

GROUND LEASE OR BUILDING LEASE AVAILABLE

9955 Mission Gorge Rd, Santee, CA



FORMER PACIFIC WESTERN BANK BRANCH **FREESTANDING BUILDING** FOR LEASE

FEATURES

- Approximately 42,000 SF lot available for ground lease or 9,055 SF building (7,000 SF down/2,000 SF up with drive-thru)
- Regional destination in the heart of Santee
- Adjacent to Santee Town Center
- Strong trade area demographics
- Abundant parking - reciprocal parking agreement with church
- Surrounding major tenants include: Target, Walmart, CVS Pharmacy, Vons, Costco, Lowe's, Kohl's and many others
- Monument signage



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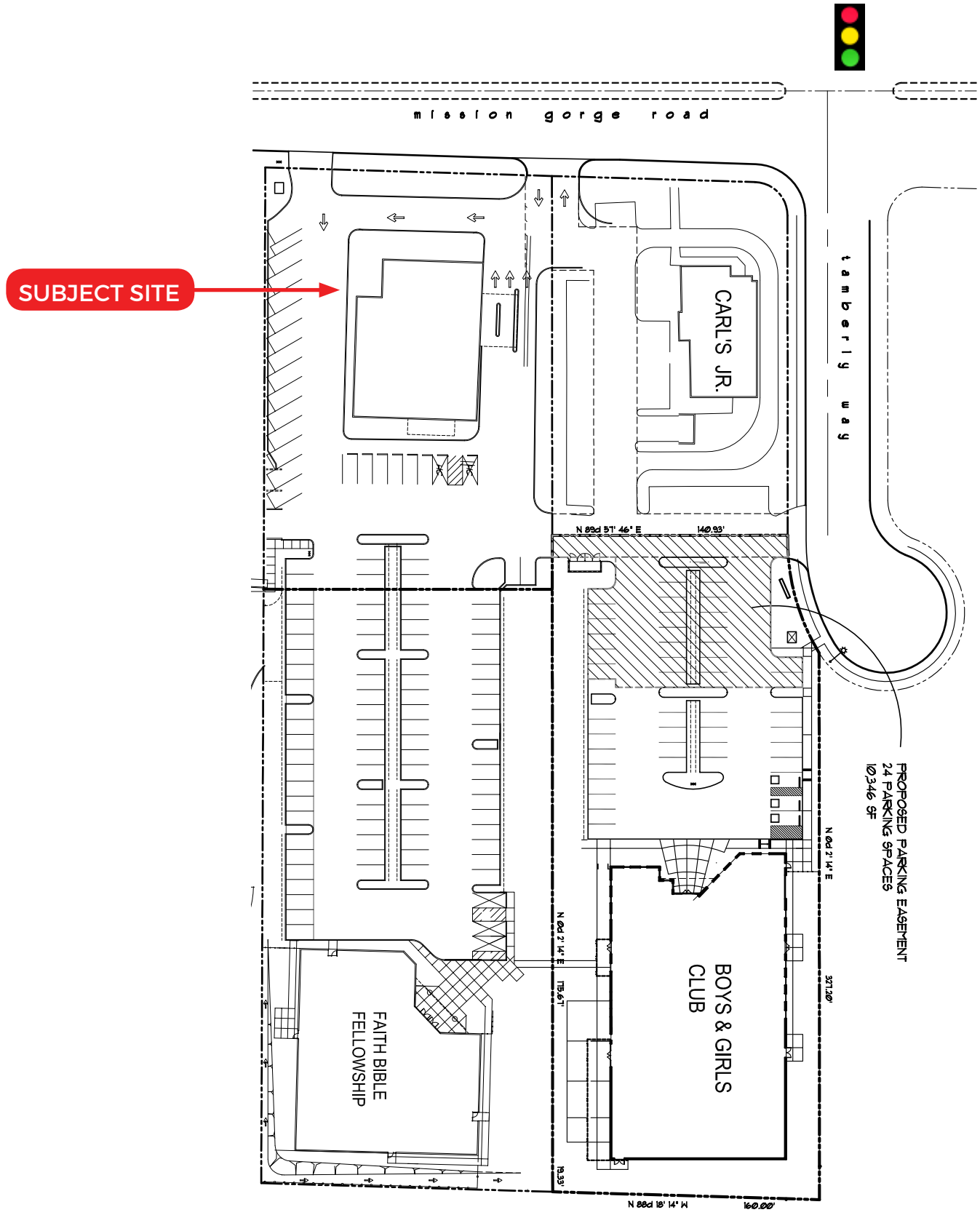
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EXPANDED DEMOGRAPHIC PROFILE


Estimated 2016 • Calculated Using Proportional Block Groups


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 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	11,664	108,756	285,414
Forecasted Population (2021)	12,224	112,527	301,355


 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	4,053	39,054	102,305


 AVG HHD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$78,431	\$87,889	\$85,864
Avg Family Income	\$76,318	\$83,713	\$83,741


 MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$67,255	\$73,875	\$69,567
Median Family Income	\$74,703	\$77,851	\$74,523


 \$\$\$ PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$29,764	\$32,072	\$31,407

 \$\$ OTHER INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$54,921	\$59,494	\$56,328

 DAYTIME DEMOS	1 MILE	3 MILES	5 MILES
Total Number of Businesses	860	3,935	8,430
Total Number of Employees	14,038	47,751	86,887

 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	8,673 79.1%	81,508 78.2%	204,588 76.4%
Black or African American	369 3.4%	3,811 3.7%	11,638 4.3%
American Indian & Alaskan Native	97 0.9%	840 0.8%	2,104 0.8%
Asian	501 4.6%	3,844 3.7%	10,110 3.8%
Hawaiian & Pacific Islander	52 0.5%	531 0.5%	1,234 0.5%
Other Race	742 6.8%	7,562 7.3%	21,700 8.1%
Two or More Races	527 4.8%	6,124 5.9%	16,574 6.2%

 AGE DISTRIBUTION	1 MILE	3 MILES	5 MILES
Median Age	33.8 yrs	33.3 yrs	33.5 yrs

 HOUSING	1 MILE	3 MILES	5 MILES
Total Housing Units	4,084	39,541	102,024