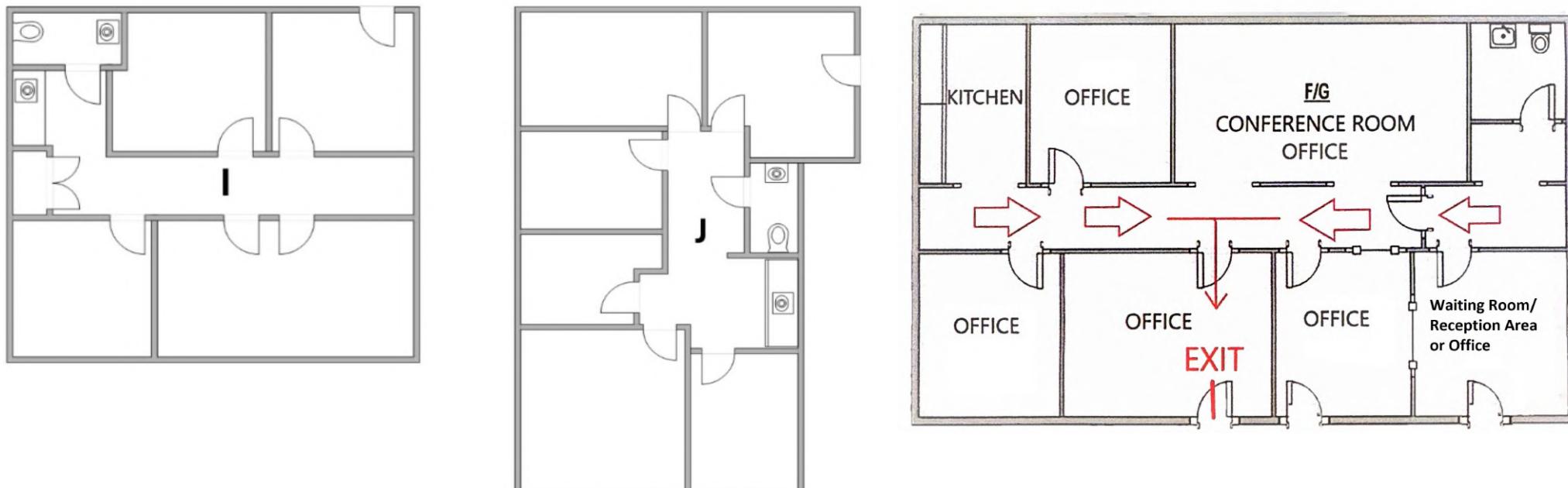
10159-10201 Mission Gorge Road  
Santee, CA 92071

Floor plans are not to scale, for reference purposes only

## 10159 Mission Gorge Road Suite # A



## 10201 Mission Gorge Road Suites # F/G , # I , & # J

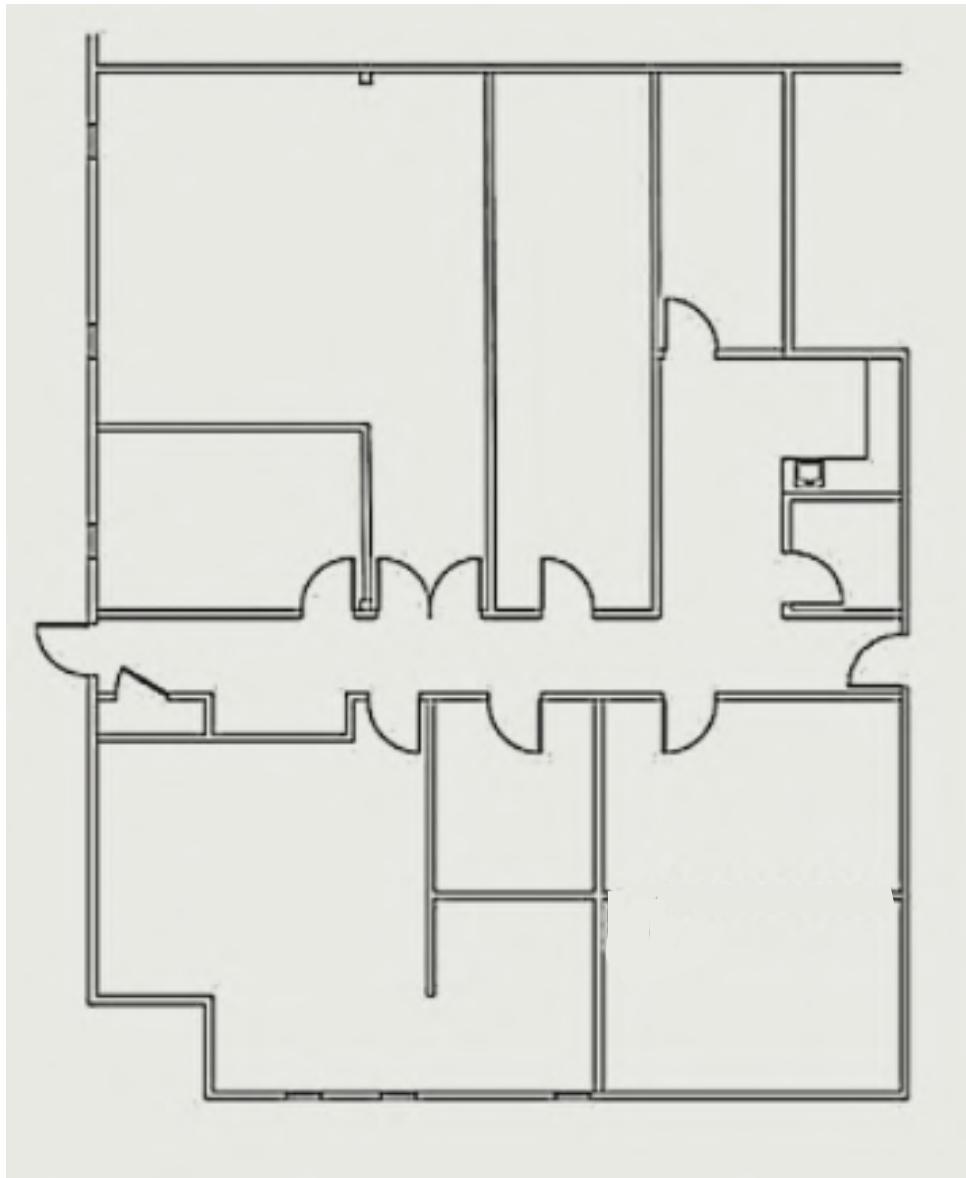


## Floor Plans

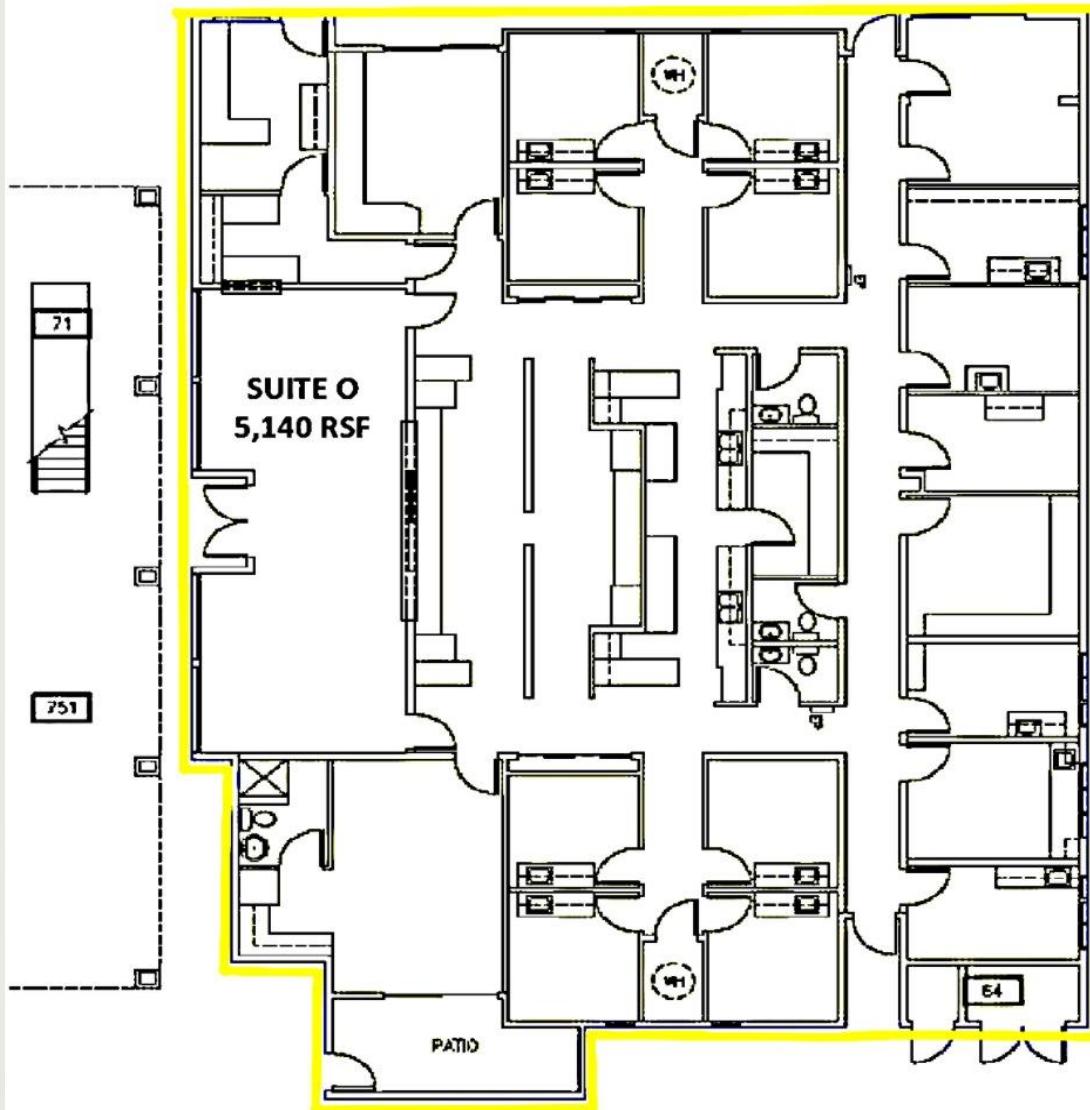
10159-10201 Mission Gorge Road  
Santee, CA 92071

Floor plans are not to scale, for reference purposes only

### 10201 Mission Gorge Road Suite # N

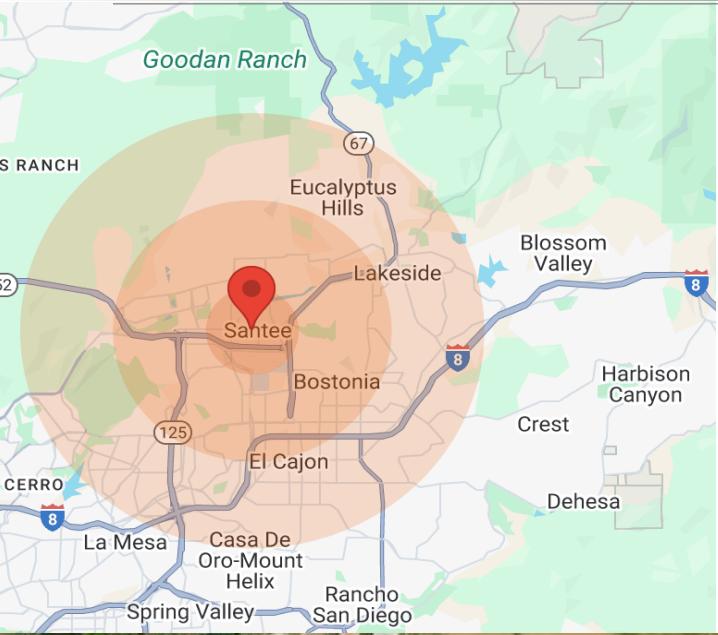


### 10201 Mission Gorge Road Suites # O

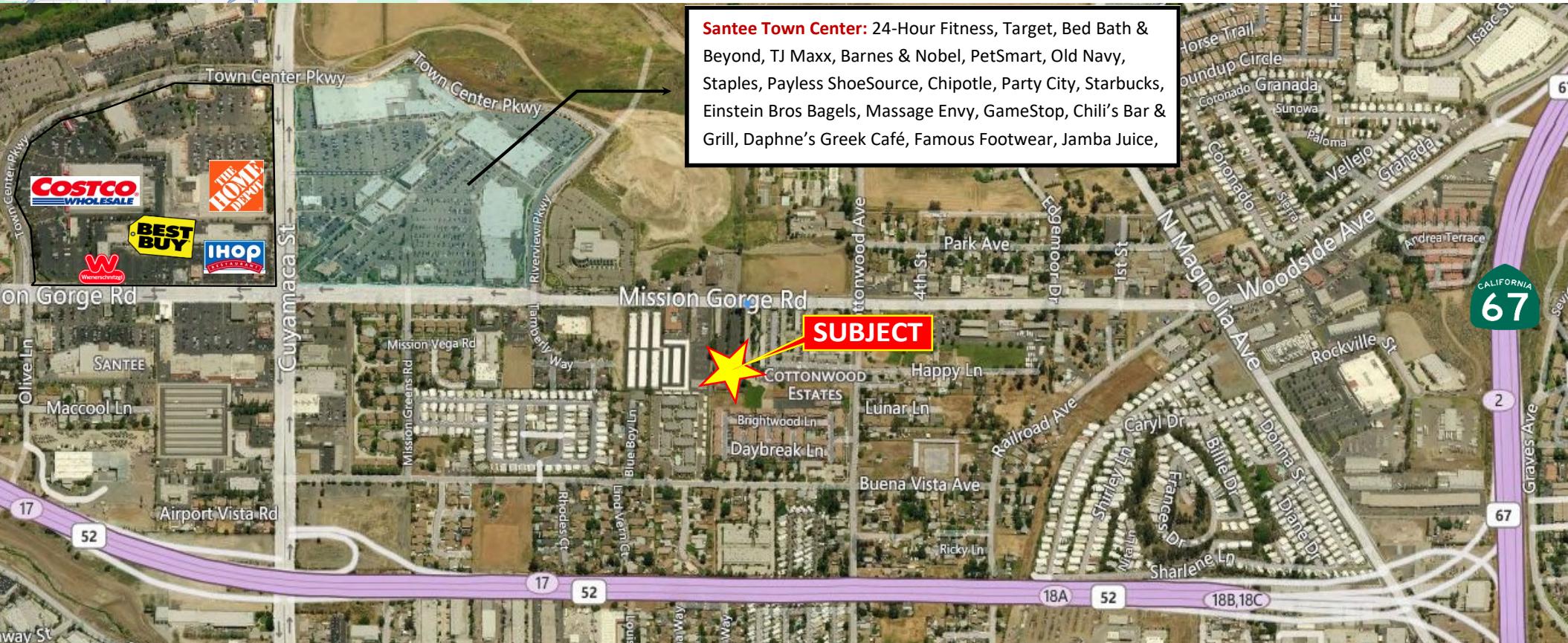


# Demographic

10159-10201 Mission Gorge Road  
Santee, CA 92071



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,499	54,124	131,965	Median	\$46,957	\$69,670	\$61,592
Female	4,883	54,338	135,349	< \$15,000	358	3,298	9,692
Total Population	9,382	108,462	267,314	\$15,000-\$24,999	369	3,420	9,415
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$25,000-\$34,999	374	3,434	9,105
Ages 0-14	1,764	21,664	53,526	\$35,000-\$49,999	480	5,300	13,533
Ages 15-24	1,166	14,377	34,978	\$50,000-\$74,999	544	8,374	19,096
Ages 25-54	3,645	43,692	106,790	\$75,000-\$99,999	427	6,130	13,958
Ages 55-64	1,222	13,028	31,631	\$100,000-\$149,999	656	6,765	14,911
Ages 65+	1,585	15,701	40,389	\$150,000-\$199,999	163	1,759	4,520
				> \$200,000	17	958	2,690
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>				
White	7,434	85,905	208,730				
Black	329	3,275	9,172				
Am In/AK Nat	26	292	637				
Hawaiian	N/A	123	336				
Hispanic	1,865	24,514	63,664				
Multi-Racial	2,488	32,498	83,376				
<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>				
Total Units	3,786	42,763	104,862				
Occupied	3,588	40,916	99,905				
Owner Occupied	2,026	23,923	55,689				
Renter Occupied	1,562	16,993	44,216				
Vacant	198	1,847	4,957				



# Regional Map

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