

**VACANT CORNER LOT
OFFICE/RESTAURANT PAD
9755 Cuyamaca Street Santee, CA 92071**

**For
Lease**



**Commercial corner lot at the
signalized intersection of
Cuyamaca and Mast Streets**

**Lot SF 21,136
Lot Acreage 0.6**

**Perfect location for
-Office or Medical building
-Restaurant (see zoning)*
-Health Club/Small Retail***



Mike Habib, CCIM,
619.463-6600 Office
619-985-2827 Cell
Cal BRE Lic. 00694258

Alice Kulikowski
619.463-6600 Office
619-315-7383 Cell
Cal BRE Lic. 01786944



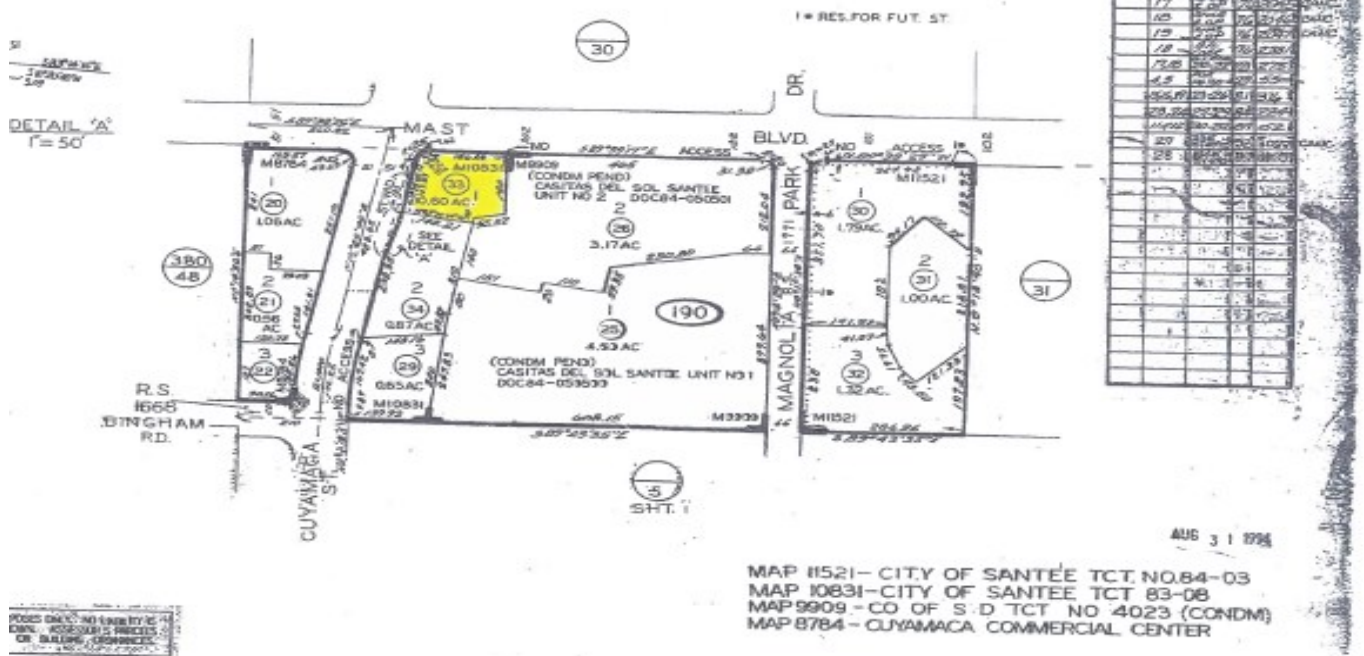
NRT

9332 Fuerte Drive, La Mesa, CA 91941

9755 Cuyamaca Street Santee, CA 92071



APN# 381-190-33



Mike Habib, CCIM,
 619.463-6600 Office
 619-985-2827 Cell
 Cal BRE Lic. 00694258

Alice Kulikowski
 619.463-6600 Office
 619-315-7383 Cell
 Cal BRE Lic. 01786944



9755 Cuyamaca Street Santee, CA 92071

OP

OP- OFFICE PROFESSIONAL

Located in close relationship to General Commercial facilities, it is intended for the encouragement of high technology, medical, dental, law or other professional offices which are located and designated as consolidated complexes. Commercial uses contemplated as part of this category include business support services and support restaurant and medical services.



Office/Professional District Permitted Uses
(For a complete list with detail see zoning documentation)

- Administrative/Executive/Clerical/Professional
- Bail Bonds
- Financial services & institutions
- Medical, dental & health related administrative (non-animal) (See zoning doc for detailed info)
- Art, music and photographic studios and/or supply stores
- Barber or beauty shops and/or supplies
- Blueprint/copy services
- Book, gift/stationery stores (non-adult related material.)
- Retail Cleaning/pressing establishments
- Drug stores & pharmacies
- Political & philanthropic headquarters
- Florist shops
- Food/Beverage Sales/service: accessory (see zoning document for further details)
- Interior decorating services
- Newspaper/magazine stores
- Office/business machine stores
- Paid commercial parking facilities
- Printing/publishing
- School, business or trade (activities indoors only)
- Small collection facility
- Tailor or seamstress
- Travel Agencies
- Post office/Library
- Art galleries/museums

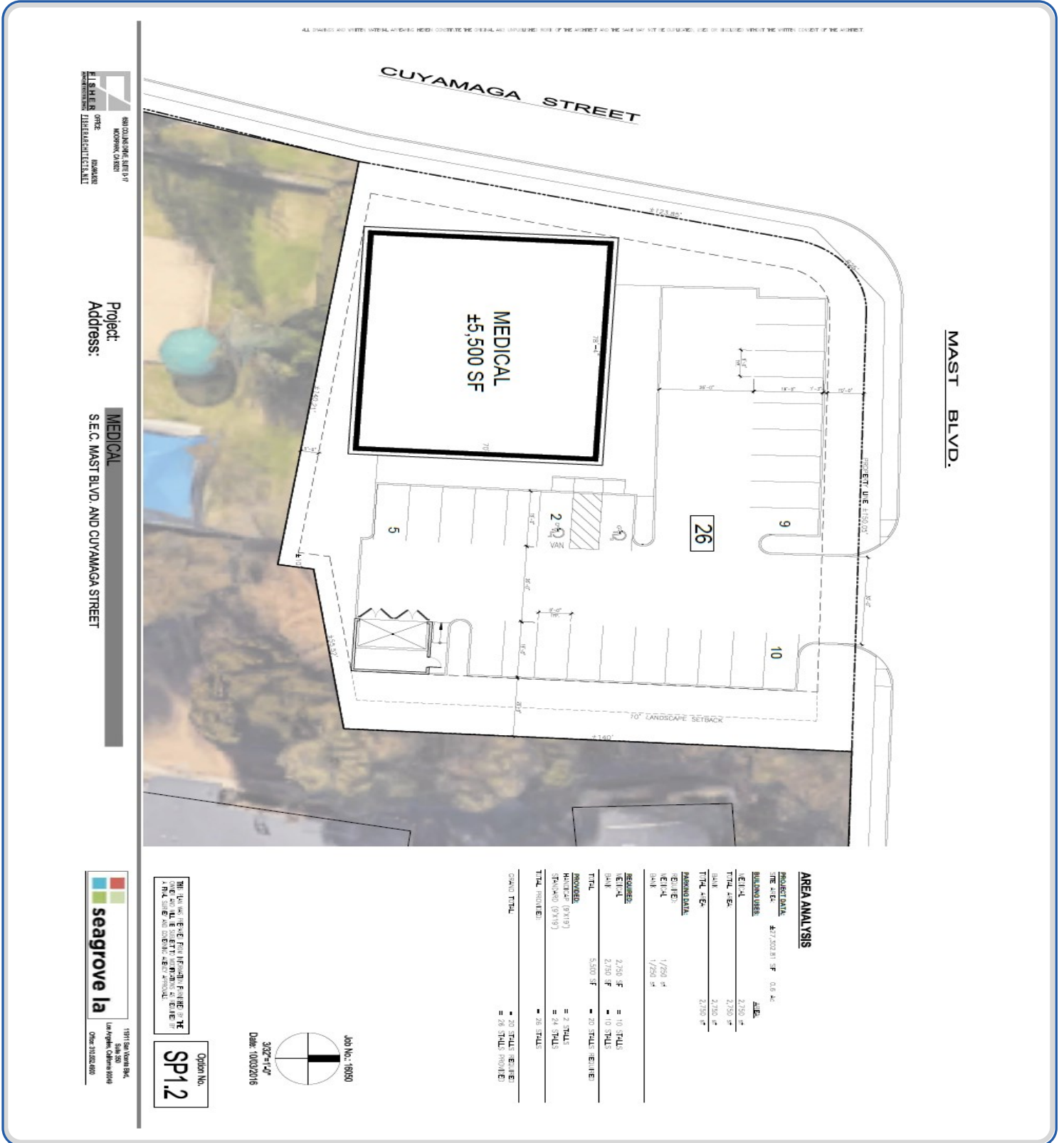
Mike Habib, CCIM,
619.463-6600 Office
619-985-2827 Cell
Cal BRE Lic. 00694258

Alice Kulikowski
619.463-6600 Office
619-315-7383 Cell
Cal BRE Lic. 01786944



NRT

9755 Cuyamaca Street Santee, CA 92071

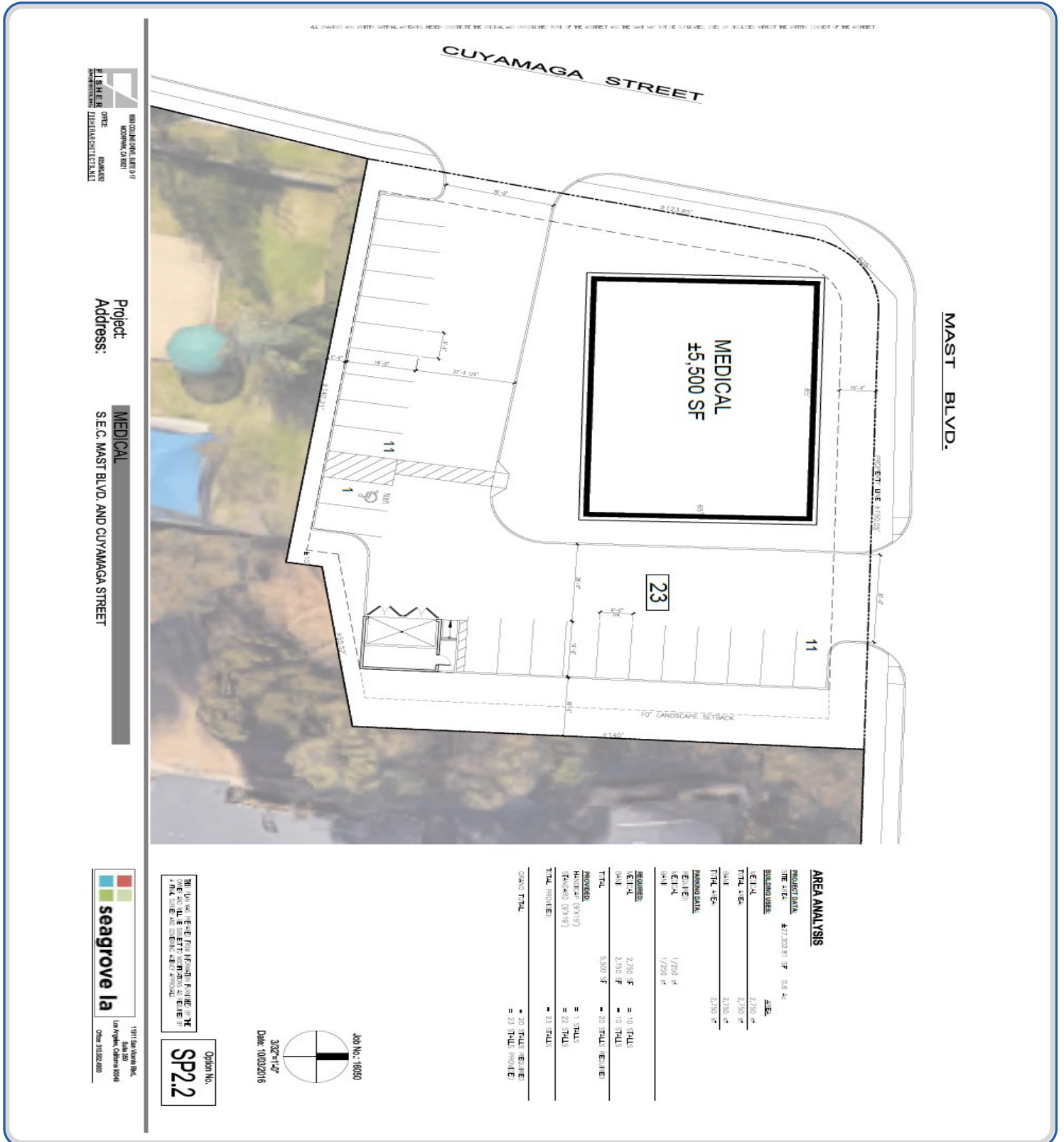


Mike Habib, CCIM,
619.463-6600 Office
619-985-2827 Cell
Cal BRE Lic. 00694258

Alice Kulikowski
619.463-6600 Office
619-315-7383 Cell
Cal BRE Lic. 01786944



9755 Cuyamaca Street Santee, CA 92071



FLSHER
ARCHITECTURE
OFFICE
11500 S. GARDEN STREET
SANTA ANA, CA 92705
TEL: 714.271.2222

Project:
Address:
MEDICAL
S.E.C. MAST BLVD. AND CUYAMACA STREET

seagrove la
1915 Seagrove Blvd.
Los Angeles, California 90048
Office: 310.552.8899

Option No.
SP22

Job No.: 18050
3/27/14
Date: 10/02/2016

AREA ANALYSIS

PROJECT DATA
SITE AREA: 2,712,000 SQ. FT. 0.6 AC.
BUILDING AREA: 5,500
TOTAL AREA: 2,717,500

REQUIREMENTS
TOTAL: 5,500 SF = 20 STALLS (REQUIRE)
REMOVED: 1 STALL
REMOVED: 22 STALLS
TOTAL PROJECT: 23 STALLS

COMPUTED TOTAL: 20 TOTAL (REQUIRE)
23 TOTAL (PROJECT)

Mike Habib, CCIM,
619.463-6600 Office
619-985-2827 Cell
Cal BRE Lic. 00694258

Alice Kulikowski
619.463-6600 Office
619-315-7383 Cell
Cal BRE Lic. 01786944

COLDWELL BANKER COMMERCIAL
NRT

9755 Cuyamaca Street Santee, CA 92071



Daily Traffic Counts:

Cuyamaca Street 21,250
Mast Street 32,950

***Zoning: "Office -Professional"**
Santee Dept. of Development Services
See 17.12.030
Commercial and Office Use Regulations



Mike Habib, CCIM,
619.463-6600 Office
619-985-2827 Cell
Cal BRE Lic. 00694258

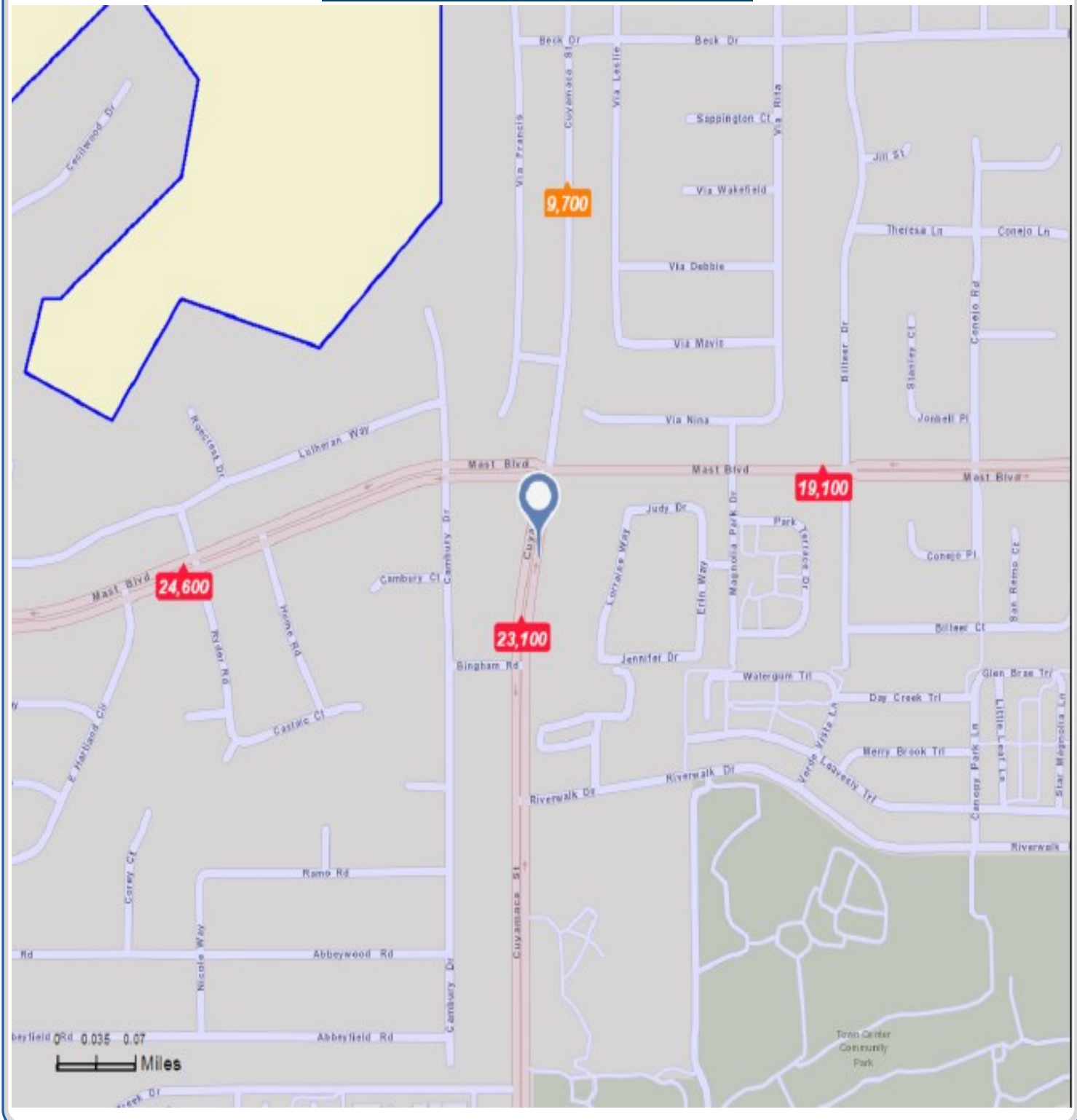
Alice Kulikowski
619.463-6600 Office
619-315-7383 Cell
Cal BRE Lic. 01786944



NRT

9755 Cuyamaca Street Santee, CA 92071

Traffic Count Map - Close Up



Mike Habib, CCIM,
619.463-6600 Office
619-985-2827 Cell
Cal BRE Lic. 00694258

Alice Kulikowski
619.463-6600 Office
619-315-7383 Cell
Cal BRE Lic. 01786944



NRT

9755 Cuyamaca Street Santee, CA 92071

Restaurant Market Potential

Demographic Summary	2016	2021	
Population	28,681	30,088	
Population 18+	22,243	23,576	
Households	9,748	10,184	
Median Household Income	\$78,797	\$88,871	
Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	17,352	78.0%	105
Went to family restaurant/steak house 4+ times/mo	6,585	29.6%	108
Spent at family rest/steak hse last 6 months: <\$31	1,085	4.9%	69
Spent at family rest/steak hse last 6 months: \$31-50	1,815	8.2%	99
Spent at family rest/steak hse last 6 months: \$51-100	3,473	15.6%	103
Spent at family rest/steak hse last 6 months: \$101-200	3,186	14.3%	120
Spent at family rest/steak hse last 6 months: \$201-300	1,421	6.4%	118
Spent at family rest/steak hse last 6 months: \$301+	1,794	8.1%	110
Family restaurant/steak house last 6 months: breakfast	2,694	12.1%	97
Family restaurant/steak house last 6 months: lunch	4,109	18.5%	98
Family restaurant/steak house last 6 months: dinner	11,100	49.9%	107
Family restaurant/steak house last 6 months: snack	353	1.6%	83
Family restaurant/steak house last 6 months: weekday	7,110	32.0%	105
Family restaurant/steak house last 6 months: weekend	9,737	43.8%	106
Fam rest/steak hse/6 months: Applebee's	5,492	24.7%	104
Fam rest/steak hse/6 months: Bob Evans Farms	611	2.7%	75
Fam rest/steak hse/6 months: Buffalo Wild Wings	2,045	9.2%	108
Fam rest/steak hse/6 months: California Pizza Kitchen	891	4.0%	119
Fam rest/steak hse/6 months: Carrabba's Italian Grill	651	2.9%	94
Fam rest/steak hse/6 months: The Cheesecake Factory	1,849	8.3%	127
Fam rest/steak hse/6 months: Chili's Grill & Bar	2,971	13.4%	110
Fam rest/steak hse/6 months: CiCi's Pizza	798	3.6%	92
Fam rest/steak hse/6 months: Cracker Barrel	2,045	9.2%	91
Fam rest/steak hse/6 months: Denny's	2,317	10.4%	113
Fam rest/steak hse/6 months: Golden Corral	1,366	6.1%	76
Fam rest/steak hse/6 months: IHOP	3,032	13.6%	122
Fam rest/steak hse/6 months: Logan's Roadhouse	619	2.8%	81
Fam rest/steak hse/6 months: LongHorn Steakhouse	1,051	4.7%	99
Fam rest/steak hse/6 months: Old Country Buffet	372	1.7%	97
Fam rest/steak hse/6 months: Olive Garden	4,109	18.5%	107
Fam rest/steak hse/6 months: Outback Steakhouse	2,488	11.2%	118
Fam rest/steak hse/6 months: Red Lobster	2,776	12.5%	104
Fam rest/steak hse/6 months: Red Robin	1,632	7.3%	120
Fam rest/steak hse/6 months: Ruby Tuesday	1,344	6.0%	99
Fam rest/steak hse/6 months: Texas Roadhouse	1,427	6.4%	85
Fam rest/steak hse/6 months: T.G.I. Friday's	2,203	9.9%	131
Fam rest/steak hse/6 months: Waffle House	942	4.2%	80
Went to fast food/drive-in restaurant in last 6 mo	20,265	91.1%	101
Went to fast food/drive-in restaurant 9+ times/mo	9,128	41.0%	104
Spent at fast food/drive-in last 6 months: <\$11	734	3.3%	77
Spent at fast food/drive-in last 6 months: \$11-\$20	1,709	7.7%	104
Spent at fast food/drive-in last 6 months: \$21-\$40	2,407	10.8%	92
Spent at fast food/drive-in last 6 months: \$41-\$50	1,551	7.0%	92
Spent at fast food/drive-in last 6 months: \$51-\$100	3,955	17.8%	107
Spent at fast food/drive-in last 6 months: \$101-\$200	2,889	13.0%	108
Spent at fast food/drive-in last 6 months: \$201+	2,845	12.8%	105

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

Mike Habib, CCIM,
619.463-6600 Office
619-985-2827 Cell
Cal BRE Lic. 00694258

Alice Kulikowski
619.463-6600 Office
619-315-7383 Cell
Cal BRE Lic. 01786944



NRT

Retail Market Potential

Demographic Summary	2016	2021
Population	28,681	30,088
Population 18+	22,243	23,576
Households	9,748	10,184
Median Household Income	\$78,797	\$88,871

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	10,562	47.5%	100
Bought any women's clothing in last 12 months	9,851	44.3%	101
Bought clothing for child <13 years in last 6 months	6,382	28.7%	104
Bought any shoes in last 12 months	12,225	55.0%	102
Bought costume jewelry in last 12 months	4,088	18.4%	94
Bought any fine jewelry in last 12 months	4,118	18.5%	101
Bought a watch in last 12 months	2,425	10.9%	99
Automobiles (Households)			
HH owns/leases any vehicle	8,822	90.5%	106
HH bought/leased new vehicle last 12 mo	1,083	11.1%	118
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	19,915	89.5%	105
Bought/changed motor oil in last 12 months	10,564	47.5%	97
Had tune-up in last 12 months	7,223	32.5%	108
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	15,440	69.4%	106
Drank regular cola in last 6 months	9,546	42.9%	96
Drank beer/ale in last 6 months	9,831	44.2%	104
Cameras (Adults)			
Own digital point & shoot camera	6,732	30.3%	104
Own digital single-lens reflex (SLR) camera	2,159	9.7%	113
Bought any camera in last 12 months	1,290	5.8%	102
Printed digital photos in last 12 months	630	2.8%	97
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	8,394	37.7%	104
Have a smartphone	14,106	63.4%	108
Have a smartphone: Android phone (any brand)	6,227	28.0%	104
Have a smartphone: Apple iPhone	6,505	29.2%	113
Number of cell phones in household: 1	2,387	24.5%	76
Number of cell phones in household: 2	3,712	38.1%	102
Number of cell phones in household: 3+	3,307	33.9%	133
HH has cell phone only (no landline telephone)	3,358	34.4%	82
Computers (Households)			
HH owns a computer	8,262	84.8%	110
HH owns desktop computer	5,125	52.6%	116
HH owns laptop/notebook	5,788	59.4%	109
HH owns any Apple/Mac brand computer	1,706	17.5%	116
HH owns any PC/non-Apple brand computer	7,293	74.8%	110
HH purchased most recent computer in a store	4,040	41.4%	110
HH purchased most recent computer online	1,337	13.7%	105
Spent <\$500 on most recent home computer	1,413	14.5%	100
Spent \$500-\$999 on most recent home computer	2,041	20.9%	110
Spent \$1,000-\$1,499 on most recent home computer	1,061	10.9%	115
Spent \$1,500-\$1,999 on most recent home computer	495	5.1%	111
Spent \$2,000+ on most recent home computer	397	4.1%	104

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2016 and 2021.

Mike Habib, CCIM,
 619.463-6600 Office
 619-985-2827 Cell
 Cal BRE Lic. 00694258

Alice Kulikowski
 619.463-6600 Office
 619-315-7383 Cell
 Cal BRE Lic. 01786944



NRT