

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



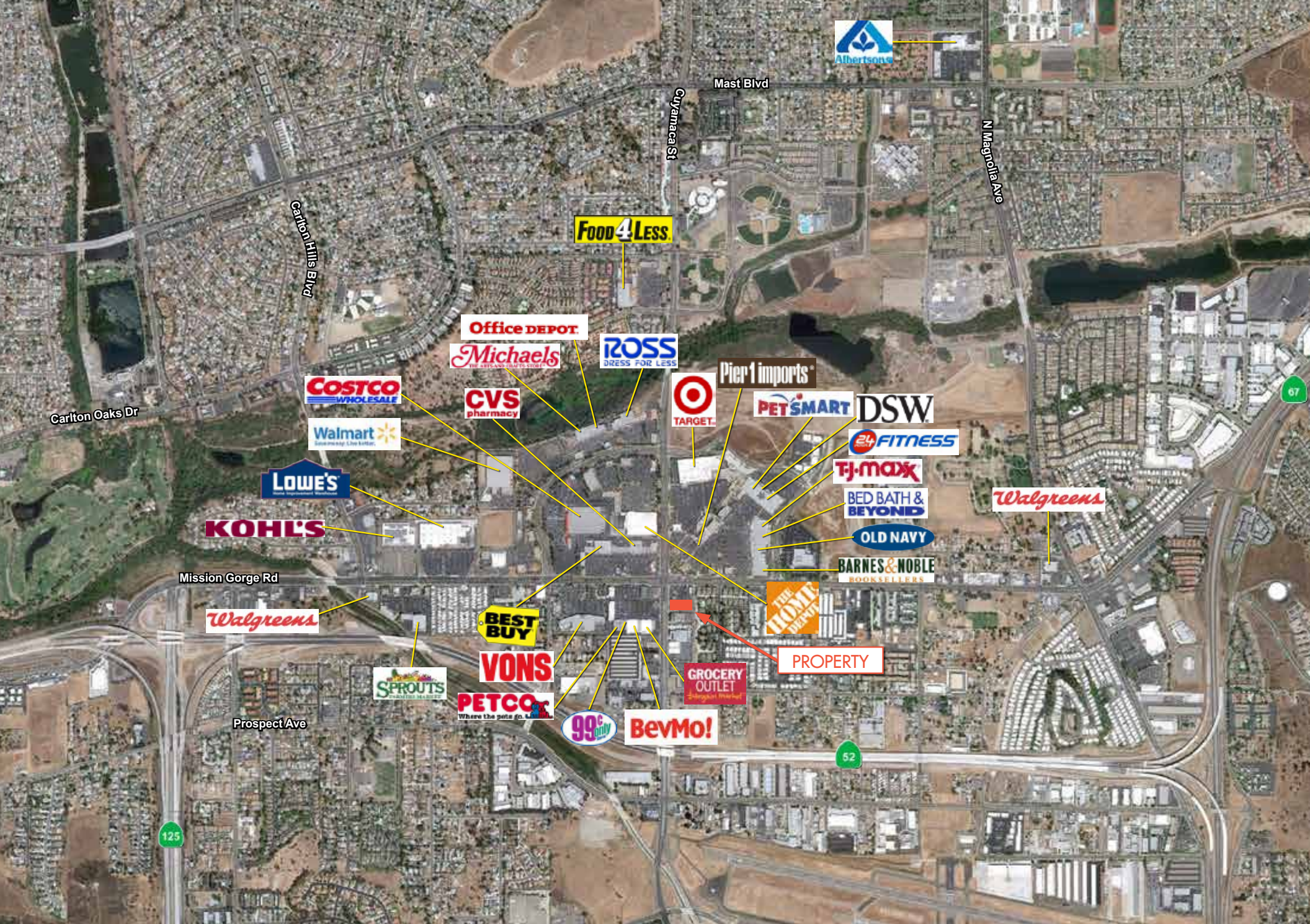
RETAIL INSITE

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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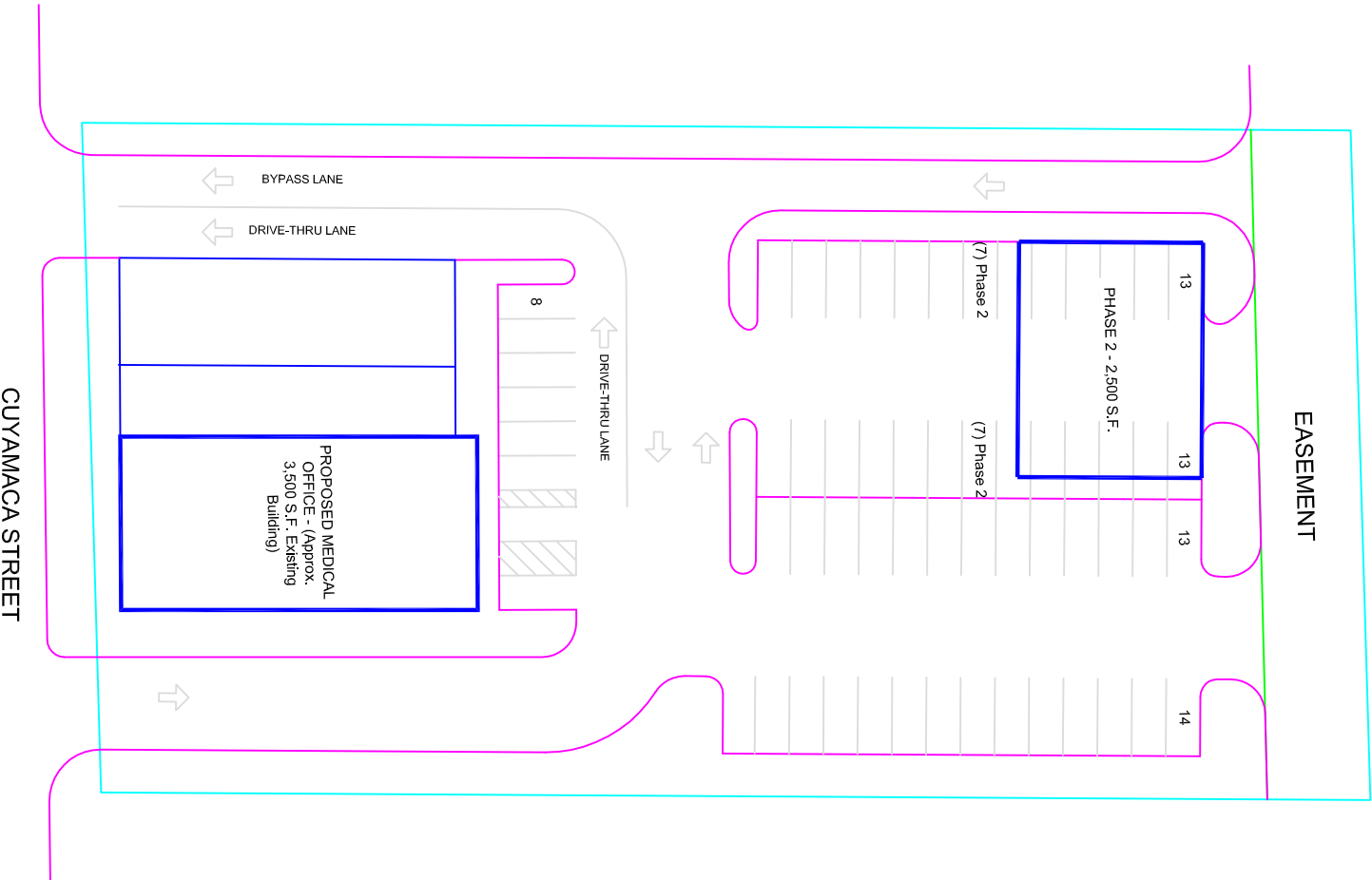
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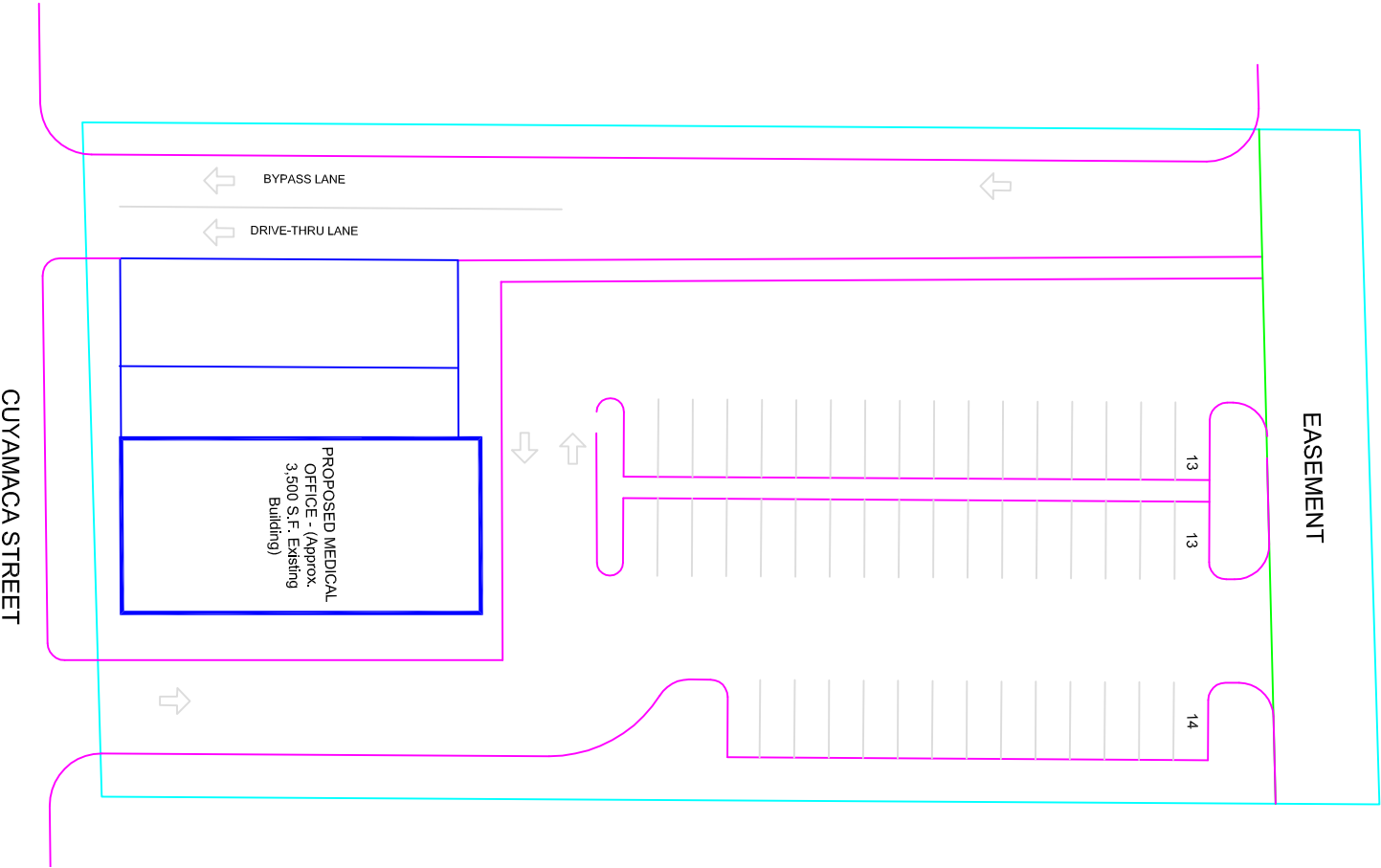
SITE PLAN



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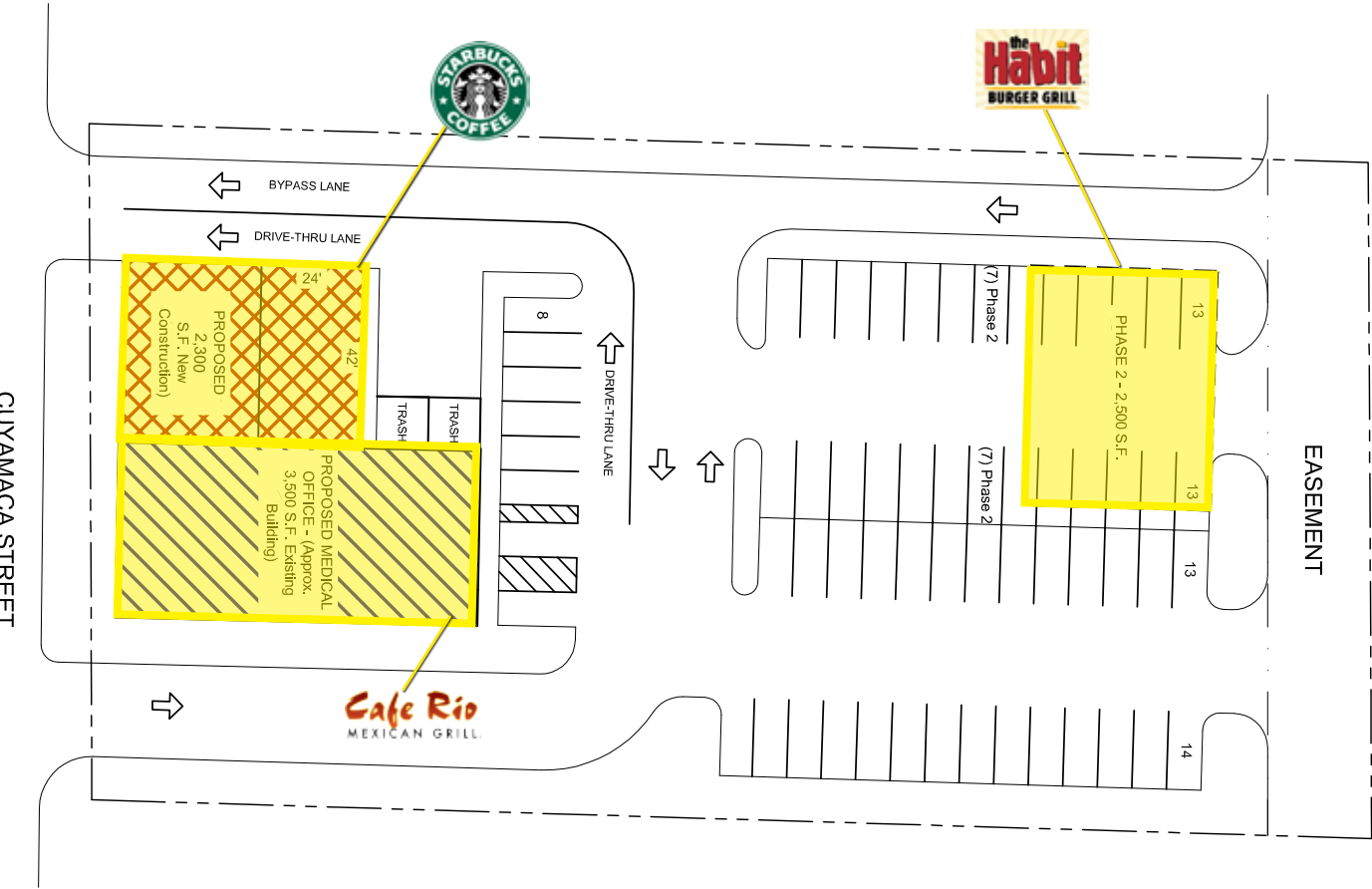
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SITE PLAN



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