

# Santee Professional/Medical Office Suites

10159 & 10201 Mission Gorge Road | Santee, CA 92071



## FOR LEASE



## OFFICE & MEDICAL SPACES NOW AVAILABLE!



**COLDWELL BANKER  
COMMERCIAL**

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



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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



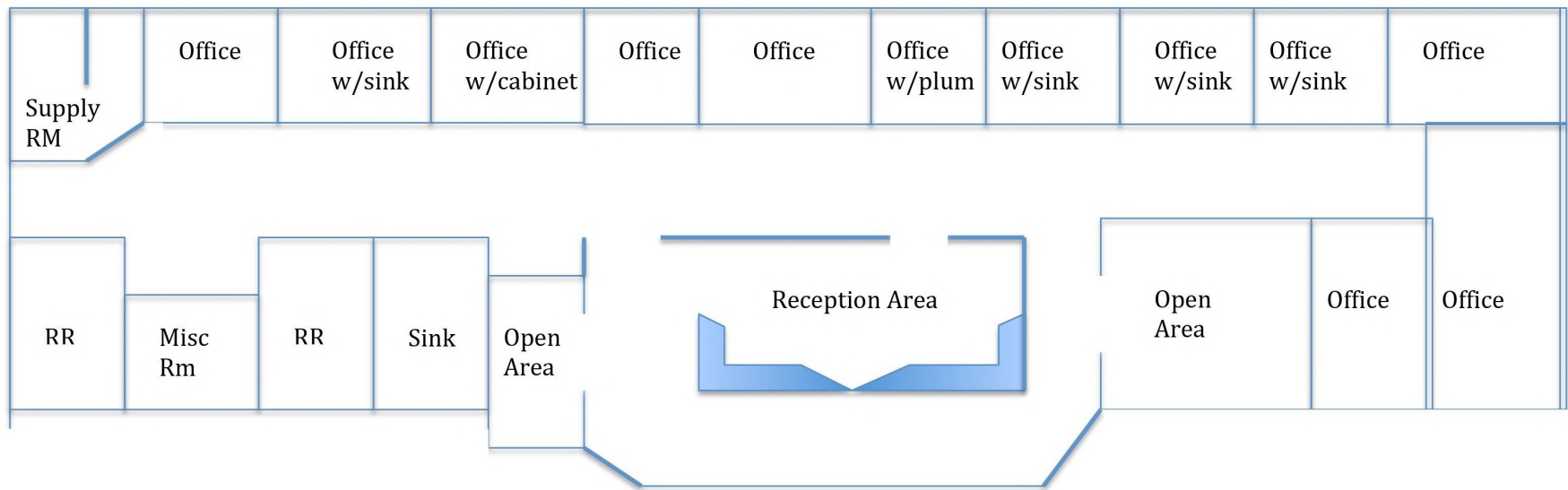


Floor Plans

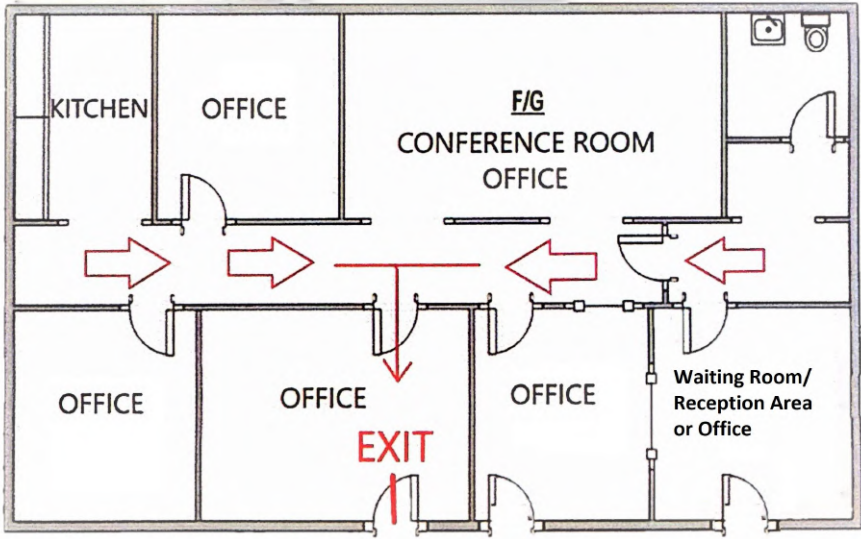
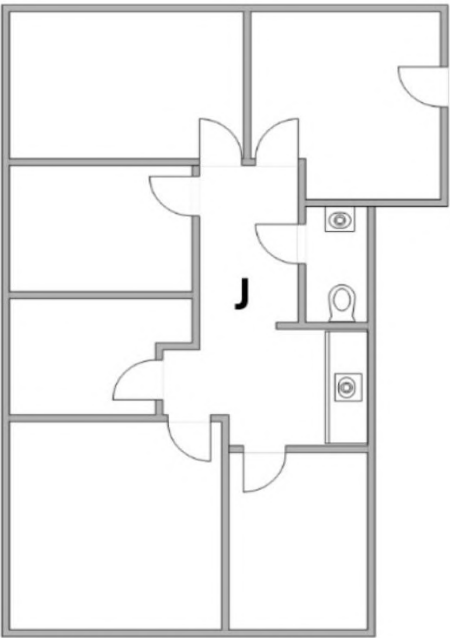
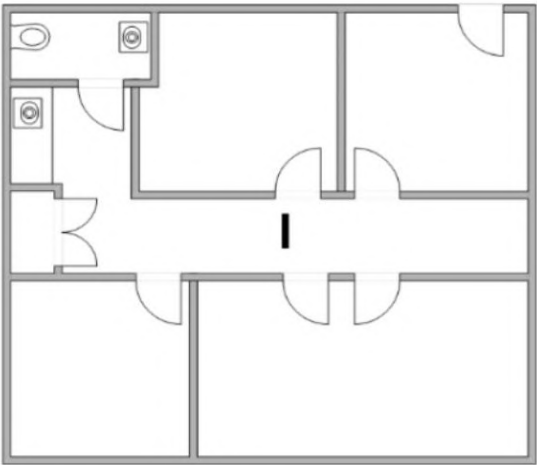
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Floor plans are not to scale, for reference purposes only

**10159 Mission Gorge Road Suite # A**



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



(Floor Plans are not to scale; for reference purposes only)

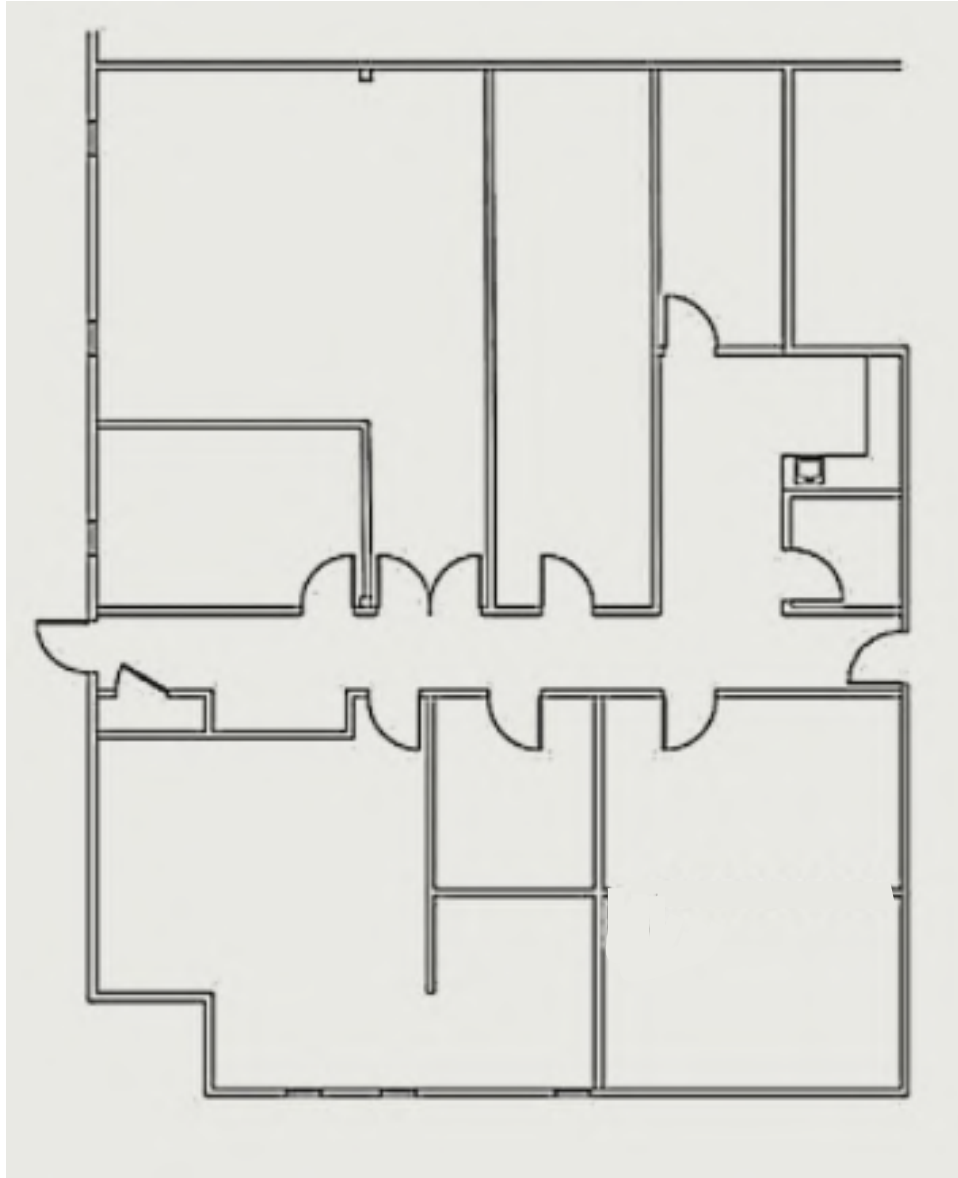


## Floor Plans

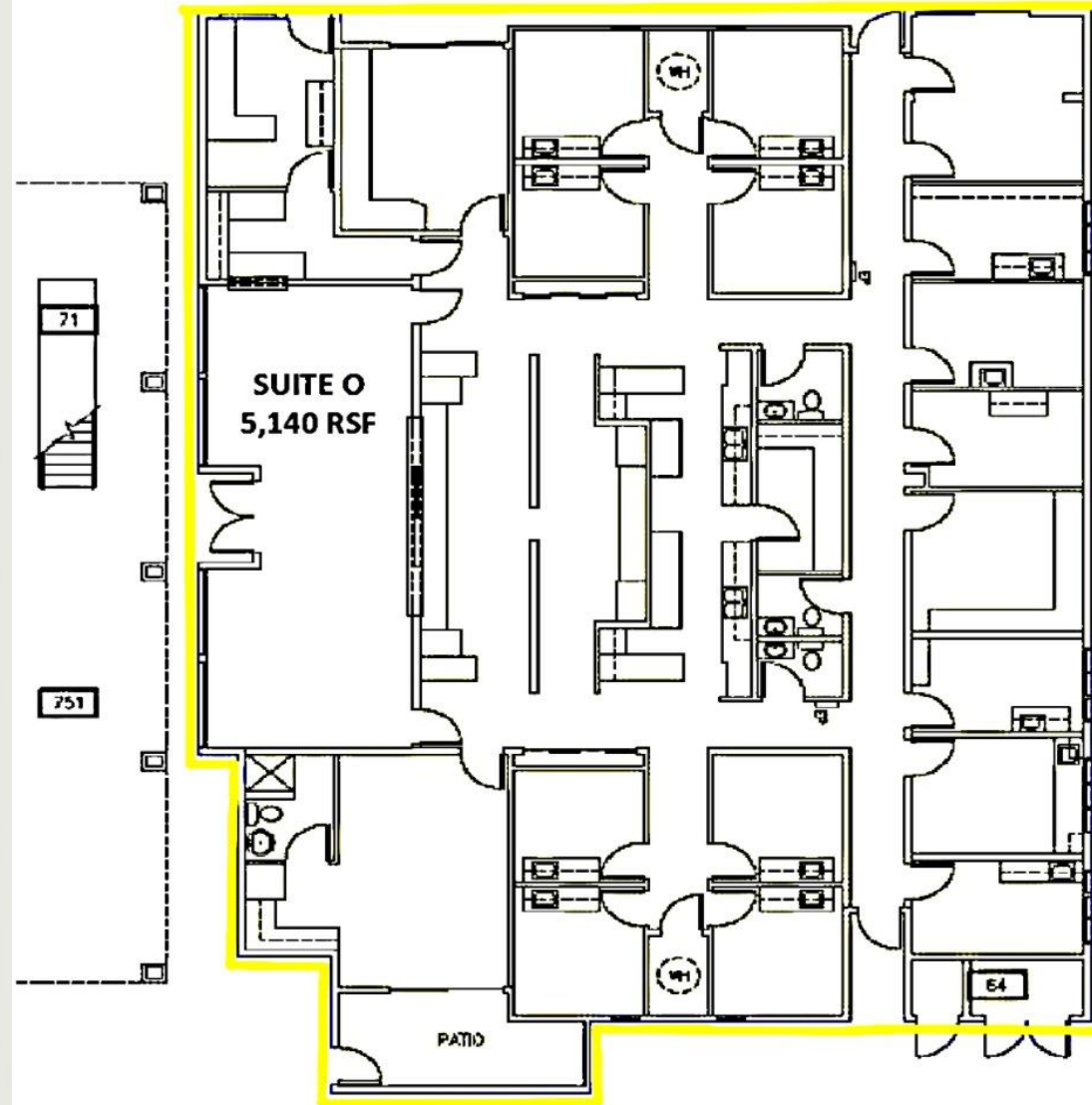
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Floor plans are not to scale, for reference purposes only

### 10201 Mission Gorge Road Suite # N



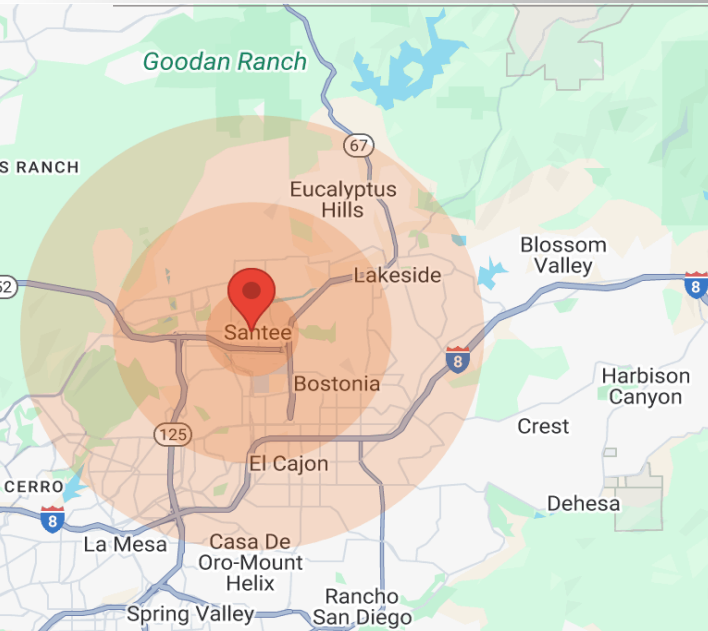
### 10201 Mission Gorge Road Suites # O





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





Regional Map

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