

PRIME LAND FOR SALE IN THE HEART OF SANTEE TOWN CENTER

NEC Cuyamaca St & Town Center Pkwy

SANTEE, CA



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RETAIL INSITE

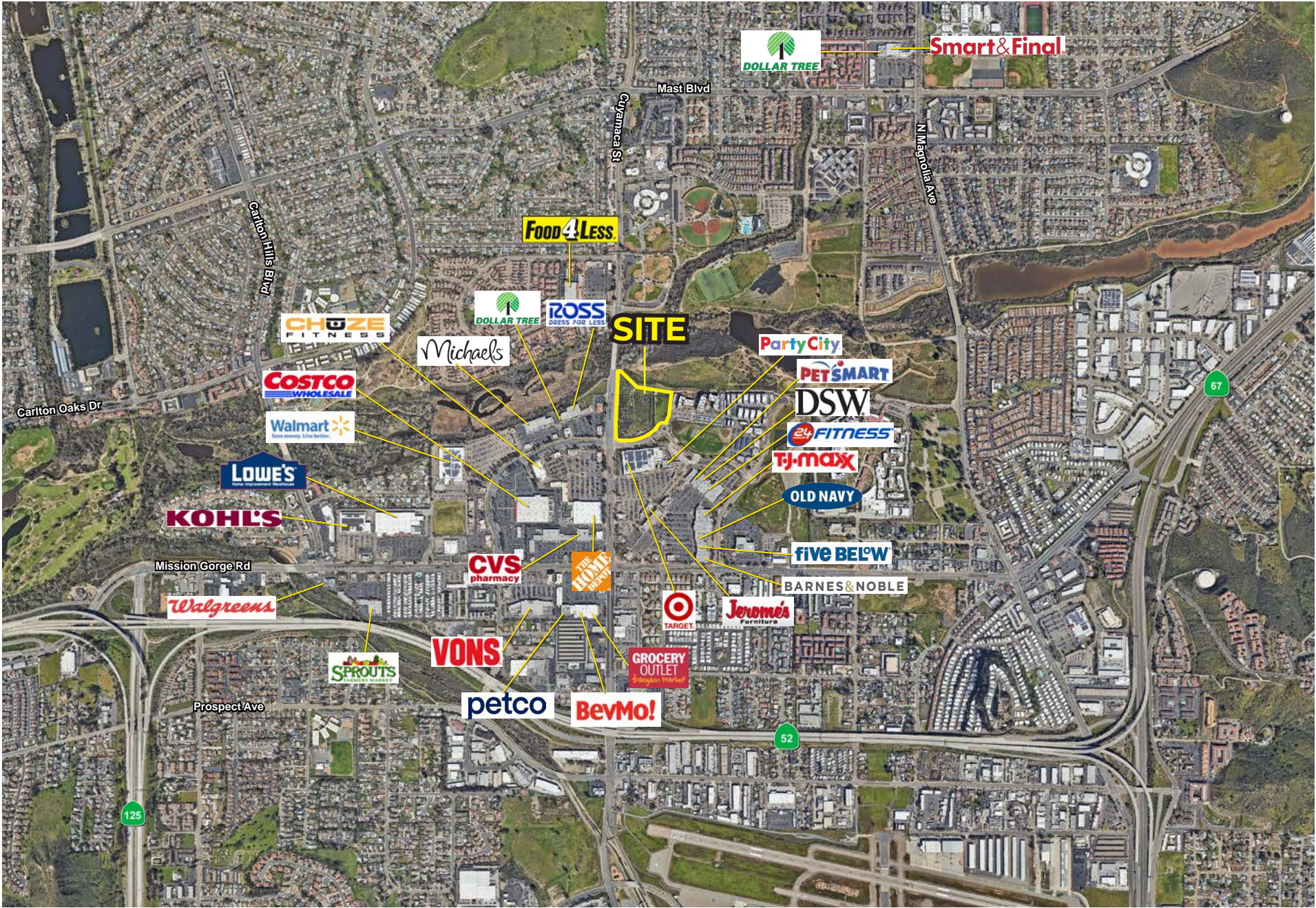
405 S. Highway 101, #150, Solana Beach, CA 92075

LIC #01206760 | retailinsite.net



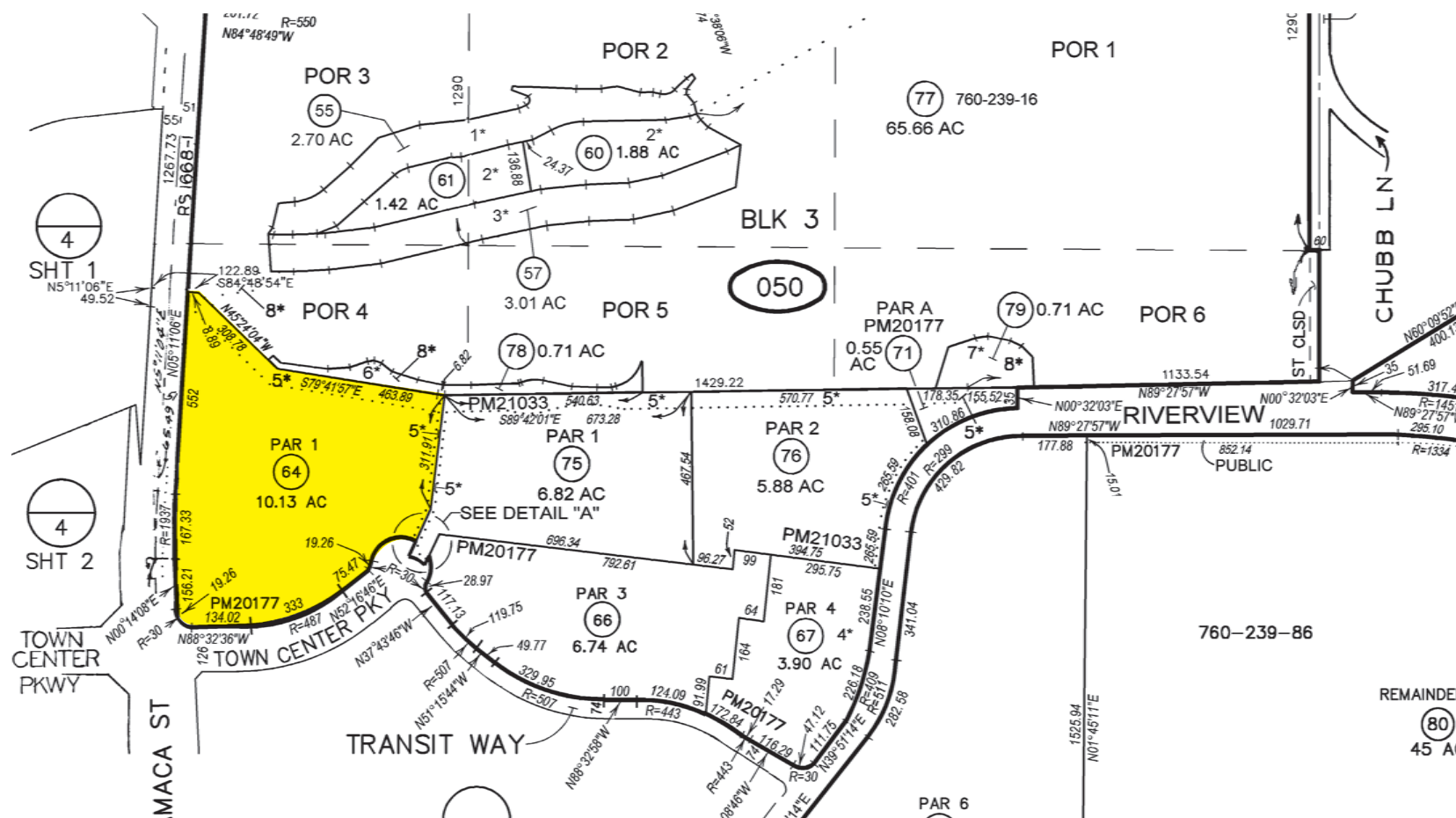
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TRADE AREA AERIAL



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

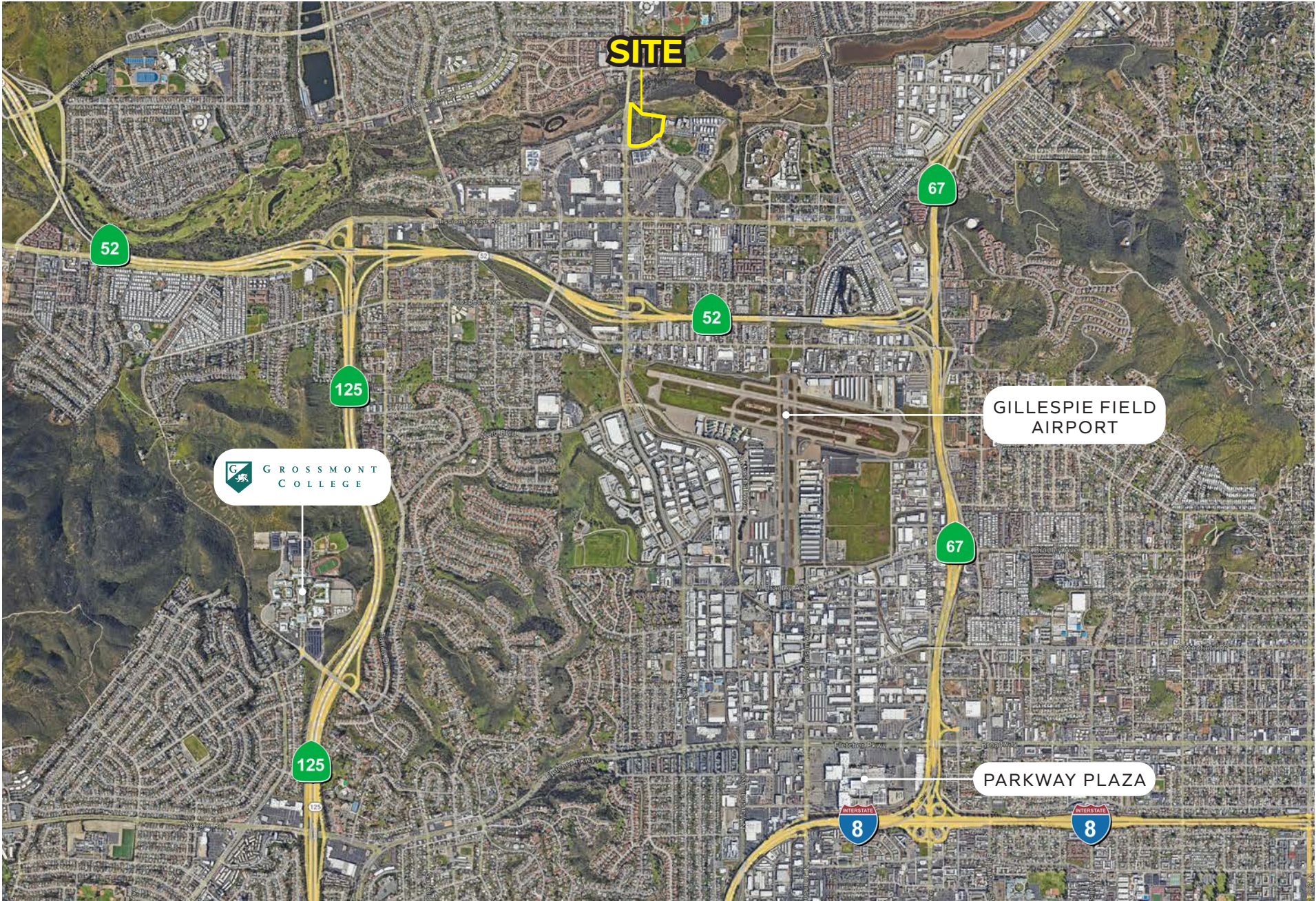
- **Outstanding Retail Site**
- **APN-381-050-64**
- **Land Area 10.13 acres**
- **Land entitled for 100,000 SF of retail/industrial/office/warehouse**
- **Opportunity for mixed-use residential**
- **High visibility location in Santee Town Center**





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F R E E W A Y M A P



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Town Center Pkwy, Santee, California, 92071

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	14,480	99,342	268,749
Projected Population (2029)	14,628	99,257	267,127

HOUSING

	1 mile	3 miles	5 miles
Total Households	4,873	35,318	95,332
Projected Total Households (2029)	5,032	35,974	96,507

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$102,631	\$104,376	\$90,068
Average Household Income	\$116,655	\$128,488	\$119,867
Per Capita Income	\$40,230	\$45,719	\$42,626
Median Disposable Income	\$81,643	\$84,495	\$73,182
Average Disposable Income	\$87,369	\$93,861	\$87,470

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	20,989	99,004	239,448
Daytime Population Workers	13,241	47,414	97,103
Daytime Population Residents	7,748	51,590	142,345

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	9,082 62.72%	63,638 64.06%	164,048 61.04%
Black or African American	507 3.50%	3,508 3.53%	13,131 4.89%
American Indian & Alaska Native Population	108 0.75%	935 0.94%	2,882 1.07%
Asian Population	939 6.48%	5,530 5.57%	14,155 5.27%
Pacific Islander Population	91 0.63%	576 0.58%	1,347 0.50%
Other Race Population	1,677 11.58%	9,743 9.81%	31,658 11.78%
Population of Two or More Races	2,076 14.34%	15,412 15.51%	41,528 15.45%
Hispanic Population	3,818 26.37%	24,887 25.05%	73,571 27.38%
Non-Hispanic Population	10,662 73.63%	74,455 74.95%	195,178 72.62%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,202 21.55%	15,812 22.83%	40,608 21.84%
Graduate/Professional Degree	1,078 10.55%	7,448 10.75%	19,734 10.61%

AGE

	1 mile	3 miles	5 miles
Median Age	38.8	39.4	38.8