

70 Town Center Parkway

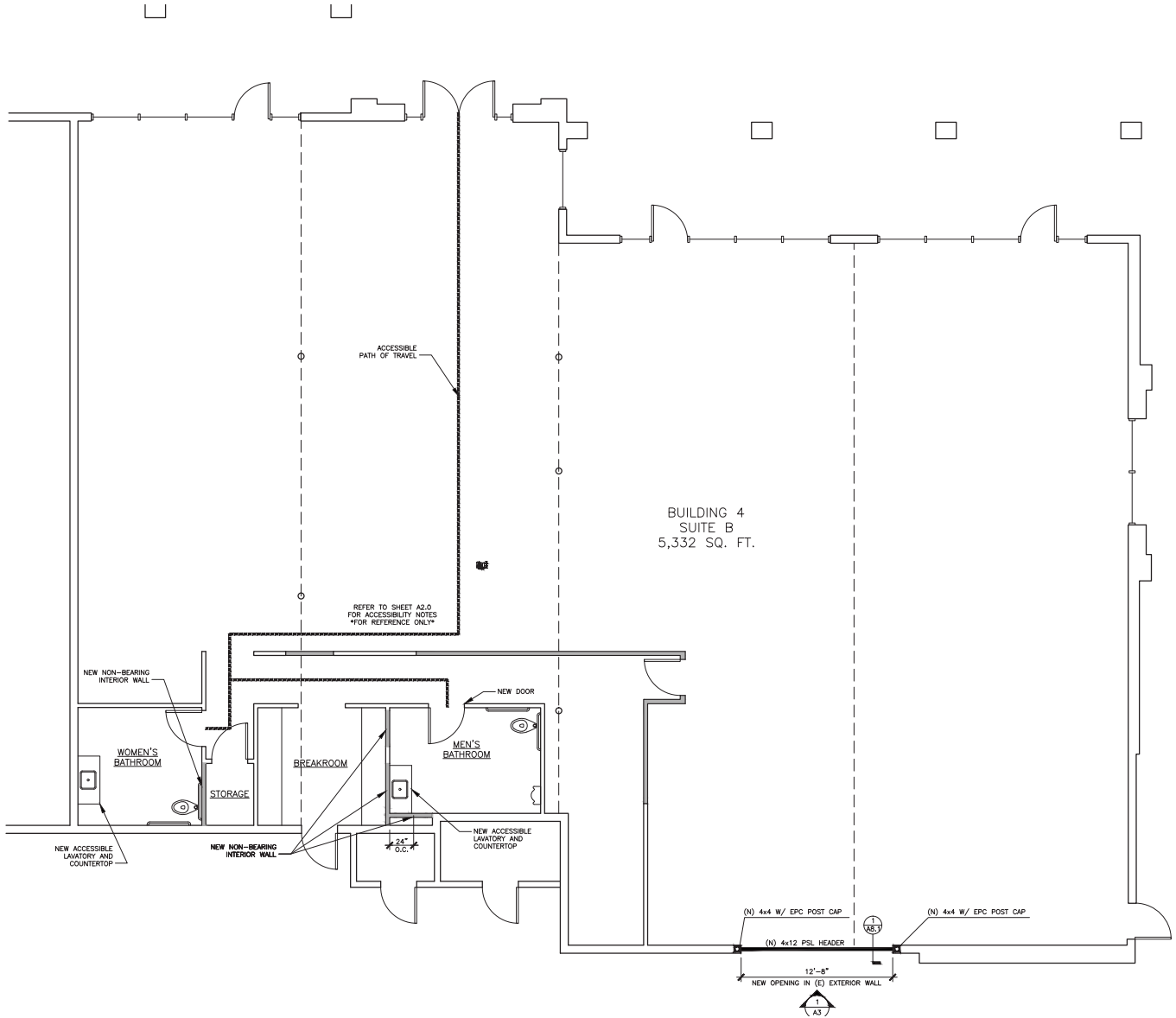
FOR LEASE. HIGH VISIBILITY STREET-SIDE PAD BUILDING

FOR LEASE.



Property Features.

- + 5,273 SF available for lease
- + High visibility street-side pad building
- + Ample parking available
- + Heavy daytime traffic and dense demographics
- + Across the street from Costco
- + Nearby retailers include: Home Depot, Lowe's, Walmart, and Best Buy
- + Monument signage for property





S
I
T
E

Walmart

KOHL'S

LOWE'S

Michaels

Office DEPOT

DOLLAR TREE

ROSS
DRESS FOR LESS

11,400 ADT

Town Center Pkwy

CHUZE
FITNESS

TARGET

N Gnyamaca St

COSTCO
WHOLESALE

THE HOME
DEPOT

BEST BUY

CVS/pharmacy

Mission Gorge Rd

36,000 ADT

SPROUTS
FARMERS MARKET

VONS

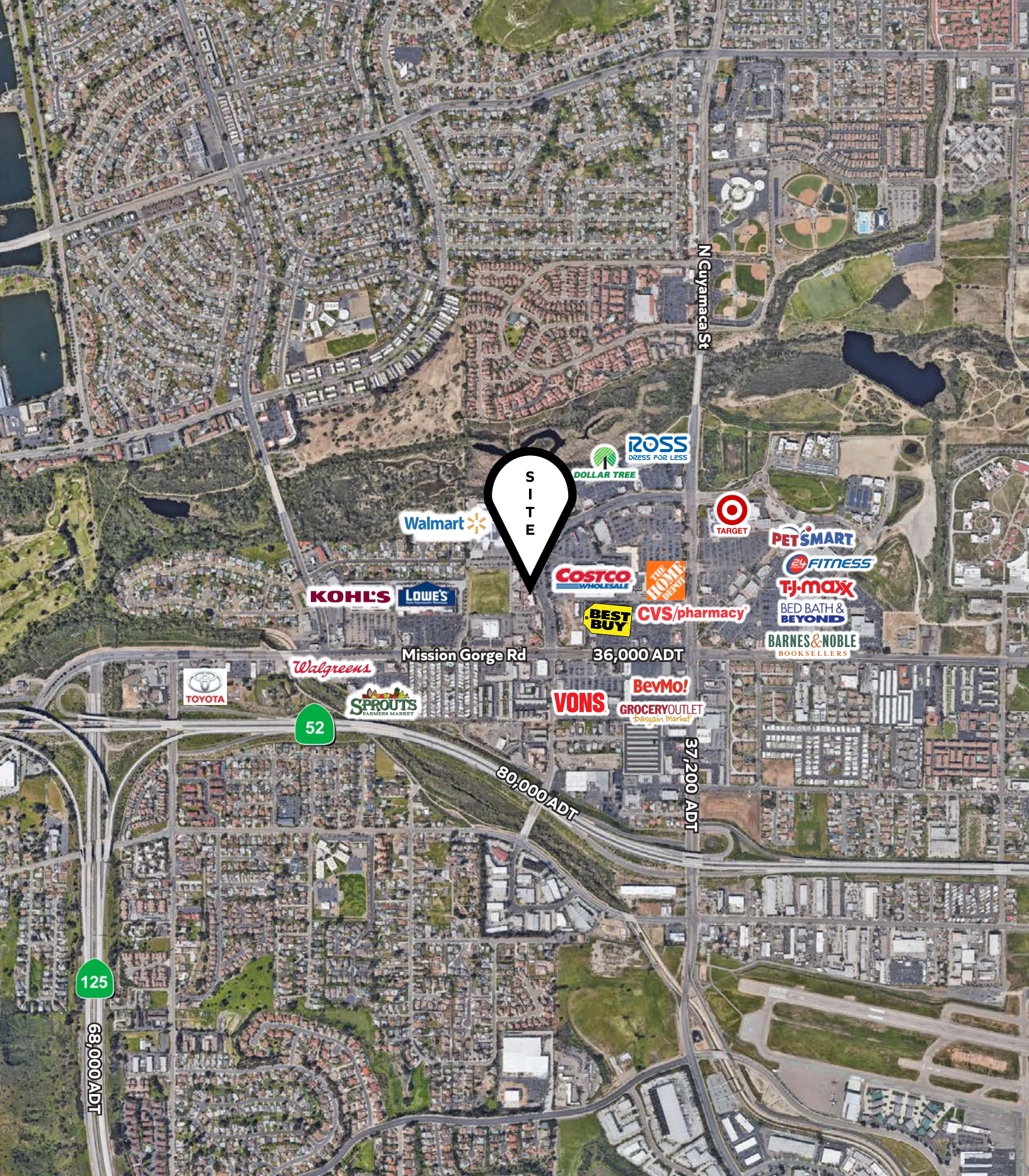
37,200 ADT

petco

GROCERY OUTLET
bargain market

99c
only
SUPERMARKET

BevMo!



S
I
T
E

N Guyanaca St

Mission Gorge Rd

125

52

68,000 ADT

80,000 ADT

36,000 ADT

37,200 ADT

Walmart

KOHL'S

LOWE'S

COSTCO WHOLESALE

THE HOME DEPOT

ROSS DRESS FOR LESS

DOLLAR TREE

TARGET

PET SMART

24 FITNESS

TJ-maxx

BED BATH & BEYOND

BARNES & NOBLE BOOKSELLERS

BEST BUY

CVS/pharmacy

TOYOTA

Walgreens

SPROUTS FARMERS MARKET

VONS

BevMo!

GROCERY OUTLET Bargain Market





70 Town Center Parkway, Santee, CA 92071

POPULATION

	1 mile	3 miles	5 miles
Total Population	13,768	94,544	268,207
Projected Population (2022)	14,267	97,404	275,989

HOUSING

	1 mile	3 miles	5 miles
Total Households	4,804	34,718	97,864
Projected Total Households (2022)	4,968	35,707	100,455

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$79,219	\$79,305	\$68,310
Average Household Income	\$93,624	\$98,515	\$89,512
Per Capita Income	\$33,696	\$36,264	\$32,649
Median Disposable Income	\$61,632	\$62,806	\$55,443
Average Disposable Income	\$72,411	\$75,279	\$68,642

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	22,876	96,904	238,374
Daytime Population Workers	16,255	50,863	99,153
Daytime Population Residents	6,621	46,041	139,221

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	10,671 77.51%	73,111 77.33%	196,160 73.14%
Black or African American	374 2.72%	3,125 3.31%	12,478 4.65%
American Indian & Alaska Native Population	111 0.81%	694 0.73%	2,167 0.81%
Asian Population	751 5.45%	4,145 4.38%	11,358 4.23%
Pacific Islander Population	77 0.56%	491 0.52%	1,273 0.47%
Other Race Population	936 6.80%	6,879 7.28%	26,428 9.85%
Population of Two or More Races	848 6.16%	6,099 6.45%	18,344 6.84%
Hispanic Population	2,838 20.61%	19,668 20.80%	66,946 24.96%
Non-Hispanic Population	10,930 79.39%	74,876 79.20%	201,261 75.04%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,092 22.07%	13,620 20.49%	33,303 17.94%
Graduate/Professional Degree	985 10.39%	6,704 10.08%	18,371 9.89%

AGE

	1 mile	3 miles	5 miles
Median Age	37.8	38.5	37.5



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