

Santee Trainside

9207 MISSION GORGE RD, SANTEE, CA



ENTITLED DRIVE-THRU PAD AVAILABLE FOR GROUND LEASE

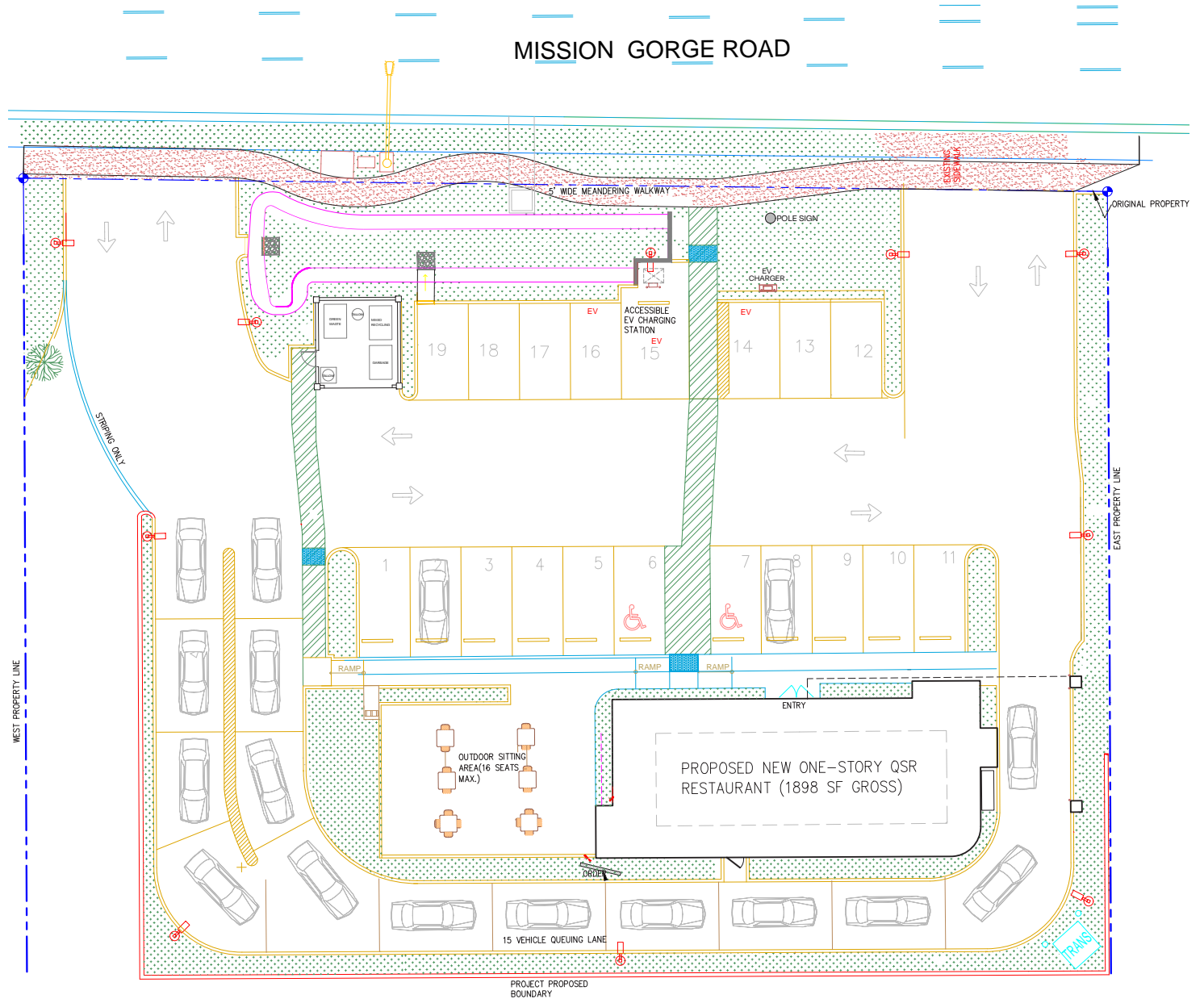
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The Opportunity

- ~.5 acres entitled for drive-thru
- Site is bordered by two primary retail arterials: Mission Gorge Rd (42,000 ADT) and Hwy 52 (77,000 ADT)
- Close proximity to surrounding retailers: Lowe's, Kohls, Target, Walmart, and Costco
- Tight submarket with limited pad availability



Conceptual Site Plan



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Site Aerial



Site

MISSION GORGE RD | 42,000 ADT

CARLTON HILLS BLVD | 22,400 ADT

52 OFF RAMP

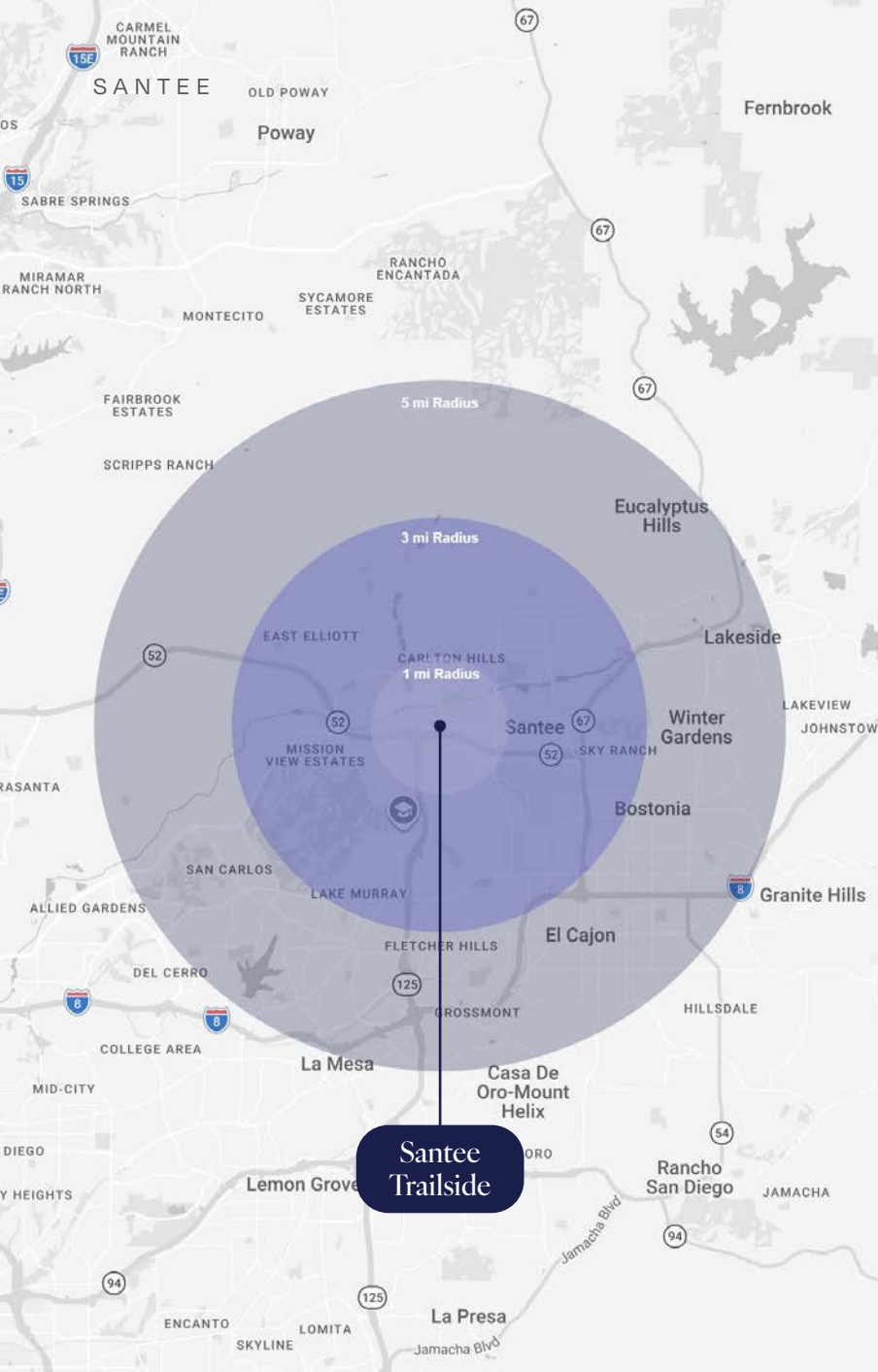
77,000 ADT



Trade Aerial



Site



Demographics

SANTEE, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	12,455	91,216	264,015
EMPLOYEE POPULATION	6,124	37,893	82,530
AVG HOUSEHOLD INCOME	\$130,237	\$139,200	\$128,424
MED HOUSEHOLD INCOME	\$107,846	\$114,597	\$104,288
MEDIAN AGE	38.6	39.5	38.7



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

Santee Trailside

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CONCEPTUAL RENDERING