

MISSION CREEK

9420-9440 CUYAMACA ST.
SANTEE, CA 92071

RETAIL SPACE FOR LEASE

±63,987 SF Neighborhood Shopping Center



864 SQUARE FEET AVAILABLE

PROPERTY FEATURES

- Grocery anchored by Food-4-Less with proposed addition of Kroger Fuel Center.
- Located at the north west corner of Cuyamaca Street and River Park Drive, approximately half-mile from on/off ramp of State Route 52.
- Across from Santee Sports-Plex and Town Center Community Park with strong demographics of over 83,000 people in a 3-mile radius.
- Part of the master planned Santee Town Center which encompasses over a million square feet of retail and national tenants such as Costco, Target, Walmart, Home Depot, Lowe's, Kohl's, Bed Bath & Beyond, Best Buy and many more.

TRAFFIC COUNTS (2010, SANDAG)

- ±26,800 Average Daily Traffic on Cuyamaca Street in between Mast Boulevard and Town Center Parkway

DEMOGRAPHICS (2014, CLARITAS)

	1 MILE	3 MILES	5 MILES
2014 EST. TOTAL POPULATION	17,546	83,746	244,586
DAYTIME POPULATION	11,042	38,277	76,460
2014 EST. AVG. HOUSEHOLD INCOME	\$74,316	\$76,461	\$69,089



For more information, please contact:

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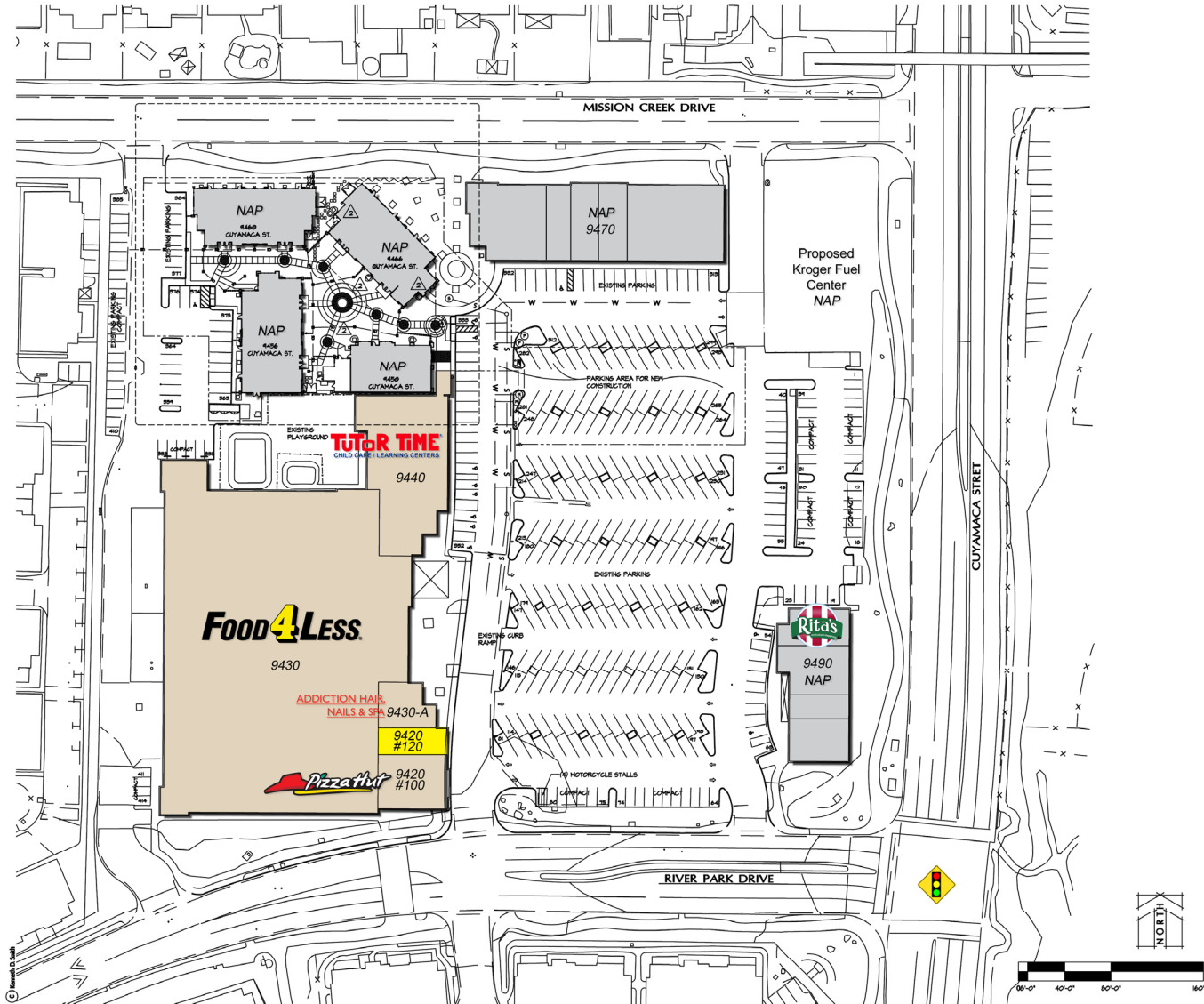
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MISSION CREEK: 9420-9440 CUYAMACA STREET, SANTEE, CA

Neighborhood Shopping Center for Lease

864 SF
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SUITE	TENANT	SQ. FT.
9420 #100	Pizza Hut	-
9420 #120	Available	864 SF
9430	Food-4-Less	-
9430 A	Addiction Hair, Nails & Spa	-
9440	Tutor Time Learning Center	-



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MISSION CREEK: 9340-9448 CUYAMACA STREET, SANTEE, CA

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EL CAJON

LA MESA

SAN CARLOS

SANTEE TROLLEY CENTER
Target
Bed Bath & Beyond
Barnes & Noble
Pier 1
Party City
Petsmart
Staples
TJ Maxx
24 HR Fitness
Old Navy

MISSION GORGE SQ.
Best Buy
CVS/Pharmacy

PLAZA DE CUYAMACA
Petco
99 Cents Only
Grocery Outlet
BevMo!

SANTEE VILLAGE
Vons

SANTEE TOWN CENTER II

GROSSMONT COLLEGE

CALIFORNIA 125

THE MARKETPLACE AT SANTEE
Sprouts Farmers Market

CALIFORNIA 52

CALIFORNIA 52

LOWE'S

KOHL'S

CUYAMACA ST

PROPOSED
RIVERVIEW
Corporate HQ/R&D, Office & Medical Buildings
Part of a 1.9M square feet, master-planned, mixed-use campus.

SANTEE TOWN CENTER SOUTH
Home Depot
Chuze Fitness

SANTEE TOWN CENTER NORTH
Office Depot
Michaels
Ross
Dollar Tree

SITE
MISSION CREEK SHOPPING CENTER
Food 4 Less

TOWN CENTER COMMUNITY PARK

CUSHMAN & WAKEFIELD