

9711 - 9771 MISSION GORGE ROAD, SANTEE, CA 92071

PLAZA DE CUYAMACA

For Lease - 1,200 SF - 2,397 SF



FOR LEASE - 2,397 (DIVISIBLE TO 2,000 SF) SF IN A RETAIL ANCHORED CENTER

CBRE

property info



Located in the heart of **Santee** at the Cuyamaca (**34,051 cars per day**) and Mission Gorge (**34,870 cars per day**) signalized intersection



Ideally positioned at the signalized “main” and “main” intersection of the Santee trade area



Santee is one of San Diego’s **fastest growing communities**



Excellent visibility and **accessibility** from Mission Gorge Road & Cuyamaca Street



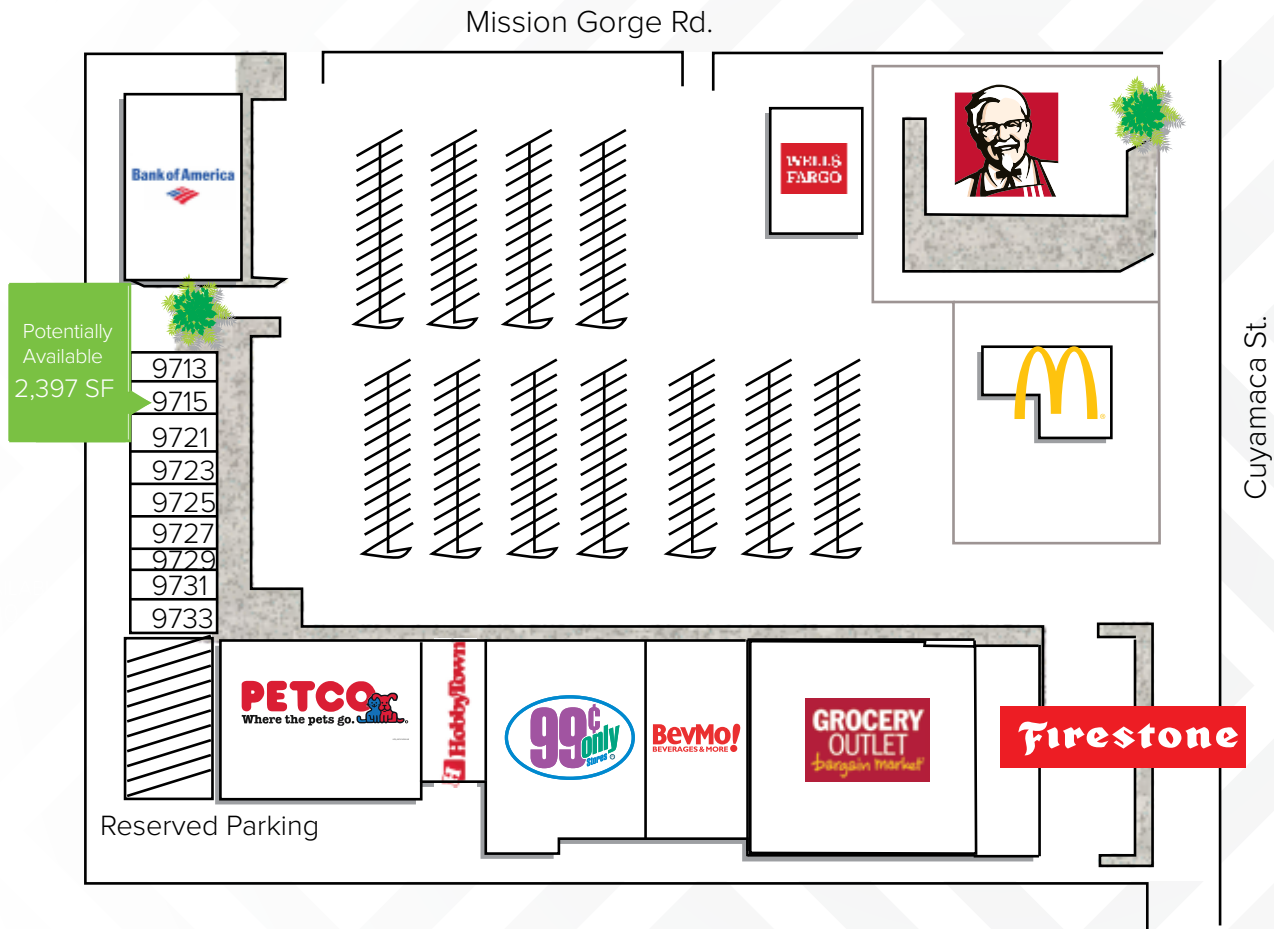
Strong co-anchor tenants: **Petco, BevMo!, 99 Cents Only, Grocery Outlet, (Now Open!), Bank of America, McDonald’s and KFC**



52 freeway on/off ramps located directly behind the property on Cuyamaca



site plan



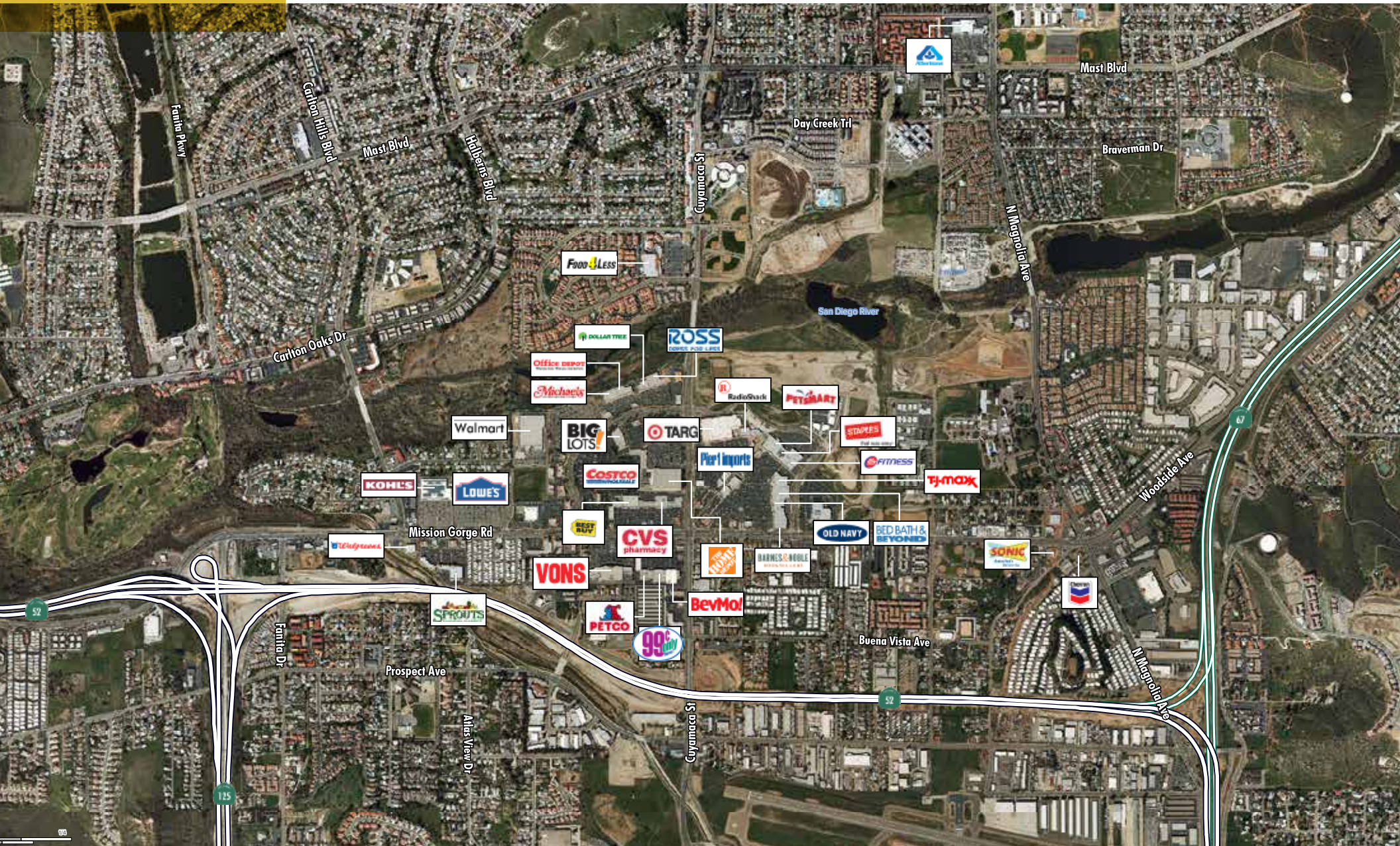
availability

Suite	Tenant	Sq. Ft
9711	Bank of America	7,920
9713	Submarina	980
*9715	Cottonwood Dental <i>Potentially Available</i>	2,397
9721	Beyond Pilates	1,500
9723	Fantastic Sams	1,500
9725	Leela Thai	1,500
9727	Optometrist	1,500
9729	Nail Salon	960
9731	Smoke Shop	1,440
9733	Barber Shop	1,220
9745	Petco	14,400
9747	Hobby Town	4,000
9751	99 Cents Only	15,002
9753	BevMo!	9,541
9759	Grocery Outlet	21,440
9763	Firestone	4,400
9771	Wells Fargo	5,473

* Do not disturb tenant



aerial



demographics

Population	1 Mile	3 Miles	5 Miles
2016 Population	11,606	102,087	271,602
2021 Population	12,317	107,586	285,352
2010 Population	10,909	97,301	259,708
2000 Population	10,879	95,977	253,152
Percent Pop Change: 2010 to 2016	1.00%	0.77%	0.72%
Percent Pop Change: 2016 to 2021	1.20%	1.05%	0.99%

Households	1 Mile	3 Miles	5 Miles
2016 Households	3,998	37,052	97,976
2021 Households	4,225	38,831	102,372
2010 Households	3,812	35,815	95,135
2000 Households	3,694	34,852	93,844
Percent HH Change: 2010 to 2016	0.77%	0.54%	0.47%
Percent HH Change: 2016 to 2021	1.11%	0.94%	0.88%
Average Household Size	2.82	2.72	2.73

Household Income	1 Mile	3 Miles	5 Miles
2016 Average Household Income	\$72,009	\$80,620	\$75,268
2021 Average Household Income	\$78,258	\$87,658	\$81,613
2016 Median Household Income	\$56,999	\$64,408	\$57,409
2021 Median Household Income	\$63,131	\$74,967	\$62,978
2016 Per Capita Income	\$27,427	\$29,714	\$27,810
2021 Per Capita Income	\$29,532	\$32,067	\$29,906
2016 Per Capita Income	\$24,005	\$30,327	\$27,525

Housing Units	1 Mile	3 Miles	5 Miles
2016 Housing Units	4,198	38,670	103,308
Occupied Units	3,998	37,053	97,977
Vacant Housing Units	200	1,618	5,332
2016 Owner-Occupied Housing Units	2,400	22,932	51,909
2016 Renter-Occupied Housing Units	1,598	14,121	46,068
2016 Median Home Value	\$363,395	\$385,128	\$400,080
2016 Average Home Value	\$380,312	\$398,673	\$417,146





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