

MISSION
GORGE
SQUARE





MISSION GORGE SQUARE (MGS) is a +/- 116,000 SF retail center located at the dominant intersection of Mission Gorge Rd and Cuyamaca Street in the Santee submarket. Situated at an intersection that sees over 60,000 cars per day, this highly active center boasts incredible visibility and access. Anchored by Best Buy and CVS, MGS provides a great opportunity for a retailer/restaurant to benefit from pedestrian traffic, daily needs activity, and retail synergy.

Within the immediate trade area are numerous national retailers including Target, Walmart, Costco, Home Depot, Lowe's, Sprouts, VONS, and more. Benefitting from its location along Mission Gorge Rd, MGS has an energetic tenant roster that includes Union Bank, IHOP, El Pollo Loco, H&R Block, Discount Tire, and others.

PROPERTY HIGHLIGHTS

- 116,000 SF retail center anchored by Best Buy and CVS Pharmacy
- 2,770 SF space available for lease
- Fascia Signage Available
- Located at busiest intersection in Santee
- Within close proximity to Target, Costco, Walmart, Home Depot, and others
- Dense demographics, high traffic counts, strong household incomes





LOCATION

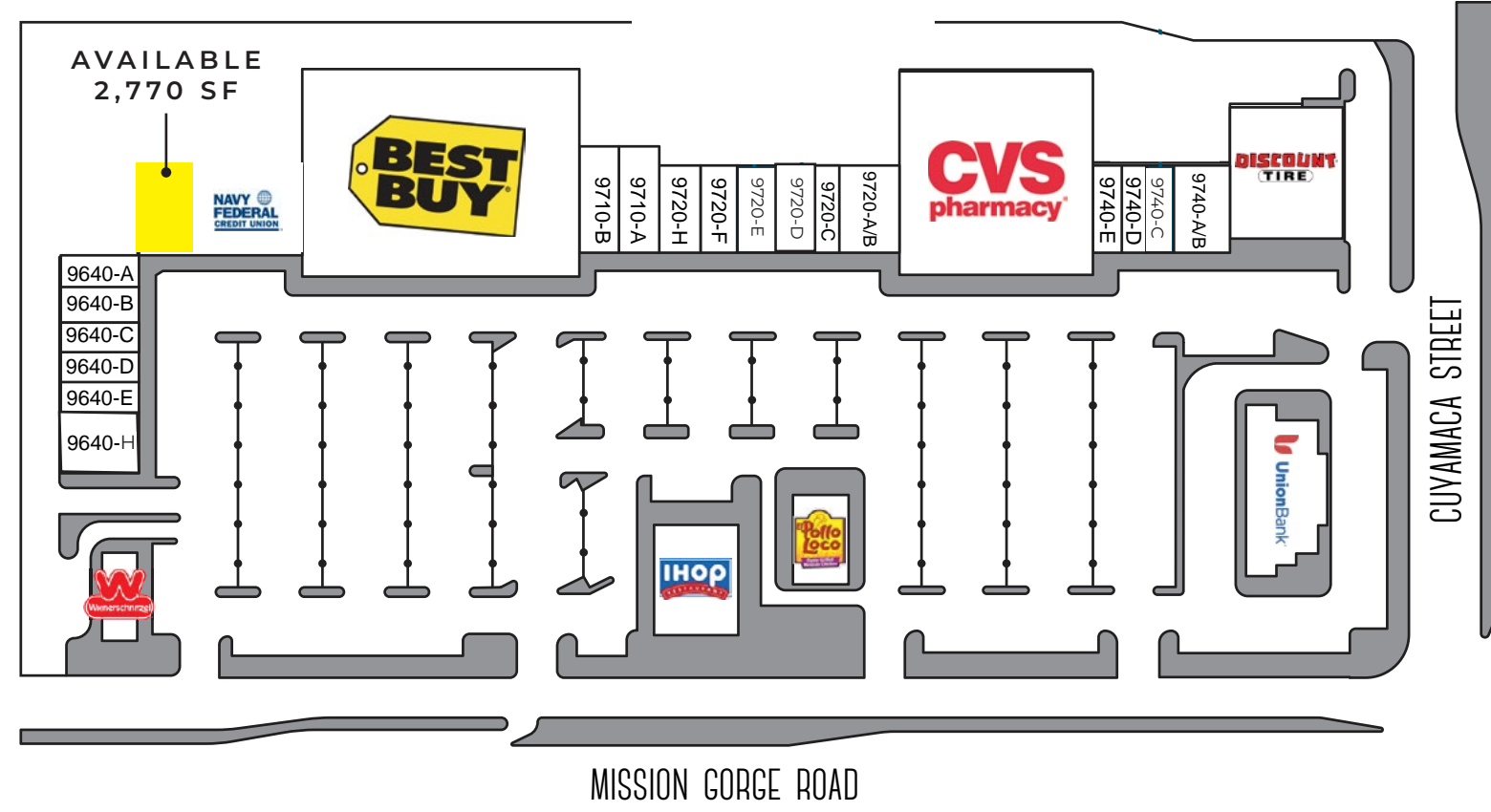
THE CITY OF SANTEE is located in East San Diego County and has been a dominant retail submarket for many years. Boasting daytime population in the retail, industrial, and construction sectors, as well as strong residential densities due to many master-planned communities, Santee is considered one of the better trade areas in San Diego County for retailers and restaurants.

Mission Gorge Rd is the major commercial artery that runs through the city of Santee and sees up to 60,000 cars per day at certain intersections. Hosting retailers such as Target, Walgreens, TJ Maxx, Best Buy, CVS, Sprouts, VONS, Costco, and others has allowed Mission Gorge Rd to be the main attraction within the city. Residents from Santee and neighboring cities to the east and south all frequent the commercial corridor for their daily need shopping.



S A N T E E
D E M O G R A P H I C S

	1 MI	3 MI	5 MI
POPULATION	11,267	105,369	279,212
AVERAGE HH INCOME	\$73,805	\$84,380	\$79,153
DAYTIME POPULATION	21,948	104,367	249,422



SUITE	TENANT
9640-A	Williams Jewelers
9640-B	Postal Annex
9640-C	Ahi Poke
9640-D	Debbie's Salon
9640-E	Style Cleaner
9640-H	Grossmont Imaging
9660-A	Navy Federal CU
9660-B	AVAILABLE 2,770 SF

SUITE	TENANT
9710-B	All 4 Pets
9720-A	Mario's Clothing
9720-H	Leslie's Pools
9720-F	H & R Block
9720-E	Bagels & Donuts
9720-D	Thai Restaurant

SUITE	TENANT
9720-A/B	Okawa Steakhouse & Sushi
9720-C	Little Caesar's Pizza
9740-E	Candlelight Florist
9740-D	Kravings Fruitbar
9740-C	iNails
9740-A/B	Lucky Chinese Food



MISSION
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SQUARE

9660

NAVY 
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