

SPACE AVAILABLE | 1,265 + 1,275 SQUARE FEET

For Lease · The Marketplace at Santee

MISSION GORGE RD & CARLTON HILLS BLVD, **SANTEE**, CA



FEATURES

- **1,265 SF and 1,275 SF available**
- The site is located on heavily trafficked Mission Gorge Road. Traffic counts on Mission Gorge Road are approximately 57,515 cars per day.
- Lowe's/Kohl's are located directly across the street with a shared traffic signal.
- Strong demographics in the trade area consist of 85,000 people in a three-mile radius with a median household income of \$60,237 and a daytime population of nearly 40,000.
- Walgreens is open next door with reciprocal access to Carlton Hills Blvd.

- Project was developed by Sudberry Properties, Inc., who has developed over 4 million square feet in San Diego County and is one of the premier developers in the County.
- Highway 52 extension from highway 125 to highway 67 is now complete.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population:	12,548	90,493	267,603
2022 Proj Pop:	13,004	93,153	275,383
Daytime Pop:	20,358	94,106	239,313
Avg HH Income:	\$98,827	\$99,060	\$90,682



RETAIL INSITE



RON PEPPER • 858.523.2085 • rpepper@retailinsite.net

MATT MOSER • 858.523.2096 • mmoser@retailinsite.net

RAQUEL LAMAN • 858.523.2086 • rlaman@retailinsite.net

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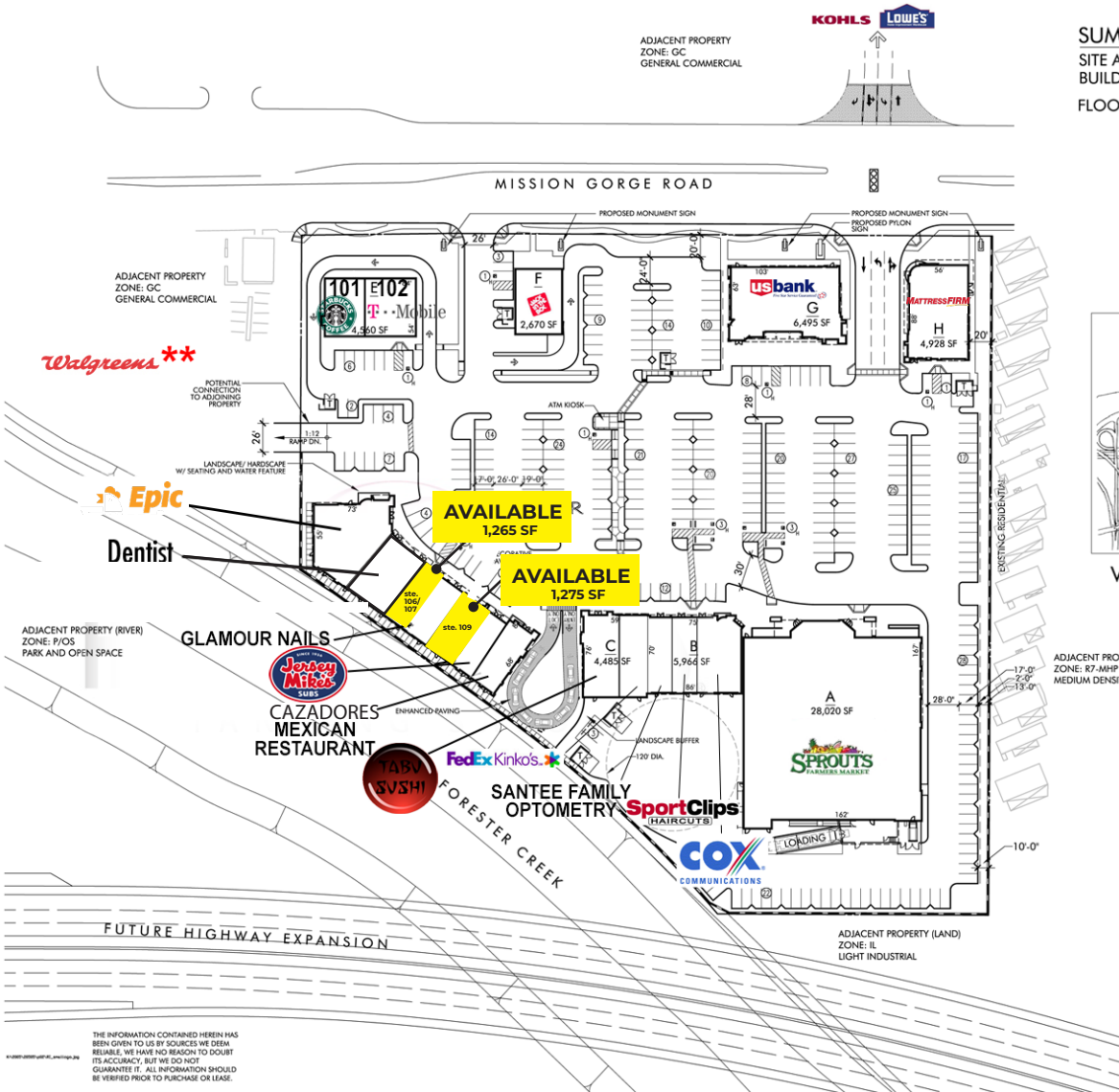


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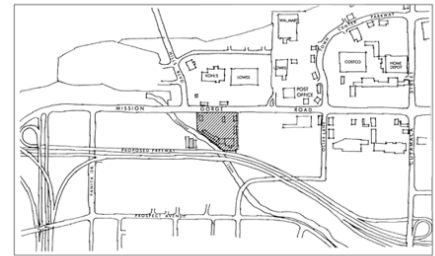
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SITE PLAN- OVERALL



SUMMARY

SITE AREA	7.4 ACRES ±
BUILDING AREA	71,530 SF
FLOOR AREA RATIO	22.1%



VICINITY MAP

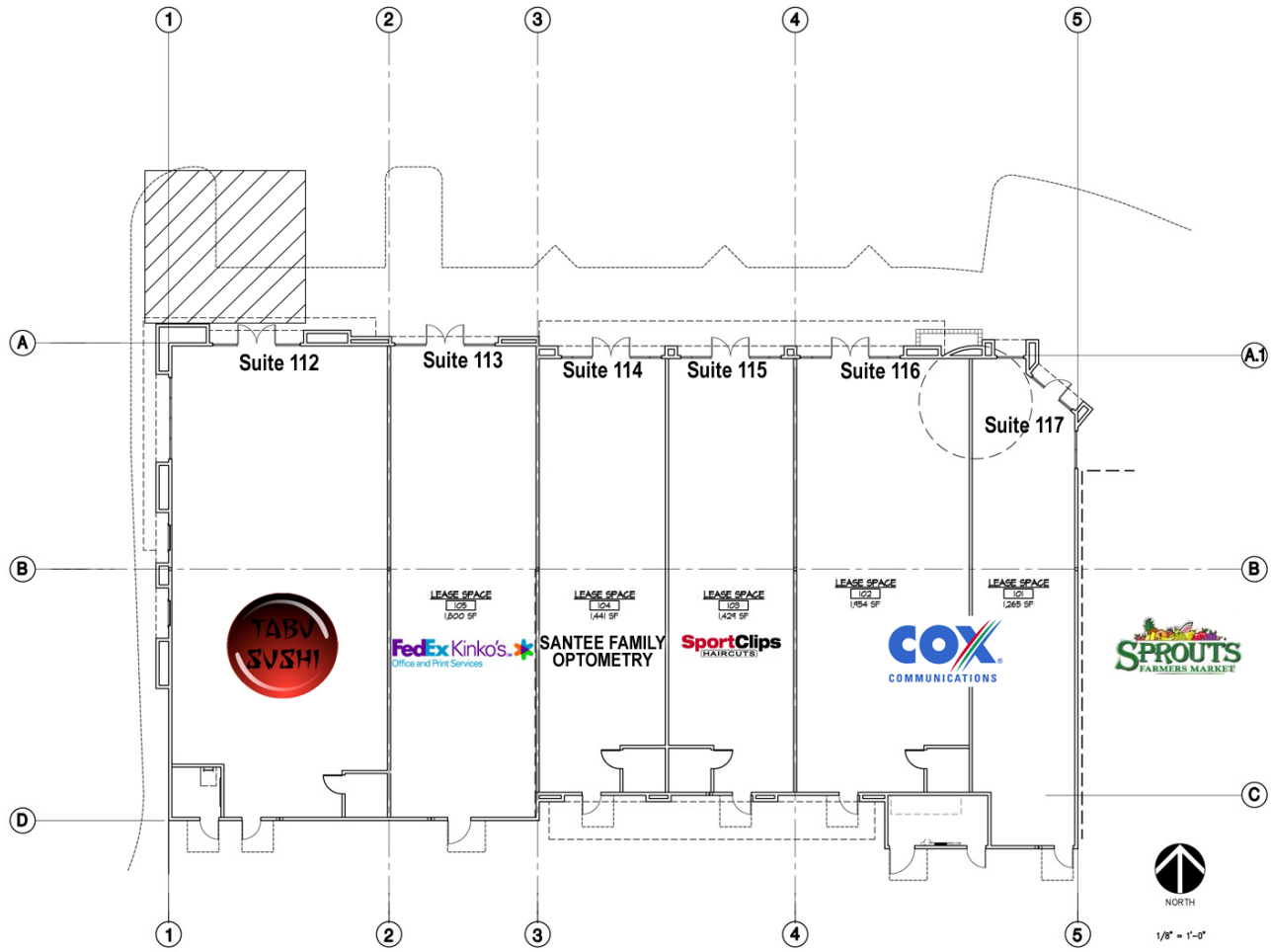
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FLOOR PLAN- B & C



BUILDING BC FLOOR PLAN

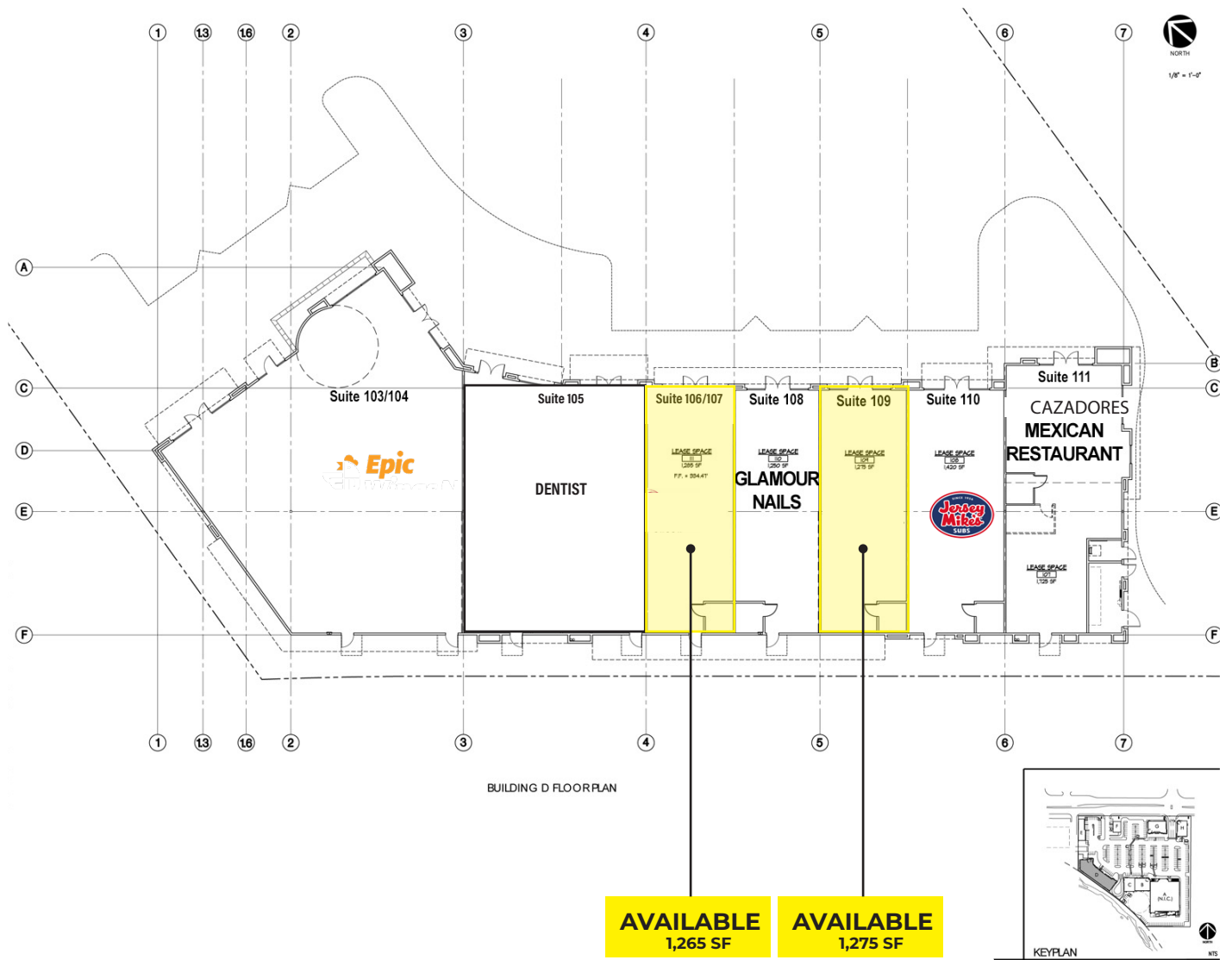


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FLOOR PLAN- D

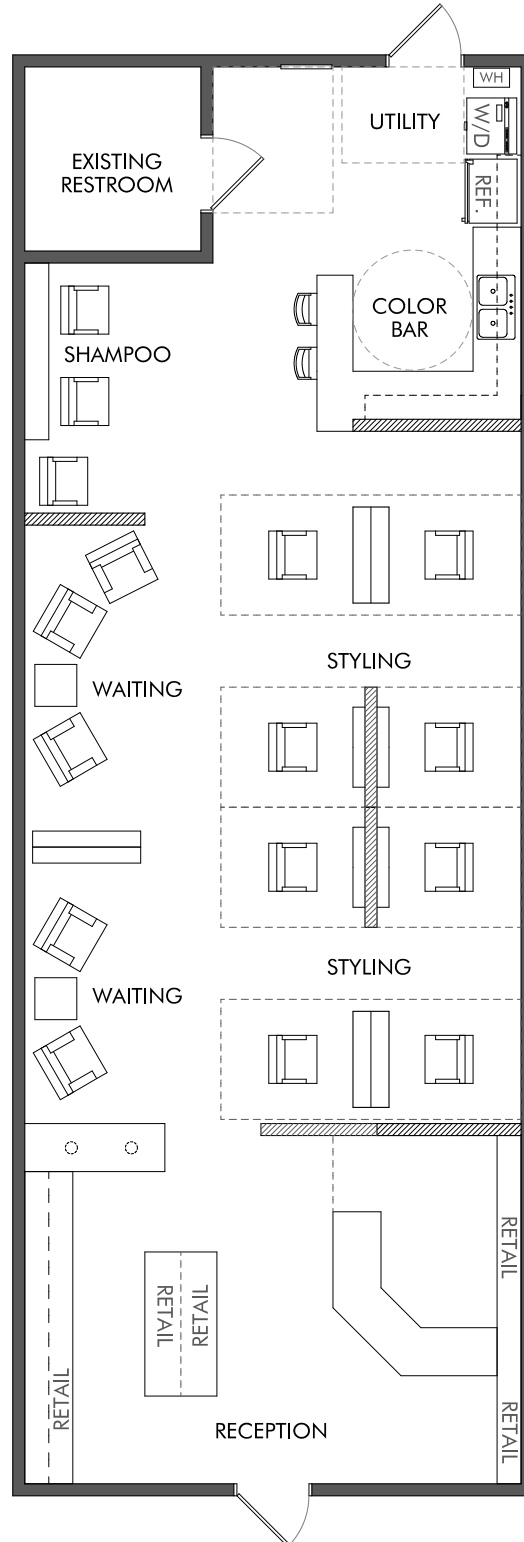


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SUITE 109
1,275 SF



Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Carlton Hills Blvd & Mission Gorge Rd, Santee, California, 92071

POPULATION

	1 mile	3 miles	5 miles
Total Population	12,548	90,493	267,603
Projected Population (2022)	13,004	93,153	275,383

HOUSING

	1 mile	3 miles	5 miles
Total Households	4,556	33,454	98,691
Projected Total Households (2022)	4,718	34,380	101,320

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$81,980	\$80,362	\$68,854
Average Household Income	\$98,827	\$99,060	\$90,682
Per Capita Income	\$35,424	\$36,746	\$33,453
Median Disposable Income	\$64,143	\$63,610	\$55,776
Average Disposable Income	\$75,475	\$75,789	\$69,307

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	20,358	94,106	239,313
Daytime Population Workers	14,291	50,245	101,072
Daytime Population Residents	6,067	43,861	138,241

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	9,864 78.62%	70,594 78.01%	195,263 72.97%
Black or African American	261 2.08%	2,811 3.11%	12,868 4.81%
American Indian & Alaska Native Population	99 0.79%	665 0.73%	2,044 0.76%
Asian Population	691 5.51%	4,089 4.52%	11,913 4.45%
Pacific Islander Population	70 0.56%	466 0.51%	1,276 0.48%
Other Race Population	769 6.13%	6,077 6.72%	25,976 9.71%
Population of Two or More Races	793 6.32%	5,791 6.40%	18,263 6.82%
Hispanic Population	2,501 19.93%	18,162 20.07%	66,360 24.80%
Non-Hispanic Population	10,047 80.07%	72,331 79.93%	201,243 75.20%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,002 22.95%	13,686 21.35%	34,601 18.61%
Graduate/Professional Degree	1,004 11.51%	6,684 10.43%	19,329 10.40%

AGE

	1 mile	3 miles	5 miles
Median Age	38.4	39.0	37.7