



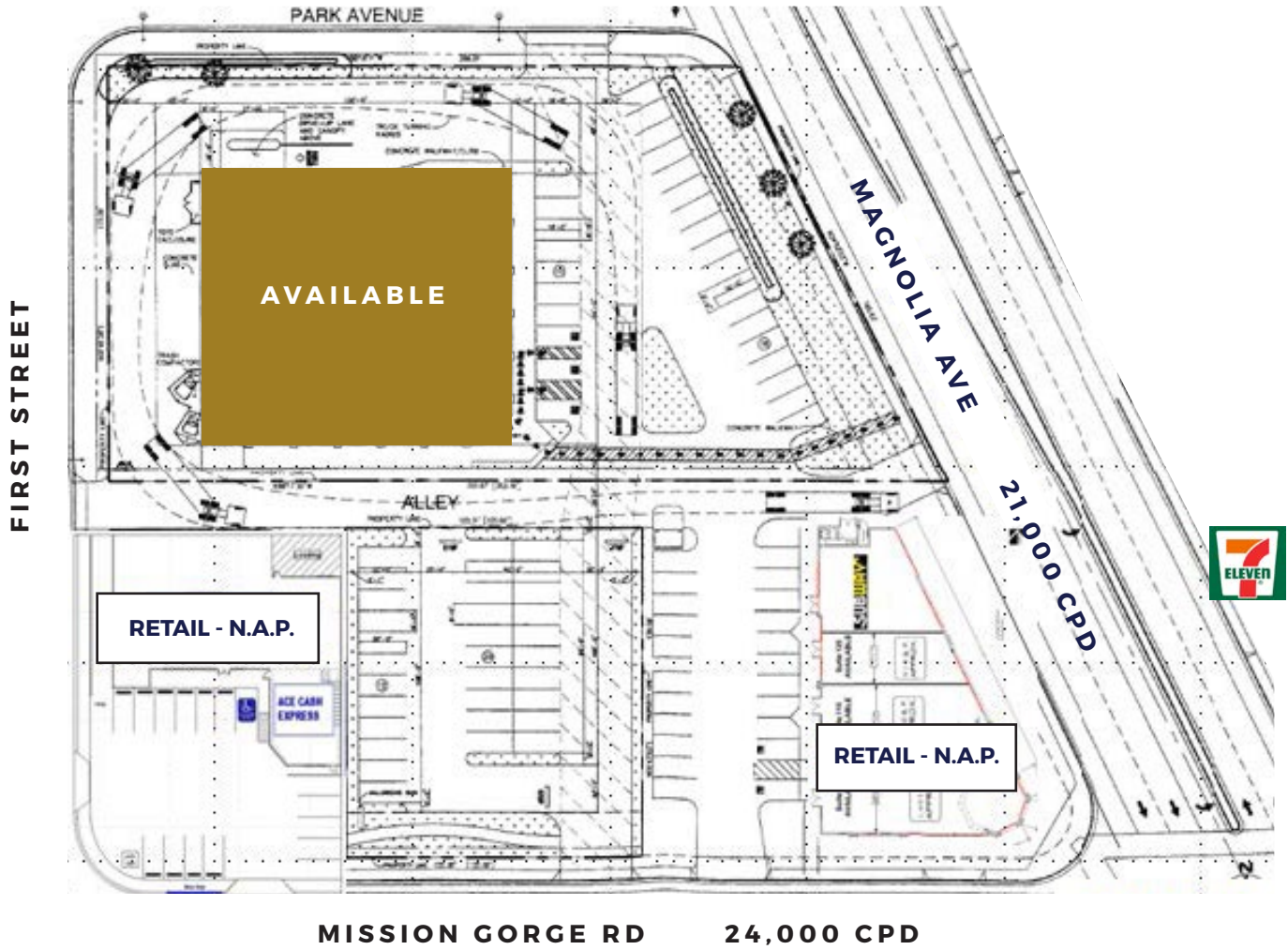
10512 Mission Gorge Rd Santee, CA

FOR LEASE | FORMER WALGREENS LOCATION



JEFF DREW · Lic.# 00993455 · 858.523.2091 · jdrew@retailinsite.net





FEATURES

- Freestanding drive-thru
- 15,000 SF building
- Abundant parking
- High traffic intersection
- Easy ingress/egress to major streets
- Newer building with attractive construction
- Traffic Counts:
 - ▶ Mission Gorge Road: 24,000 CPD
 - ▶ Magnolia Avenue: 21,000 CPD

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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





Mast Blvd

Cuyamaca St



N Magnolia Ave 21,000 CPD



10512 Misson Gorge Rd



Mission Gorge Rd 24,000 CPD



Prospect Ave

52

GILLESPIE FIELD

MISSION GORGE RD + MAGNOLIA AVE | SANTEE, CA

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	10,420	123,745	280,185
Forecasted Population (2021)	11,265	128,716	296,111

HOUSEHOLDS

Households	3,824	43,906	98,843
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AVG HHD INCOME

Estimated Avg Household Income	\$79,161	\$82,425	\$85,591
Avg Family Income	\$78,456	\$78,401	\$83,003

MEDIAN HH INCOME

Estimated Median Household Income	\$65,483	\$68,532	\$69,639
Median Family Income	\$73,524	\$72,163	\$74,061

PER CAPITA INCOME

Est. Proj. Per Capita Income	\$31,164	\$29,777	\$30,826
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OTHER INCOME

Est. Proj. Median Disposable Income	\$53,766	\$55,652	\$56,384
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DAYTIME DEMOS

Total Number of Businesses	726	4,500	8,051
Total Number of Employees	12,692	51,973	84,094

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	7,818 79.6%	90,410 76.5%	201,082 76.5%
Black or African American	331 3.4%	4,823 4.1%	11,123 4.2%
American Indian & Alaskan Native	81 0.8%	1,027 0.9%	2,117 0.8%
Asian	382 3.9%	3,928 3.3%	9,323 3.5%
Hawaiian & Pacific Islander	43 0.4%	609 0.5%	1,189 0.5%
Other Race	708 7.2%	10,007 8.5%	21,642 8.2%
Two or More Races	461 4.7%	7,306 6.2%	16,341 6.2%

AGE DISTRIBUTION

Median Age	33.73 yrs	33.45 yrs	33.42 yrs
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HOUSING

Total Housing Units	3,887	44,352	98,403
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