

NWQ Cuyamaca St & Town Center Pkwy

SANTEE, CALIFORNIA

Available for Ground Lease, Build-to-Suit, or Sale

SITE





Unique

OPPORTUNITY IN SANTEE, CA

- 11,000 SF outparcel pad at Santee Town Center
- 2,500 buildable SF
- Reciprocal access and parking agreements in place
- Shadow anchored by ROSS, Dollar Tree, Michael's, and Office Depot
- Excellent visibility along Cuyamaca Street (33,000 ADT)
- Zoned TC (Town Center) which accommodates a number of commercial uses
- Clear path to permitting and entitling with a very responsive municipality

THIS IS

Santee



DEMOGRAPHICS: 3 MILES

Total Estimated Population **92,732**

Average Household Income **\$91,228**

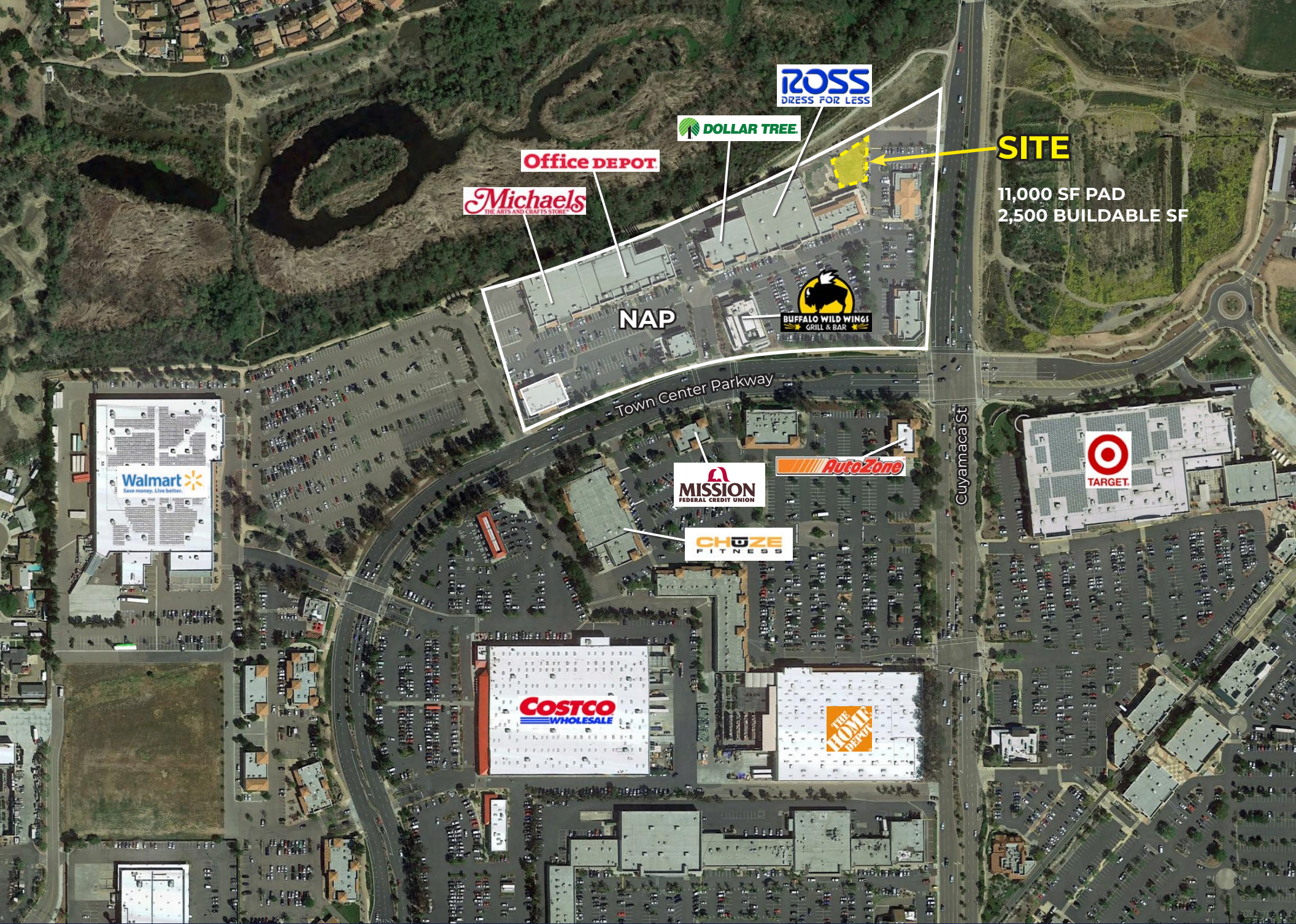
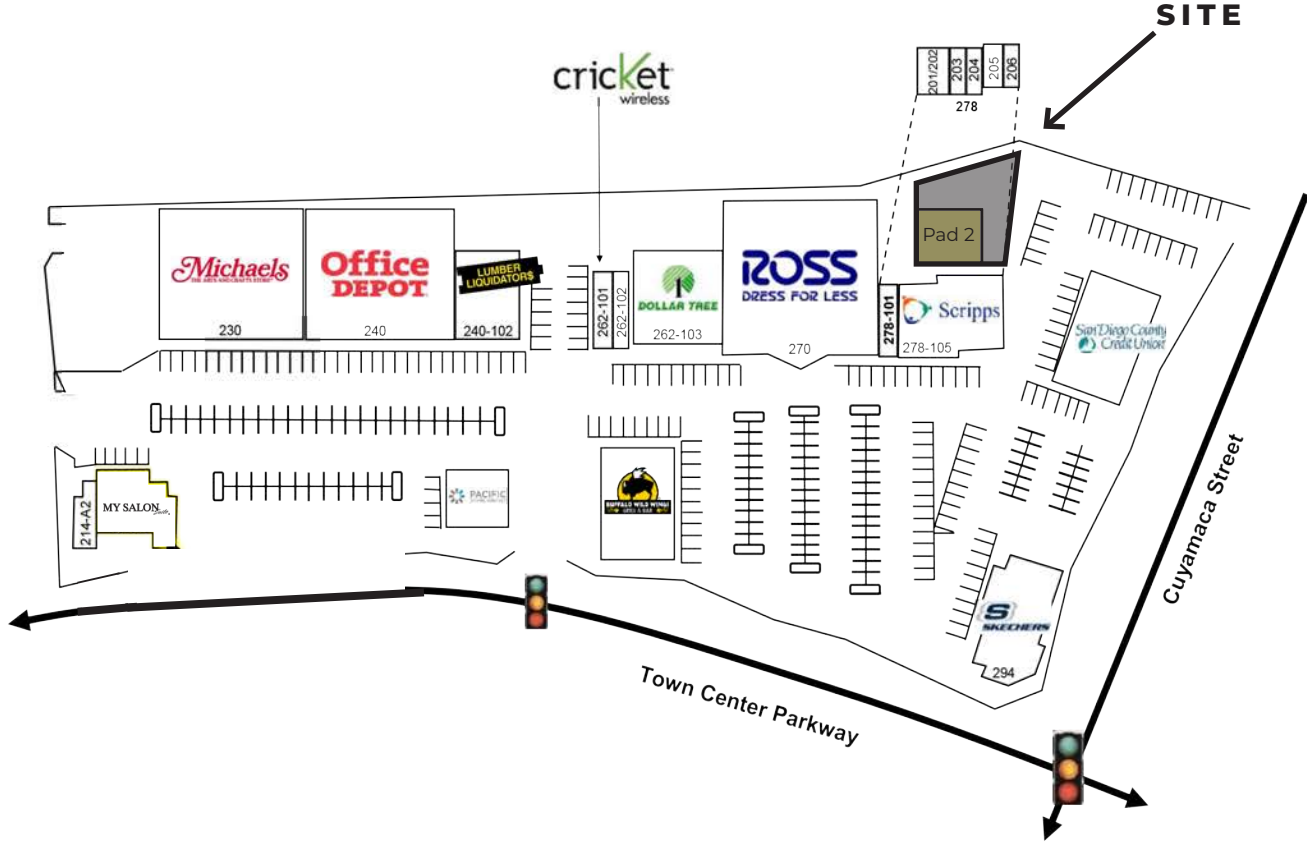
Total Number of Businesses **3,410**

Total Number of Employees **43,899**



SITE

Plan





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RETAIL INSITE

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