

# Santee Trailside - 9207 Mission Gorge Rd.

**RI** RETAIL INSITE

SANTEE, CA | PAD AVAILABLE FOR GROUND LEASE



CONCEPTUAL RENDERING ONLY

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# LOCATION AERIAL.



The information 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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



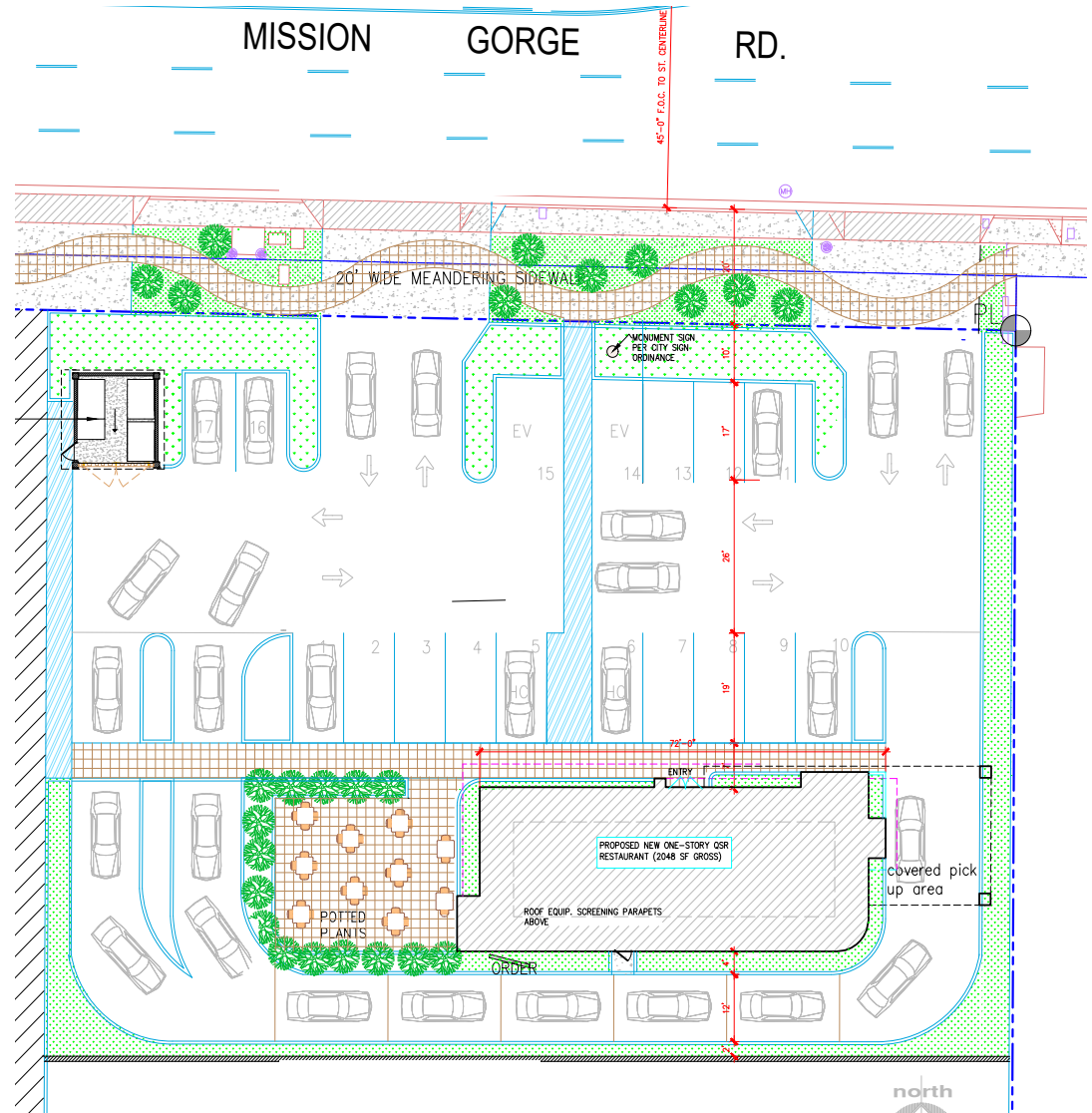
# PROPERTY HIGHLIGHTS.

- ~1/2 AC parcel available for ground lease
- Tight submarket with limited pad availability
- Site is flanked by two primary retail arterials: Mission Gorge Rd (42,000 ADT) & Hwy 52 (77,000 ADT)
- Close proximity to surrounding retailers: Lowe's, Kohls, Target, Walmart, and Costco



FRONT NORTH ELEVATION

## CONCEPTUAL SITE PLAN





# TRADE AREA AERIAL.



FOOD 4 LESS

Jerome's Furniture

DOLLAR TREE

ROSS DRESS FOR LESS

CH2 FITNESS

Michaels

Party City

COSTCO WHOLESALE

TARGET

PET SMART

DSW

Walmart Save money. Live better.

24 HOUR FITNESS

THE HOME DEPOT

T.J. MAXX

LOWE'S Home Improvement Warehouse

OLD NAVY

KOHL'S

five BELOW

IN-N-OUT BURGER

Chick-fil-A

BARNES & NOBLE

**SITE** In Gorge Rd

Walgreens

CVS pharmacy

Starbucks

Crave's

SPROUTS FARMERS MARKET

VONS

GROCERY OUTLET Bargain Market

petco

99c only

BevMo!

Prospect Ave

52

125





# DEMOGRAPHICS.

ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

## 9207 Mission Gorge Rd, Santee, California, 92071

Rings: 1, 3, 5 mile radii

### POPULATION

	1 mile	3 miles	5 miles
Total Population	13,047	93,469	270,587
Projected Population (2029)	13,137	93,359	268,959

### HOUSING

	1 mile	3 miles	5 miles
Total Households	4,739	33,936	98,394
Projected Total Households (2029)	4,870	34,569	99,578

### INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$103,463	\$106,422	\$91,171
Average Household Income	\$124,781	\$130,028	\$121,425
Per Capita Income	\$45,098	\$47,398	\$44,164
Median Disposable Income	\$83,002	\$86,675	\$74,136
Average Disposable Income	\$91,538	\$94,907	\$88,299

### DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	17,941	92,975	243,937
Daytime Population Workers	10,862	44,799	102,128
Daytime Population Residents	7,079	48,176	141,809

### RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	8,501 <b>65.15%</b>	60,192 <b>64.40%</b>	164,996 <b>60.98%</b>
Black or African American	321 <b>2.46%</b>	3,342 <b>3.58%</b>	13,666 <b>5.05%</b>
American Indian & Alaska Native Population	83 <b>0.64%</b>	815 <b>0.87%</b>	2,643 <b>0.98%</b>
Asian Population	930 <b>7.13%</b>	5,633 <b>6.03%</b>	15,286 <b>5.65%</b>
Pacific Islander Population	83 <b>0.64%</b>	541 <b>0.58%</b>	1,372 <b>0.51%</b>
Other Race Population	1,014 <b>7.77%</b>	8,441 <b>9.03%</b>	30,967 <b>11.44%</b>
Population of Two or More Races	2,116 <b>16.22%</b>	14,504 <b>15.52%</b>	41,658 <b>15.40%</b>
Hispanic Population	2,939 <b>22.53%</b>	22,451 <b>24.02%</b>	72,752 <b>26.89%</b>
Non-Hispanic Population	10,108 <b>77.47%</b>	71,018 <b>75.98%</b>	197,835 <b>73.11%</b>

### EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,120 <b>23.37%</b>	15,930 <b>24.21%</b>	43,341 <b>22.93%</b>
Graduate/Professional Degree	1,110 <b>12.24%</b>	8,111 <b>12.32%</b>	22,354 <b>11.83%</b>

### AGE

	1 mile	3 miles	5 miles
Median Age	39.5	40.0	39.0