

# For Lease · Former Bank of the West Building

8867 CUYAMACA, SANTEE, CA



## FEATURES

- Located at the strongest intersection in the Santee trade area
- Good source of day population and density near the Gillespie Field Industrial Park
- Established sales volume off retailers in Santee
- Located off the 52 Freeway exit
- Strong traffic counts on Mission Gorge Rd & Cuyamaca St

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Proj Pop:	12,462	104,328	284,301
Daytime Pop:	13,322	46,520	87,369
Avg HH Income:	\$78,954	\$88,917	\$85,816



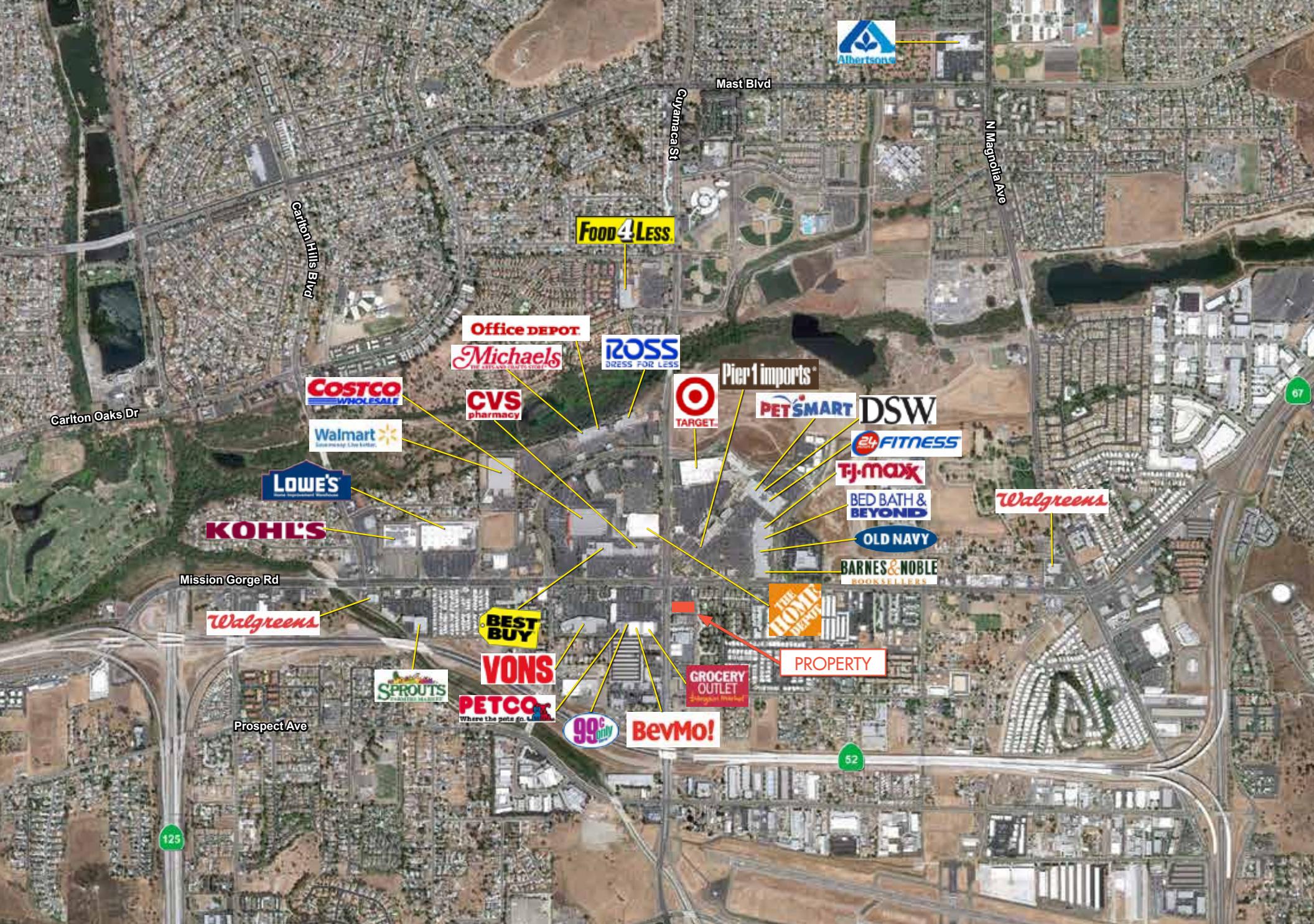
RETAIL IN SITE

A MEMBER OF  
CHAINLINKS  
RETAIL IN SITE

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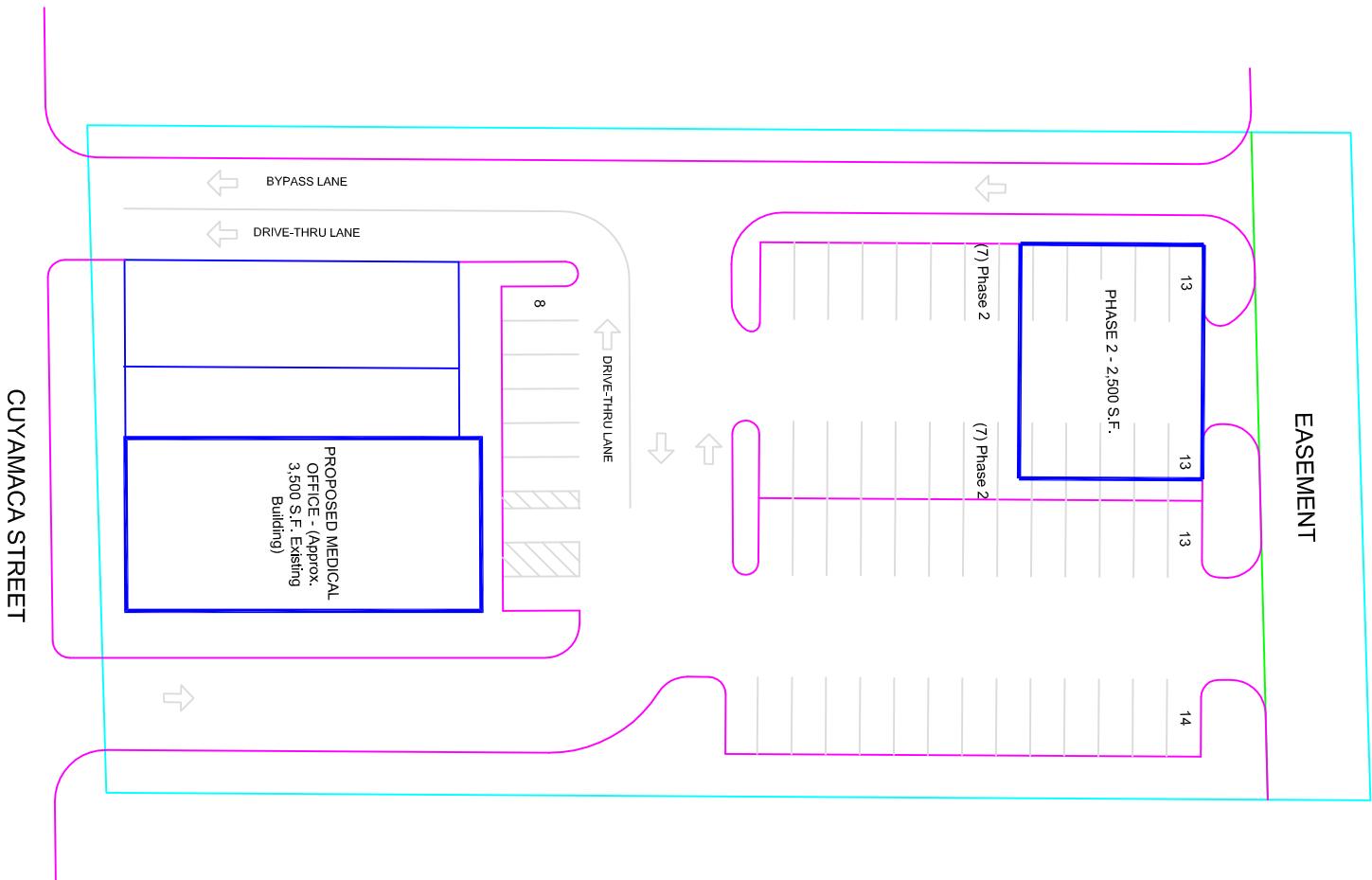
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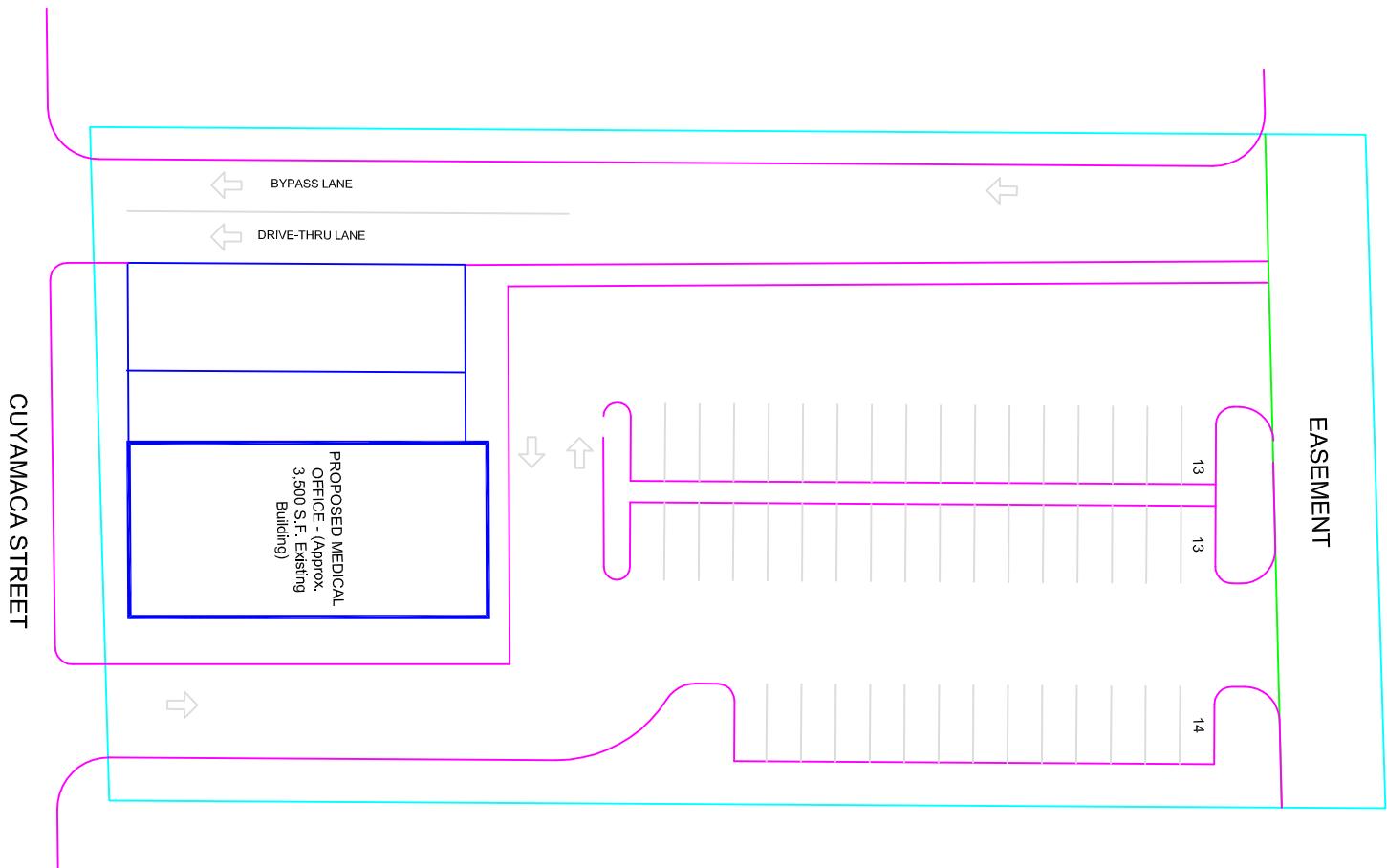
## SITE PLAN



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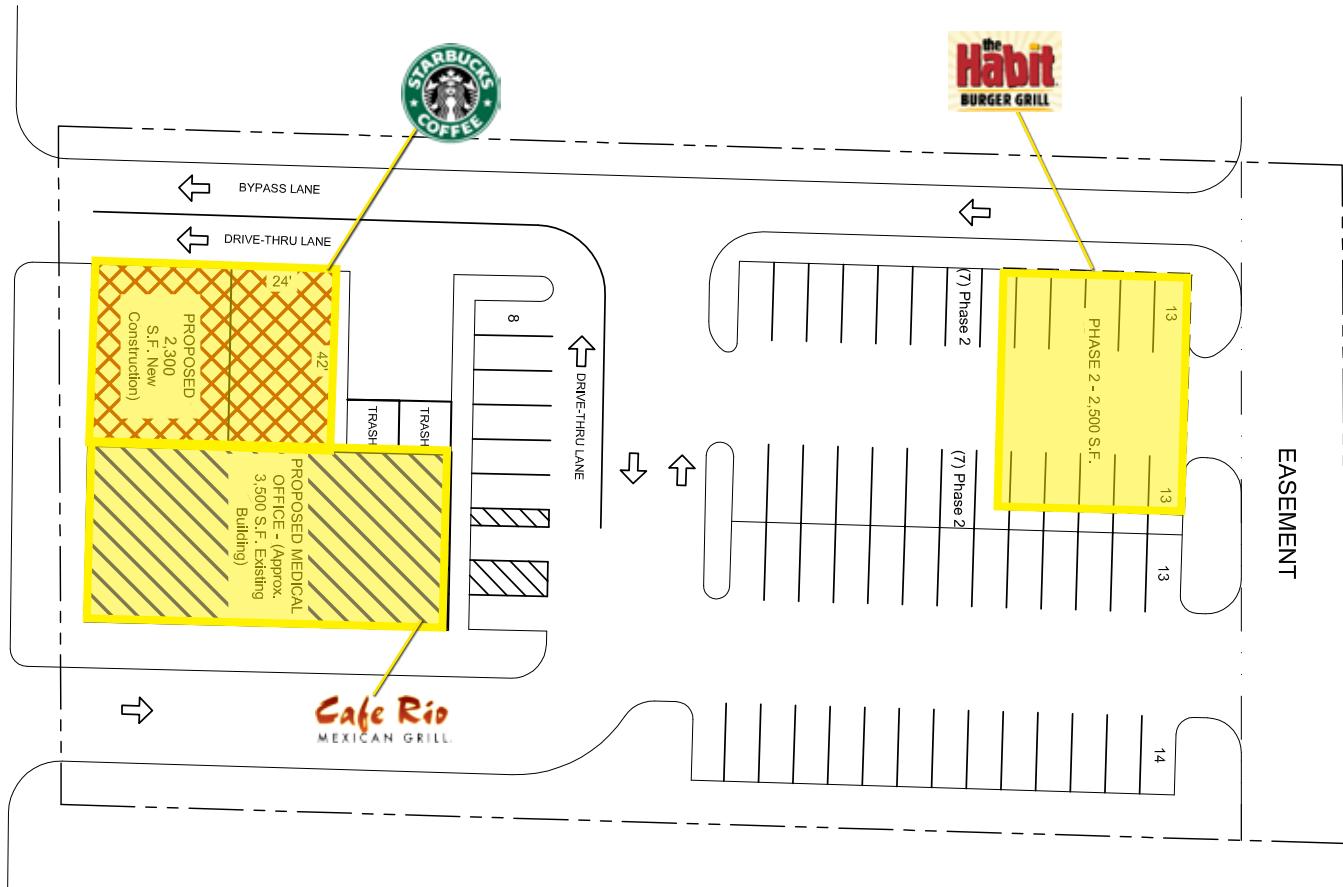
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# Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

MISSION GORGE RD + N CUYAMACA ST | SANTEE, CA

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	12,462	104,328	284,301
Forecasted Population (2021)	12,958	107,916	300,221
HOUSEHOLDS			
Households	4,297	37,670	102,175
AVG HHD INCOME			
Estimated Avg Household Income	\$78,954	\$88,917	\$85,816
Avg Family Income	\$76,003	\$84,592	\$83,808
MEDIAN HH INCOME			
Estimated Median Household Income	\$67,836	\$75,071	\$69,498
Median Family Income	\$74,152	\$78,937	\$74,536
PER CAPITA INCOME			
Est. Proj. Per Capita Income	\$29,487	\$32,613	\$31,475
OTHER INCOME			
Est. Proj. Median Disposable Income	\$55,346	\$60,356	\$56,276
DAYTIME DEMOS			
Total Number of Businesses	843	3,763	8,479
Total Number of Employees	13,322	46,520	87,369
RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	9,366 79.4%	78,810 78.8%	203,474 76.3%
Black or African American	371 3.1%	3,528 3.5%	11,708 4.4%
American Indian & Alaskan Native	104 0.9%	783 0.8%	2,085 0.8%
Asian	545 4.6%	3,791 3.8%	10,220 3.8%
Hawaiian & Pacific Islander	58 0.5%	510 0.5%	1,232 0.5%
Other Race	758 6.4%	6,841 6.8%	21,610 8.1%
Two or More Races	587 5.0%	5,777 5.8%	16,497 6.2%
AGE DISTRIBUTION			
Median Age	33.71 yrs	33.28 yrs	33.54 yrs
HOUSING			
Total Housing Units	4,344	38,121	101,877