

Town Center Pkwy & Cucayama St

RI

FORMER HOMETOWN BUFFET FREESTANDING BUILDING | SANTEE, CA



**Gordon
Brothers**

FEATURES

- Home Depot anchored center
- Regional destination in the heart of Santee Town Center
- Surrounding major tenants include: Target, Walmart, Costco, Lowe's and Kohl's
- Strong trade area demographics
- 10,841 Square foot building with abundant parking

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Retail Insite

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Albertsons

Mast Blvd

Cuyamaca St

N Magnolia Ave

Food 4 Less

SUBJECT SITE

ROSS
DRESS FOR LESS

Office DEPOT

Michaels
THE ARTS AND CRAFTS STORE

COSTCO
WHOLESALE

CVS
pharmacy

Walmart
Save money. Live better.

LOWE'S
Home Improvement Warehouse

KOHL'S

TARGET

Pier 1 imports

PETSMART

DSW

24
Hour
FITNESS

TJ-maxx

BED BATH &
BEYOND

OLD NAVY

BARNES & NOBLE
BOOKSELLERS

Mission Gorge Rd

Walgreens

BEST BUY

HOME
DEPOT

VONS

GROCERY
OUTLET
Bargain Market

PETCO
Where the pets go.

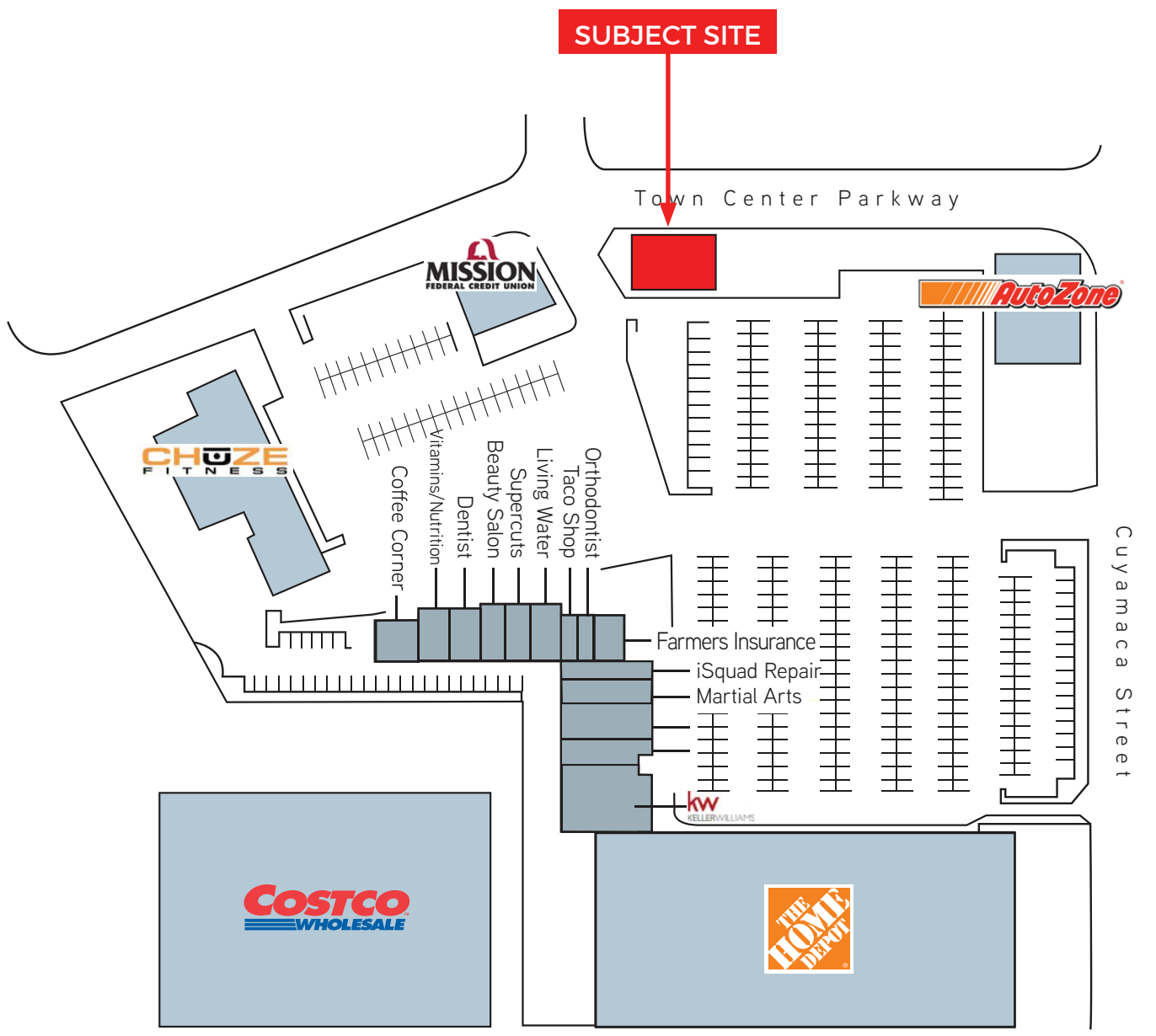
99c
only

BevMo!

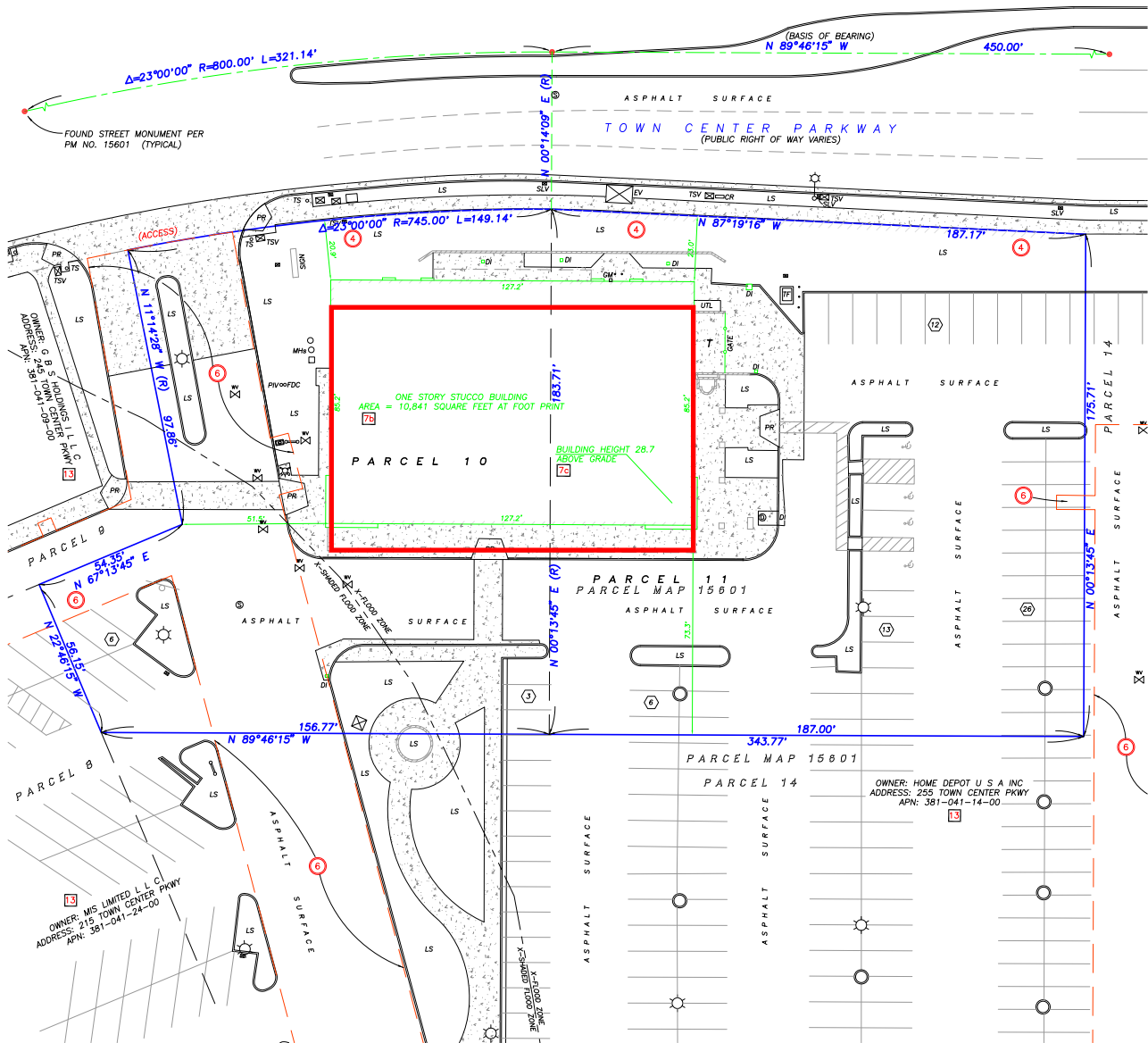
Prospect Ave

52

125



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ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE		
2] TABLE "A" PROPERTY ADDRESS	6Bvii] CONTIGUITY STATEMENT	7b] TABLE "A" BUILDING AREA
3] TABLE "A" FLOOD INFORMATION	6Bviii] TITLE INFORMATION	7c] TABLE "A" BUILDING HEIGHT
4] TABLE "A" LAND AREA	6Bix] TITLE DESCRIPTION	8] SURVEYOR'S NOTES
5Bii] ACCESS TO PROPERTY	6Bix] BEARING BASIS	9] TABLE "A" PARKING SPACES
5Cii] SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Dix] NORTH ARROW & SCALE	13] TABLE "A" ADJOINING OWNERS
5Ei] SCHEDULE "B" ITEMS	6Dix] LEGEND & ABBREVIATIONS	14] TABLE "A" INTERSECTING STREET
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6B] RECORDED EASEMENTS/RESTRICTIONS PROVIDED BY INSUREE	6Dix] TYPE OF SURVEY	18] TABLE "A" DUMP, SUMP OR LANDFILL NOTE
	7] SURVEYOR'S CERTIFICATE	2] TABLE "A" ZONING INFORMATION

DATE	REVISIONS	TECH	SCALE: 1" = 20'
			DRAWN BY/FIELD CREW: WPT
			APPROVED BY: WPT
			DRAWING FILE NAME: TownCenterPkwy265

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Town Center Pkwy & Cuyamaca St | Santee, CA

POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	14,152	93,928	274,354
Forecasted Population (2021)	14,788	97,053	289,761

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
Households	4,788	33,672	97,960

AVG HHD INCOME

	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$80,936	\$91,000	\$85,206
Avg Family Income	\$77,139	\$86,659	\$82,802

MEDIAN HH INCOME

	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$71,091	\$77,065	\$69,098
Median Family Income	\$76,665	\$80,664	\$73,876

\$\$\$ PER CAPITA INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$29,755	\$33,186	\$31,033

\$\$ OTHER INCOME

	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$57,652	\$61,852	\$55,980

DAYTIME DEMOS

	1 MILE	3 MILES	5 MILES
Total Number of Businesses	735	3,451	8,055
Total Number of Employees	11,962	44,226	83,631

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	10,623 79.7%	72,384 80.2%	195,880 76.1%
Black or African American	406 3.0%	2,675 3.0%	11,335 4.4%
American Indian & Alaskan Native	112 0.8%	697 0.8%	2,042 0.8%
Asian	603 4.5%	3,373 3.7%	9,881 3.8%
Hawaiian & Pacific Islander	70 0.5%	447 0.5%	1,200 0.5%
Other Race	853 6.4%	5,665 6.3%	21,200 8.2%
Two or More Races	659 4.9%	5,069 5.6%	16,009 6.2%

AGE DISTRIBUTION

	1 MILE	3 MILES	5 MILES
Median Age	33.55 yrs	33.18 yrs	33.53 yrs

HOUSING

	1 MILE	3 MILES	5 MILES
Total Housing Units	4,803	34,146	97,691