

FOR SALE

OWNER/USER INVESTMENT OPPORTUNITY

11487-11491 WOODSIDE AVE | SANTEE, CA 92071



Exclusively listed by

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Mathews

11487-11491 WOODSIDE AVE

OWNER/USER INVESTMENT OPPORTUNITY FOR SALE IN SANTEE, CALIFORNIA



PROPERTY SUMMARY

SALE PRICE	\$10,000,000
TOTAL BUILDING SIZE	±41,420 SF
LAND SIZE	±3.44 AC
NUMBER OF BUILDINGS	3
BUILDING HEIGHT	Up to 20'
POWER	1,400 AMP, 3 Phase 120/240
OCCUPANCY	33%
LOADING	Grade & Dock
GAS	1"
ZONING	City of Santee, I-L

\$10M

SALE PRICE

\$241

PRICE / SF



Property Overview

11487 WOODSIDE AVE

AVAILABLE SF	±15,708 SF
DOORS	3 Grade Level
PARKING	3/1,000
LEASE RATE	\$1.25/SF (+\$0.25/SF NNN)

11489 WOODSIDE AVE

BUILDING SF	±11,000 SF
OCCUPANCY / EXPIRATION	100% Leased / June 30, 2028
ANNUAL INCREASE	3.5%

OPTION One 5-Year at FMV

11491 WOODSIDE AVE

AVAILABLE SF	±14,812 SF
SUBLEASE EXPIRATION	November 30, 2028
DOORS	3 Grade Level / 1 Dock
LEASE RATE	\$1.45/SF (+\$0.25/SF NNN)

11491 WOODSIDE AVE

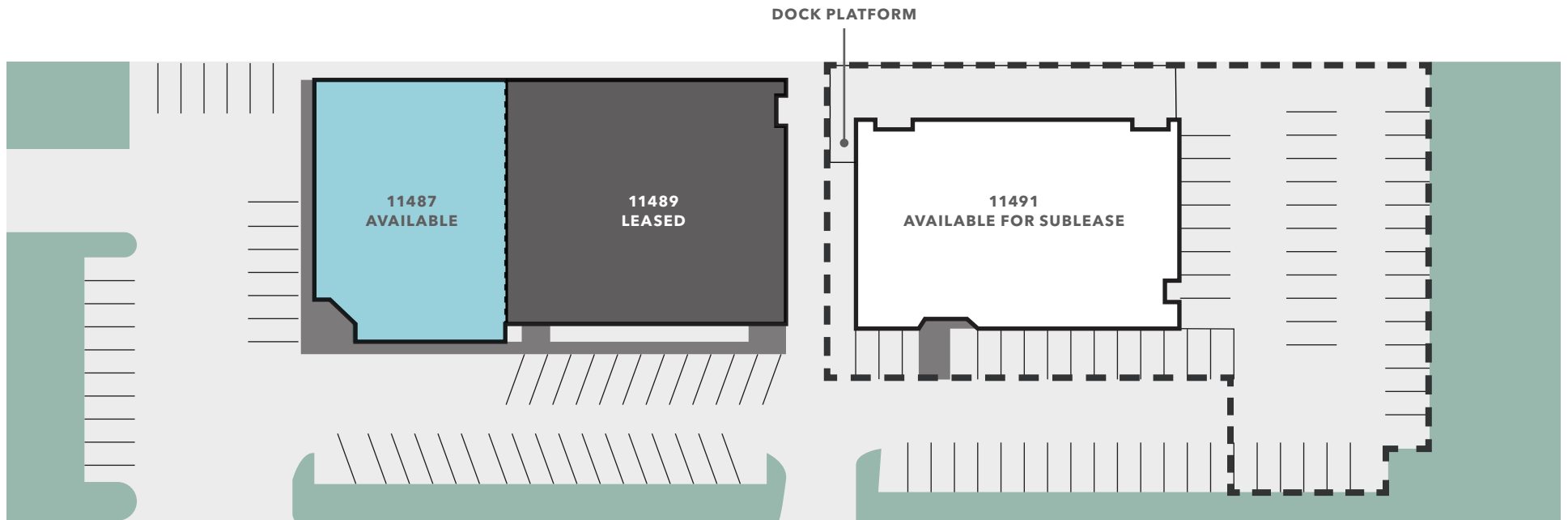
11489 WOODSIDE AVE

11487 WOODSIDE AVE

67



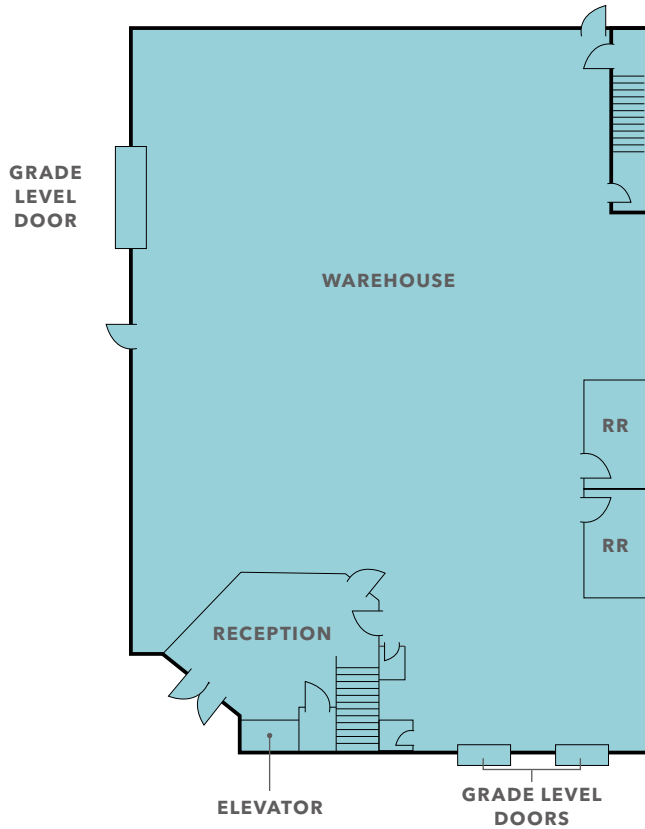
SITE PLAN



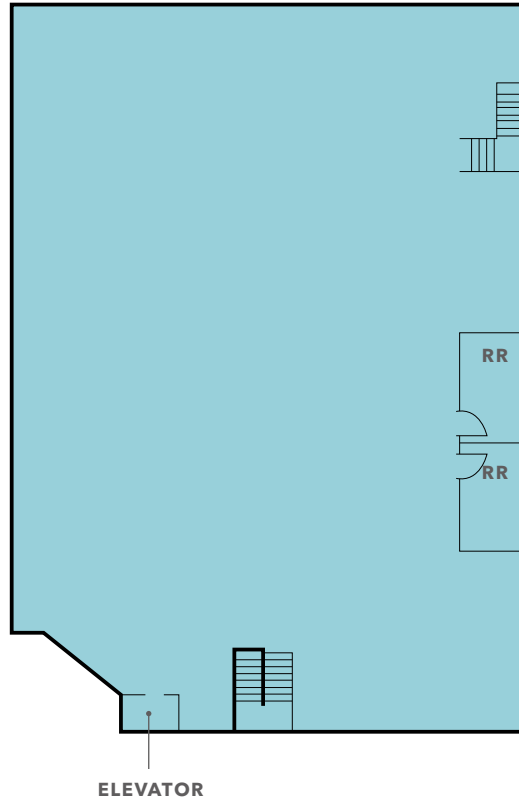
*Not to scale

11487 WOODSIDE AVE | FLOOR PLAN

GROUND FLOOR - 7,854 SF



SECOND FLOOR - 7,854 SF



±15,708 SF

AVAILABLE FOR LEASE

SINGLE-TENANT

AVAILABLE NOW

THREE (3)

GRADE LEVEL DOORS

\$1.25/SF

RENTAL RATE + \$0.25/SF NNN

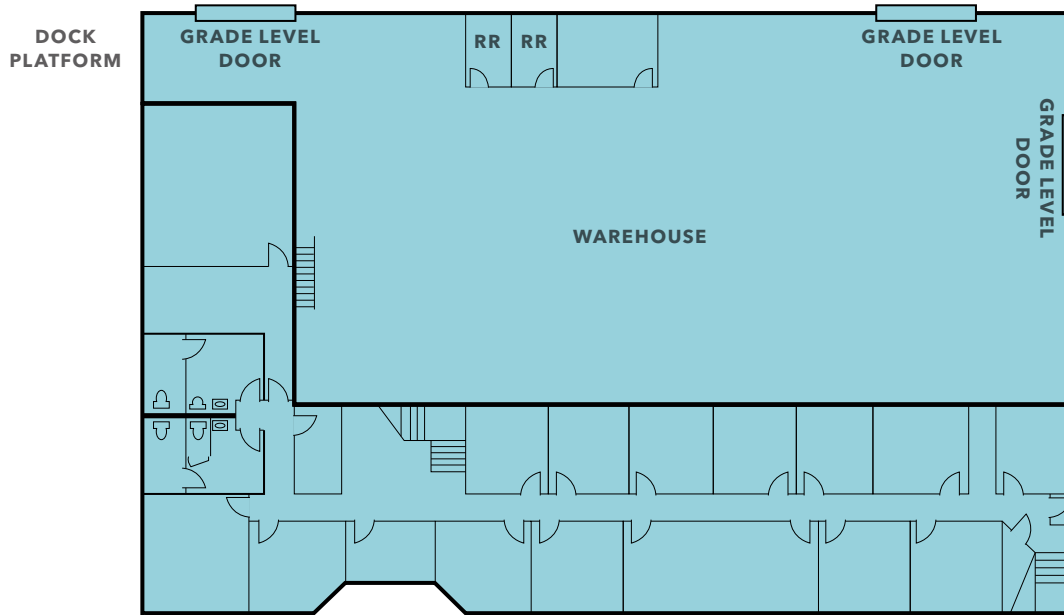
3/1,000

PARKING

*Not to scale

11491 WOODSIDE AVE | FLOOR PLAN

FIRST FLOOR



±14,812 SF

AVAILABLE FOR LEASE

SINGLE-TENANT

AVAILABLE NOW FOR SUBLEASE

THREE (3)

GRADE LEVEL DOORS

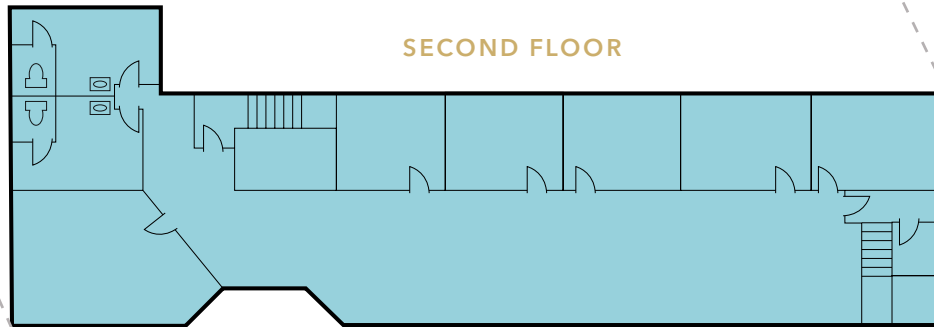
\$1.45/SF

RENTAL RATE + \$0.25/SF NNN

11/30/2028

SUBLEASE EXPIRATION

SECOND FLOOR



*Not to scale



DEMOGRAPHICS

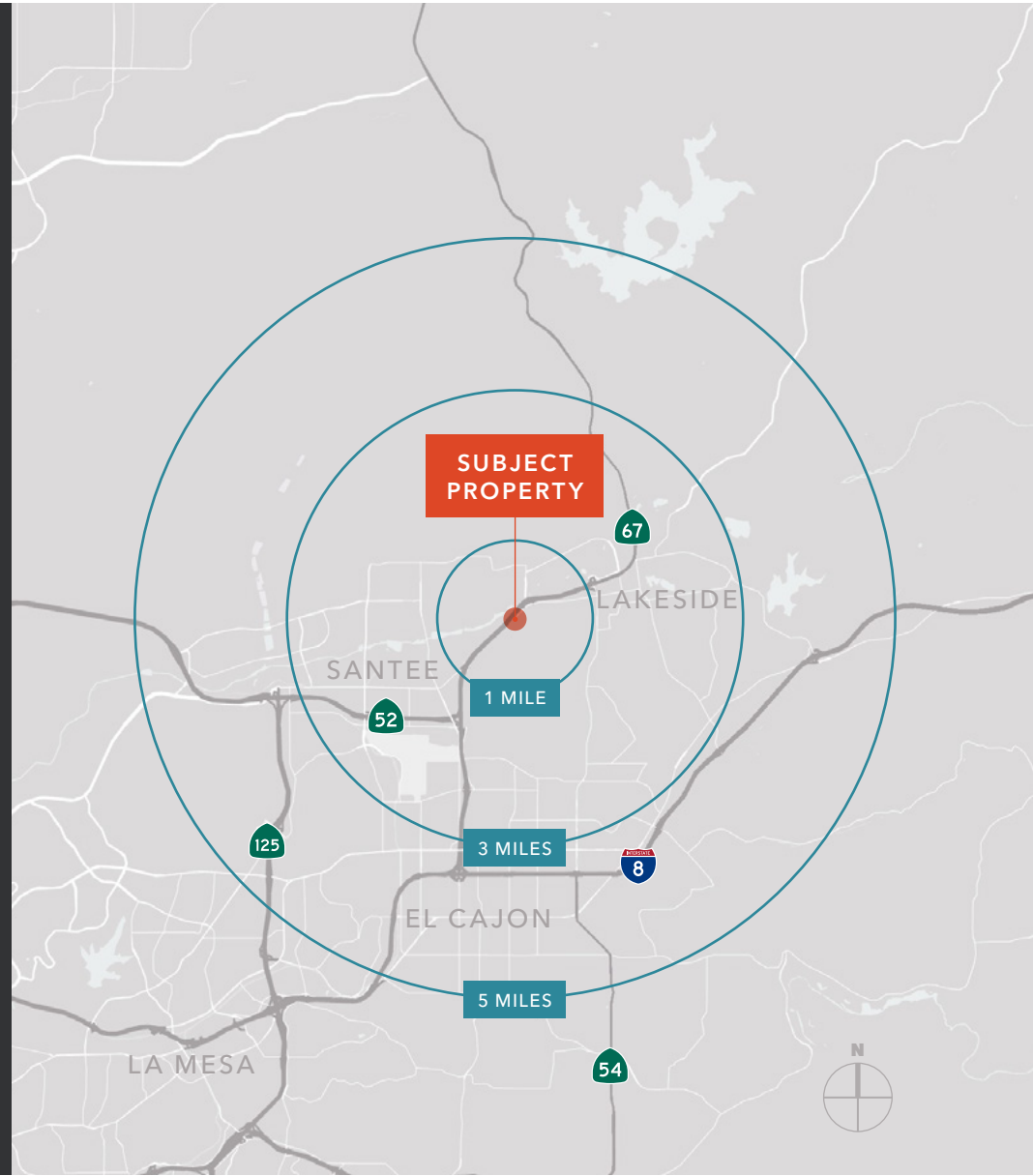
POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED POPULATION	11,139	106,658	239,406
MEDIAN AGE	37.7	38.2	38.0
TOTAL BUSINESSES	455	4,539	8,863
TOTAL EMPLOYEES	3,932	36,623	69,098
WHITE COLLAR WORKERS	68.1%	61.4%	60.9%
BLUE COLLAR WORKERS	31.9%	38.6%	39.1%
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$146,646	\$131,532	\$123,016

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,884	37,183	83,679
AVERAGE HOUSEHOLD SIZE	2.8	2.8	2.8
OWNER-OCCUPIED	57.3%	60.1%	54.6%
RENTER-OCCUPIED	42.7%	39.9%	45.4%

Data Source: ©2025, Sites USA





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*For more information on
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