

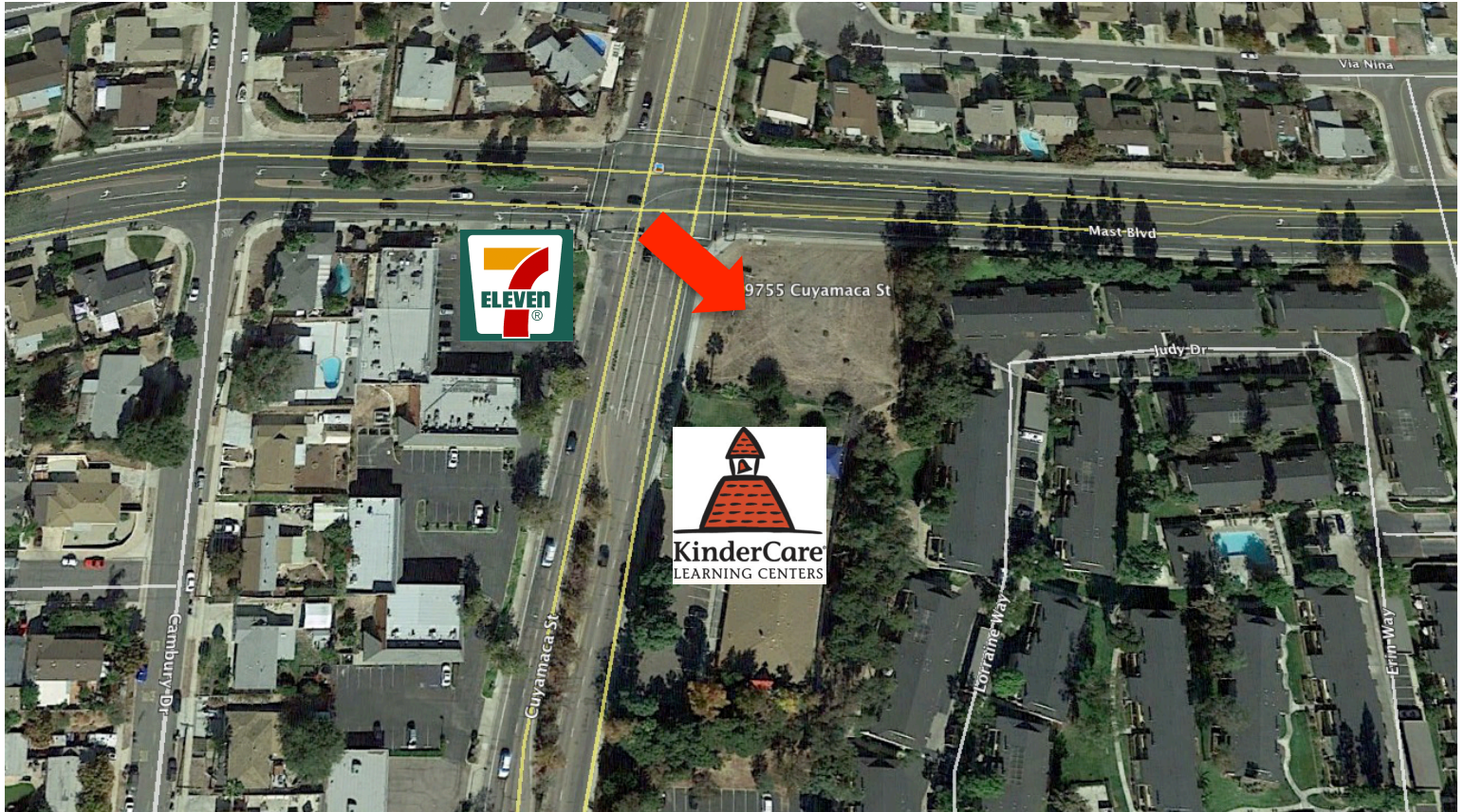
High Traffic Retail Pad

FOR SALE



9755 Cuyamaca St. Santee, CA 92071

NRT



PROPERTY OVERVIEW

This site is located on the corner of Cuyamaca St. and Mast Blvd. It is across the street from a shopping center that is anchored by a 7-11 with a gas station. The property is currently zoned OP that allows for various retail uses including restaurants, general office and medical office. (Refer to Santee Dept. of Development Services for additional information.)

[Santee Municipal Code 17.12.030A](#)

DETAILS

SF:	21,136
Zoning:	OP (Office Professional)
PRICE:	\$775,000
FEATURES:	<ul style="list-style-type: none">- Signalized Intersection- High Traffic Count- Zoned for Retail/Office

AREA DESCRIPTION: This is a high traffic count intersection located close proximity to major retailers and Sportsplex USA – Santee.

FOR MORE DETAILS CONTACT:

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9332 Fuerte Dr.
La Mesa, CA 91949



HIGH TRAFFIC RETAIL PAD

9755 Cuyamaca St. Santee, CA 92071



Traffic Count (Estimated 2012)

Street	Cross Street	Daily Volume
Mast Blvd.	Ryder Rd.	32,949
Cuyamaca St.	Bingham Rd.	21,250

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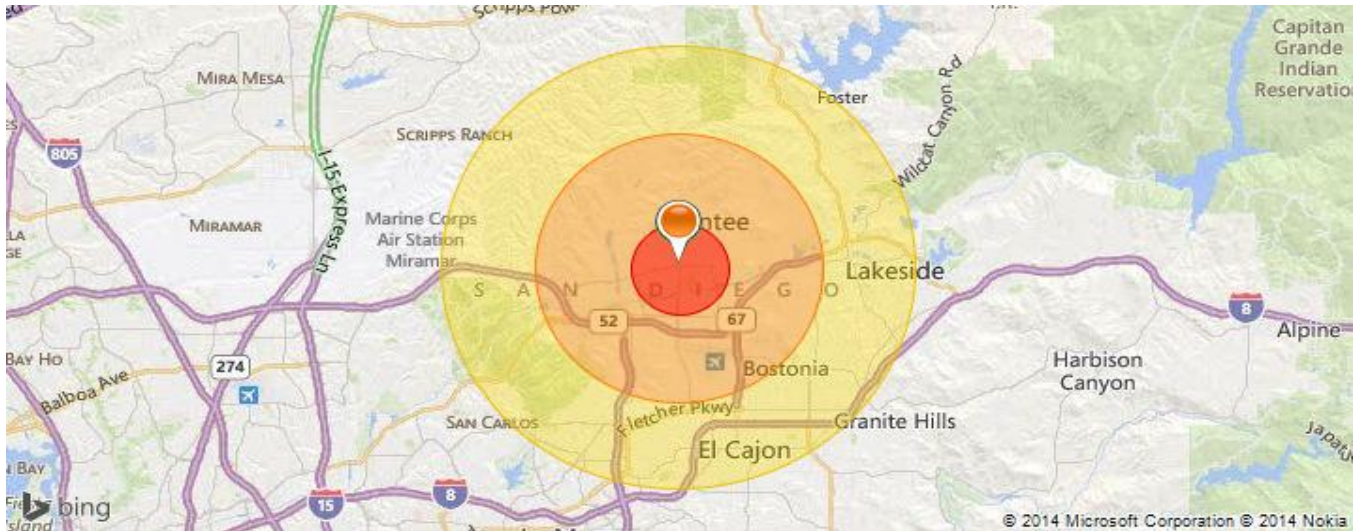
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Population	1-mi.	3-mi.	5-mi.
Total Population	17,231	74,144	216,825
Group Quarters Population	794	1,193	3,390
Urban Population	17,231	73,949	215,781
Rural Population	0	195	1,043
Not defined	0	0	0
Adult Population	13,118	56,927	165,158
Ratio of Males to Females	0.9	1.0	1.0
Female Population	8,977	38,007	110,804
Male Population	8,254	36,136	106,020
Land Area (Square Miles)	4.1	29.4	76.9

Age	1-mi.	3-mi.	5-mi.
Median Age, Total	36.6	37.8	36.2
Median Age, Male	35.7	36.5	34.7
Median Age, Female	37.5	39.1	37.6
% Age 18+	76.1	76.8	76.2
% Age 21+	71.6	72.8	72.3
% Age 55+	20.4	24.5	23.7
% Age 65+	8.5	11.6	11.9

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9755 CUYAMACA ST. SANTEE, CA

9755 Cuyamaca St. Santee, CA 92071



Ethnicity	1-mi.	3-mi.	5-mi.
% White	73.2	72.4	64.4
% Black	2.2	2.0	4.1
% Asian	3.7	3.3	3.3
% Hispanic	16.5	17.8	23.2
% Other	4.5	4.5	5.0

5 Year Projections	1-mi.	3-mi.	5-mi.
Total Population	17,658	75,954	219,715
Group Quarters Population	794	1,193	3,390
Adult Population	13,503	58,511	167,839
Total Households	5,890	27,557	79,831
Per Capita Income (based on Total Population)	32,372	34,264	30,366
Total Population 16+	14,010	60,541	173,634

5 Year Ethnicity Projections	1-mi.	3-mi.	5-mi.
% White	71.7	70.8	62.6
% Black	2.3	2.1	4.2
% Asian	3.7	3.3	3.3
% Hispanic	17.9	19.3	25.0
% Other	4.4	4.5	4.9

Housing and Household's	1-mi.	3-mi.	5-mi.
Total Housing Units	5,730	27,217	80,093
Total Households	5,681	26,723	78,320
Owner-Occupied: Owned with a mortgage or loan	3,539	13,919	31,532
Owner-Occupied: Owned free and clear	529	3,974	10,737
Renter-Occupied	1,612	8,829	36,052
Aggregate Contract Rent	\$2,112,856	\$10,616,138	\$39,599,965
Average (Mean) Number of Vehicles Available	2.2	2.2	2.0

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Housing Value	1-mi.	3-mi.	5-mi.
Housing Value < \$10,000	6	176	861
Housing Value \$10,000-\$14,999	3	99	289
Housing Value \$15,000-\$19,999	15	162	500
Housing Value \$20,000-\$24,999	4	108	447
Housing Value \$25,000-\$29,999	1	104	241
Housing Value \$30,000-\$34,999	2	133	389
Housing Value \$35,000-\$39,999	5	116	254
Housing Value \$40,000-\$49,999	9	90	313
Housing Value \$50,000-\$59,999	34	232	476
Housing Value \$60,000-\$69,999	18	402	621
Housing Value \$70,000-\$79,999	2	250	351
Housing Value \$80,000-\$89,999	7	69	253
Housing Value \$90,000-\$99,999	4	142	391
Housing Value \$100,000-\$124,999	17	410	1,022
Housing Value \$125,000-\$149,999	45	521	967
Housing Value \$150,000-\$174,999	211	986	1,884
Housing Value \$175,000-\$199,999	45	364	1,181
Housing Value \$200,000-\$249,999	308	1,211	2,823
Housing Value \$250,000-\$299,999	679	2,242	5,125
Housing Value \$300,000-\$399,999	1,441	5,136	11,720
Housing Value \$400,000-\$499,999	881	3,149	7,455
Housing Value \$500,000-\$749,999	313	1,549	4,177
Housing Value \$750,000-\$999,999	12	193	427
Housing Value \$1,000,000 or more	9	46	103
Total Owner-occupied housing units (OOHU)	4,069	17,893	42,269

Income	1-mi.	3-mi.	5-mi.
Per Capita Income (based on Total Population)	\$28,338	\$29,956	\$26,500
Average (Mean) Household Income	\$85,621	\$84,559	\$74,601
Median Household Income	\$75,640	\$69,204	\$57,663
Aggregate Income	\$500,696,473	\$2,281,526,808	\$5,904,920,960

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Consumer Expenditures	1-mi.	3-mi.	5-mi.
Average Apparel	\$2,211.6	\$2,127.2	\$1,982.4
Average Education	\$1,325.9	\$1,236.5	\$1,131.1
Average Entertainment	\$3,686.9	\$3,451.8	\$3,073.0
Average Food and Beverages	\$8,993.2	\$8,622.0	\$7,968.3
Average Gifts	\$1,419.2	\$1,378.3	\$1,212.3
Average Health Care	\$3,761.1	\$3,762.4	\$3,402.5
Average Household Furnishings and Equipment	\$2,097.5	\$1,980.0	\$1,773.5
Average Household Operations	\$1,614.3	\$1,583.0	\$1,432.2
Average Personal Care	\$864.6	\$833.2	\$758.0
Average Personal Expenditure	\$1,053.7	\$1,024.2	\$939.9
Average Reading	\$163.2	\$162.6	\$145.0
Average Shelter	\$13,822.2	\$13,192.0	\$12,291.4
Average Transportation	\$10,052.3	\$9,507.5	\$8,647.4
Average Utilities	\$3,657.2	\$3,576.0	\$3,392.6

Demand by Store Type	1-mi.	3-mi.	5-mi.
Motor Vehicle & Parts Dealers	\$20,828,381	\$92,970,553	\$247,059,859
Furniture & Home Furnishings Stores	\$2,926,191	\$12,990,279	\$34,499,259
Electronics & Appliance Stores	\$2,587,108	\$11,633,414	\$31,326,466
Building Material & Garden Equipment & Supply Dealers	\$4,943,054	\$23,061,453	\$60,890,501
Food & Beverage Stores	\$22,560,015	\$102,777,366	\$284,694,249
Health & Personal Care Stores	\$4,483,432	\$20,647,151	\$55,695,013
Gasoline stations	\$19,394,393	\$86,990,719	\$239,566,342
Clothing & Clothing Accessories Stores	\$6,098,502	\$27,988,158	\$76,928,495
Sporting Goods, Hobby, Book, & Music Stores	\$2,219,332	\$9,949,193	\$26,562,388
General Merchandise Stores	\$18,633,507	\$84,111,362	\$230,144,980
Miscellaneous Store Retailers	\$3,462,137	\$15,622,709	\$41,861,143
Nonstore retailers	\$6,739,902	\$30,617,634	\$82,598,224
Foodservice & Drinking Places	\$20,484,144	\$91,979,316	\$246,650,637
General Merchandise, Apparel and Accessories, Furniture and	\$33,588,053	\$151,732,411	\$412,972,303

2013/2014 Demographics provided by Experian through Alteryx

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