



# The Marketplace at Santee

MISSION GORGE RD & CARLTON HILLS BLVD, SANTEE, CA

**100% LEASED**

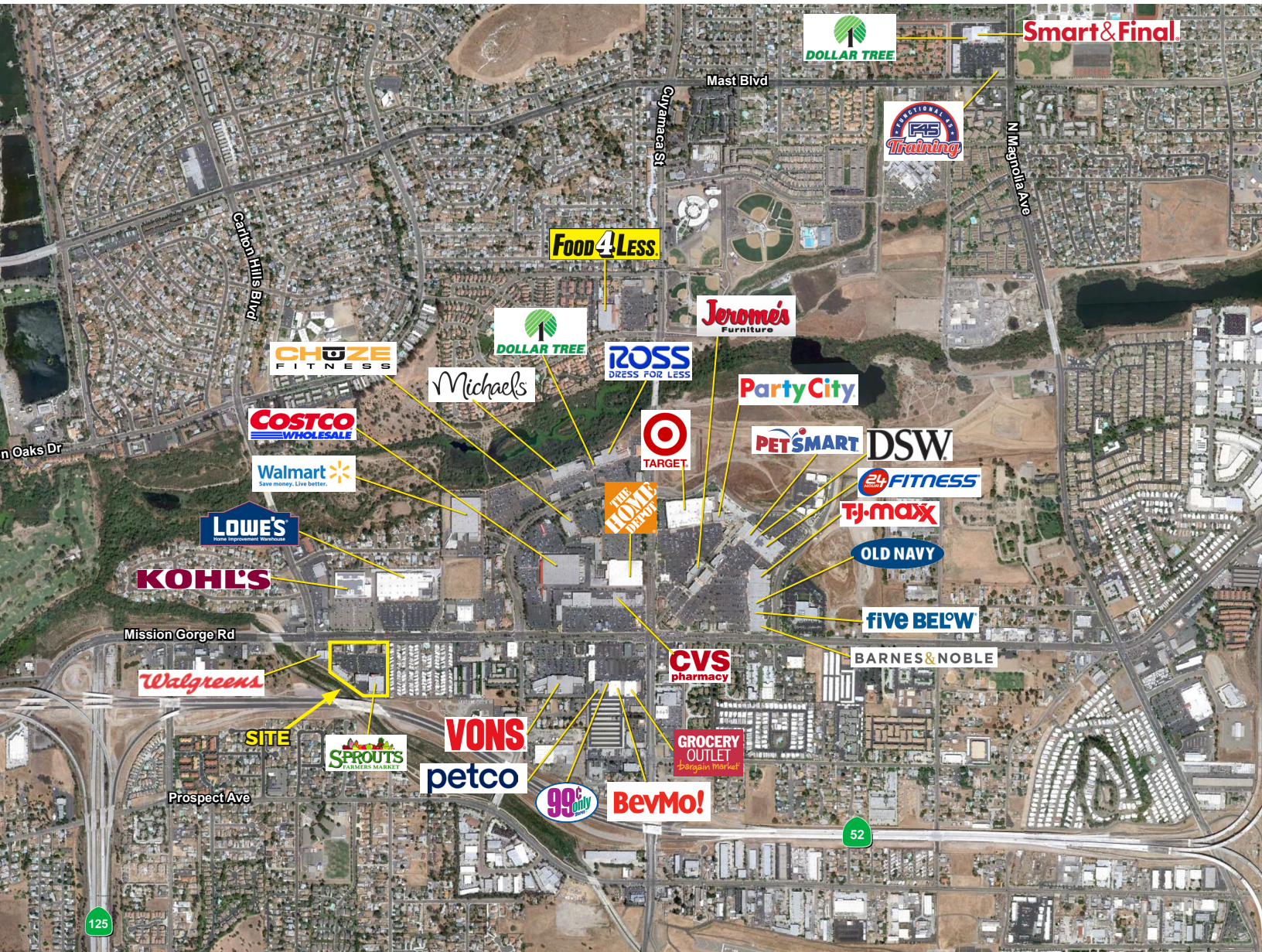


**RETAIL INSITE**



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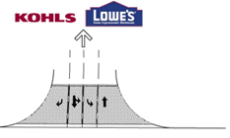
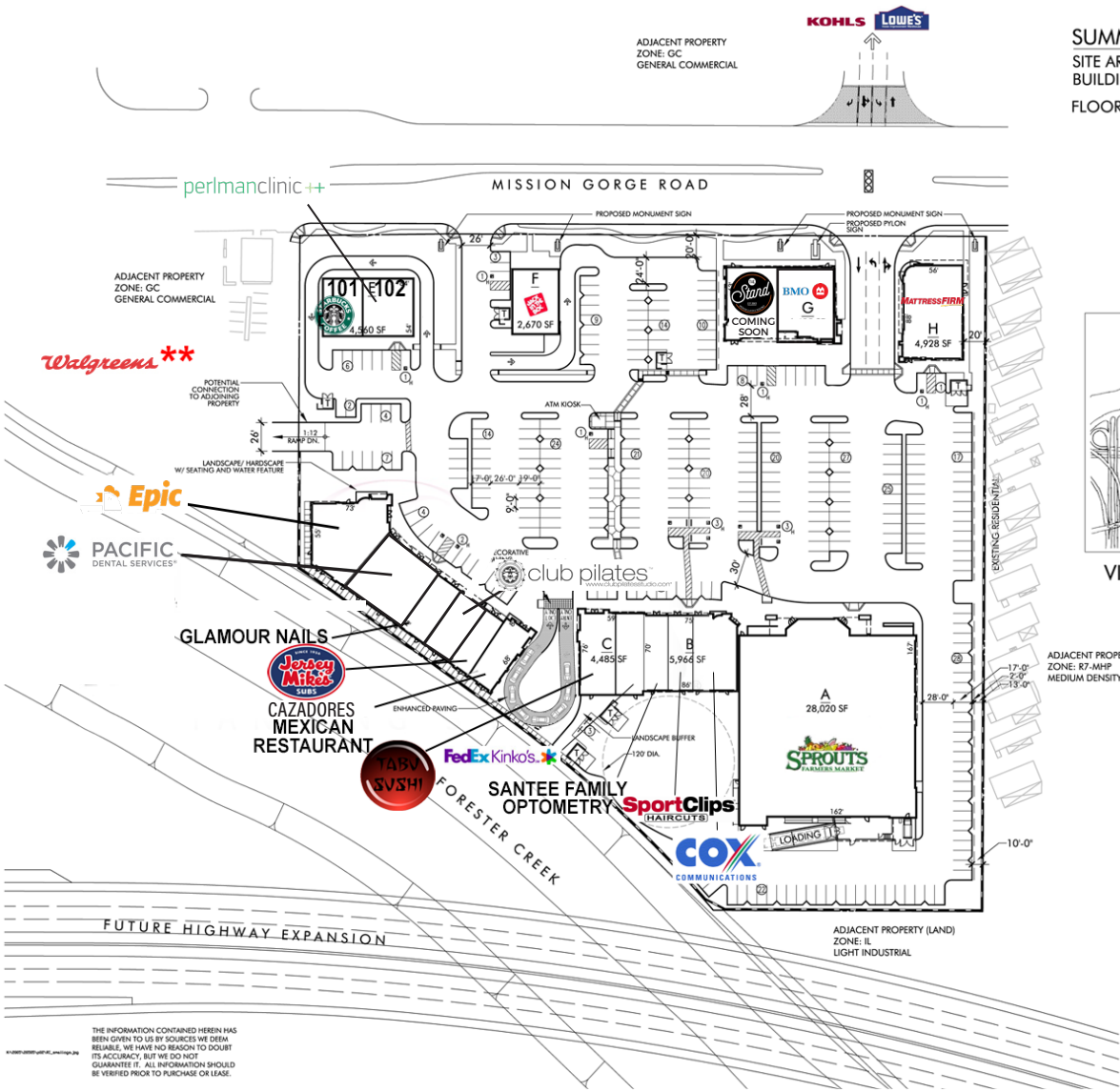
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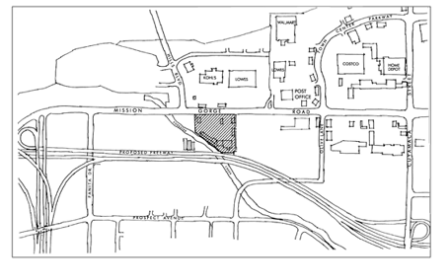
## PROPERTY HIGHLIGHTS

- 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 100,000 people in a three-mile radius with a median household income of \$120,000 and a daytime population of nearly 99,000.
- 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.





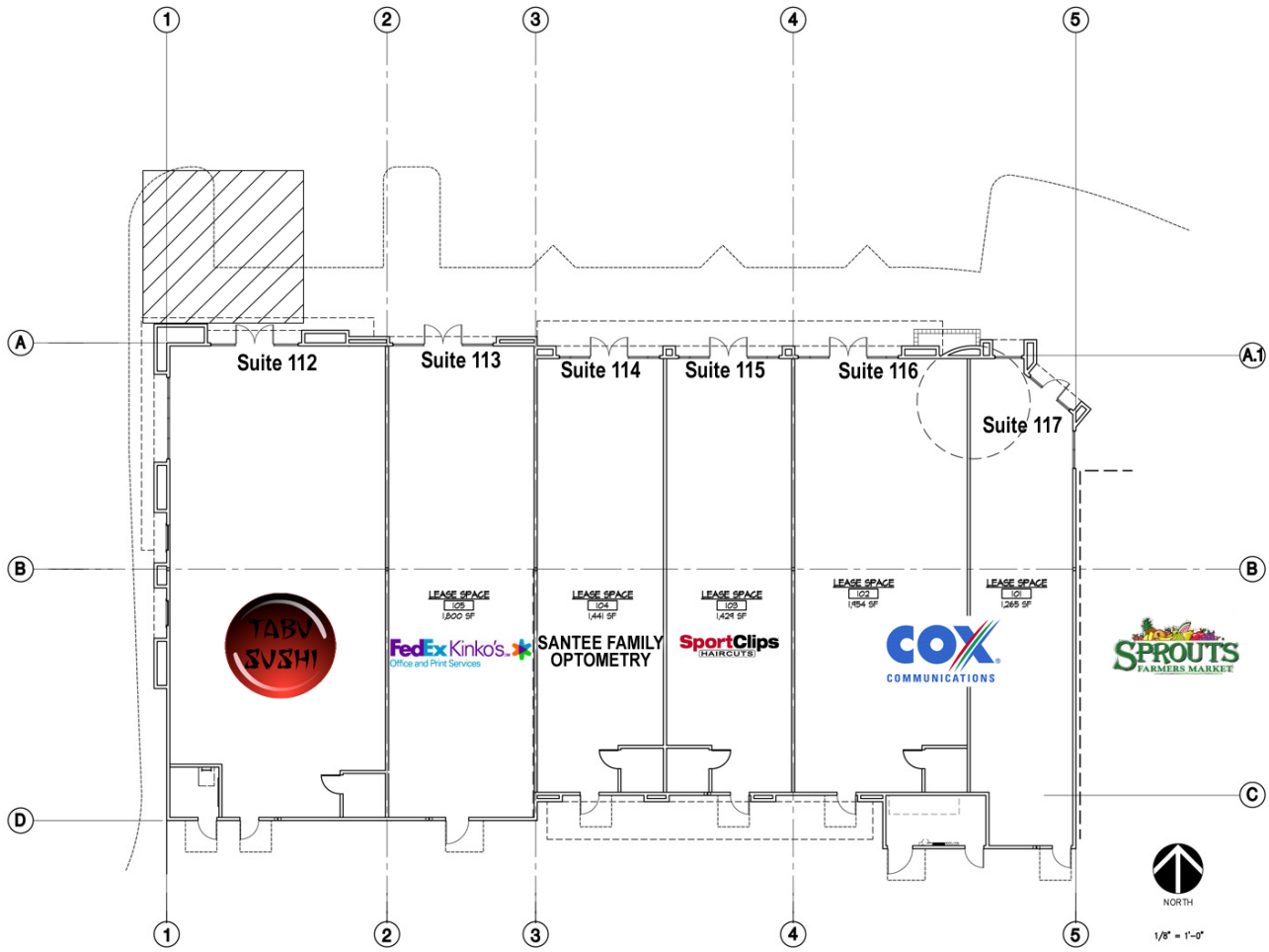
SUMMARY	
SITE AREA	7.4 ACRES ±
BUILDING AREA	71,530 SF
FLOOR AREA RATIO	22.1%



VICINITY MAP

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

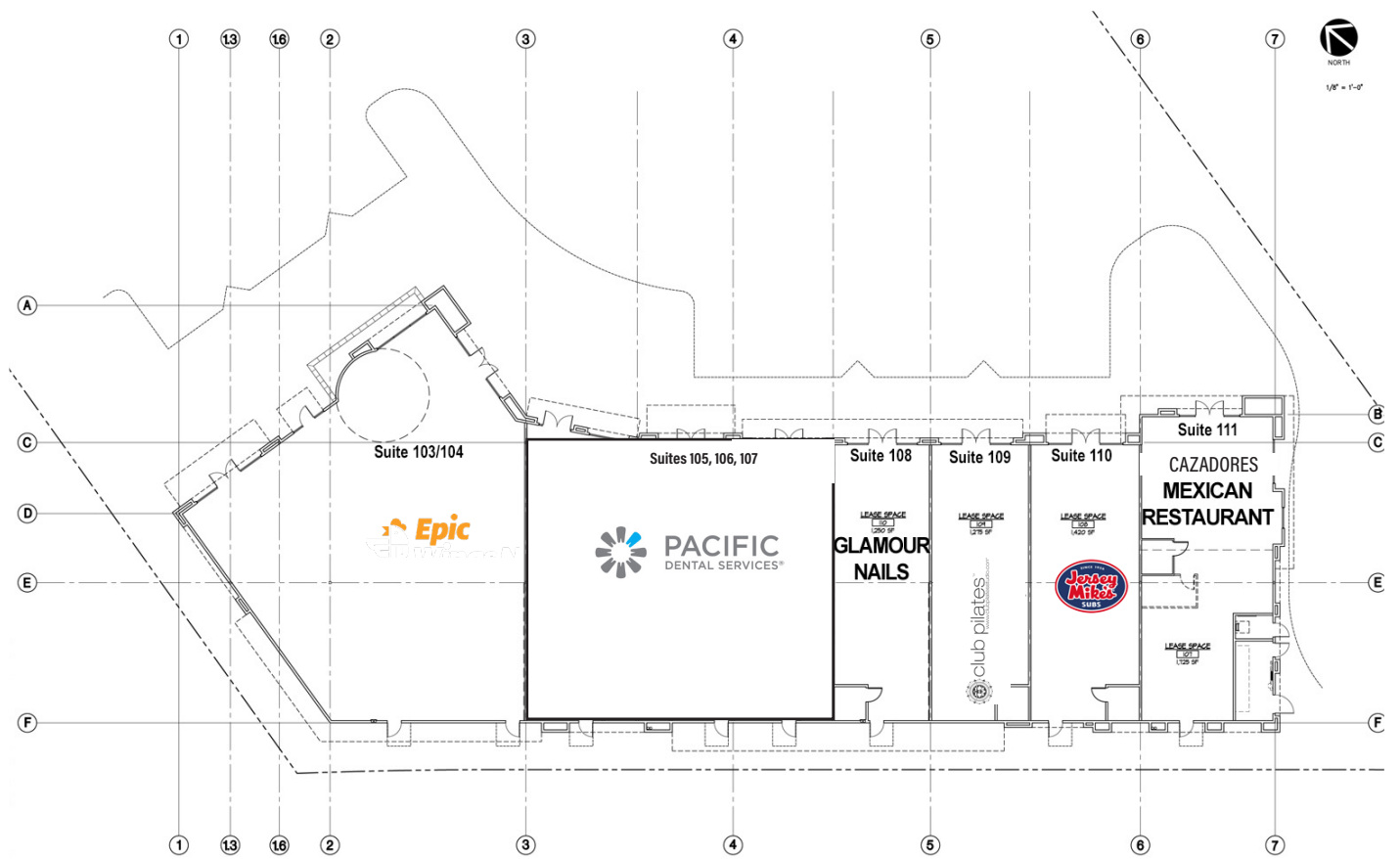
# FLOOR PLAN- B & C



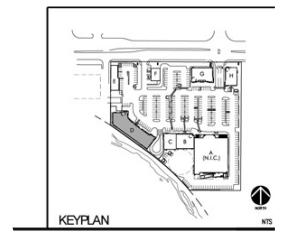
BUILDING BC FLOOR PLAN



# FLOOR PLAN- D



BUILDING D FLOOR PLAN



## Expanded Demographic Profile

ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

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

### POPULATION

	1 mile	3 miles	5 miles
Total Population	12,569	95,343	274,603
Projected Population (2028)	12,506	94,933	272,553

### HOUSING

	1 mile	3 miles	5 miles
Total Households	4,509	34,202	98,624
Projected Total Households (2028)	4,508	34,185	98,126

### INCOME

Median Household Income	\$99,600	\$100,250	\$82,865
Average Household Income	\$116,606	\$121,866	\$113,585
Per Capita Income	\$41,373	\$43,860	\$40,825
Median Disposable Income	\$78,333	\$79,245	\$67,230
Average Disposable Income	\$87,622	\$90,321	\$83,691

### DAYTIME DEMOS

Total Daytime Population	18,312	95,136	245,439
Daytime Population Workers	11,663	47,104	103,985
Daytime Population Residents	6,649	48,032	141,454

### RACE & ETHNICITY

White	8,174 <b>65.04%</b>	61,321 <b>64.32%</b>	167,506 <b>61.00%</b>
Black or African American	317 <b>2.52%</b>	3,491 <b>3.66%</b>	14,085 <b>5.13%</b>
American Indian & Alaska Native Population	81 <b>0.64%</b>	837 <b>0.88%</b>	2,699 <b>0.98%</b>
Asian Population	904 <b>7.19%</b>	5,755 <b>6.04%</b>	15,305 <b>5.57%</b>
Pacific Islander Population	78 <b>0.62%</b>	544 <b>0.57%</b>	1,358 <b>0.49%</b>
Other Race Population	979 <b>7.79%</b>	8,641 <b>9.06%</b>	31,407 <b>11.44%</b>
Population of Two or More Races	2,035 <b>16.19%</b>	14,754 <b>15.47%</b>	42,244 <b>15.38%</b>
Hispanic Population	2,863 <b>22.78%</b>	23,110 <b>24.24%</b>	74,313 <b>27.06%</b>
Non-Hispanic Population	9,706 <b>77.22%</b>	72,233 <b>75.76%</b>	200,290 <b>72.94%</b>

### EDUCATION

Bachelor's Degree	2,017 <b>22.77%</b>	16,380 <b>24.00%</b>	44,234 <b>22.95%</b>
Graduate/Professional Degree	970 <b>10.95%</b>	7,195 <b>10.54%</b>	20,980 <b>10.89%</b>

### AGE

Median Age	39.2	39.6	38.4
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