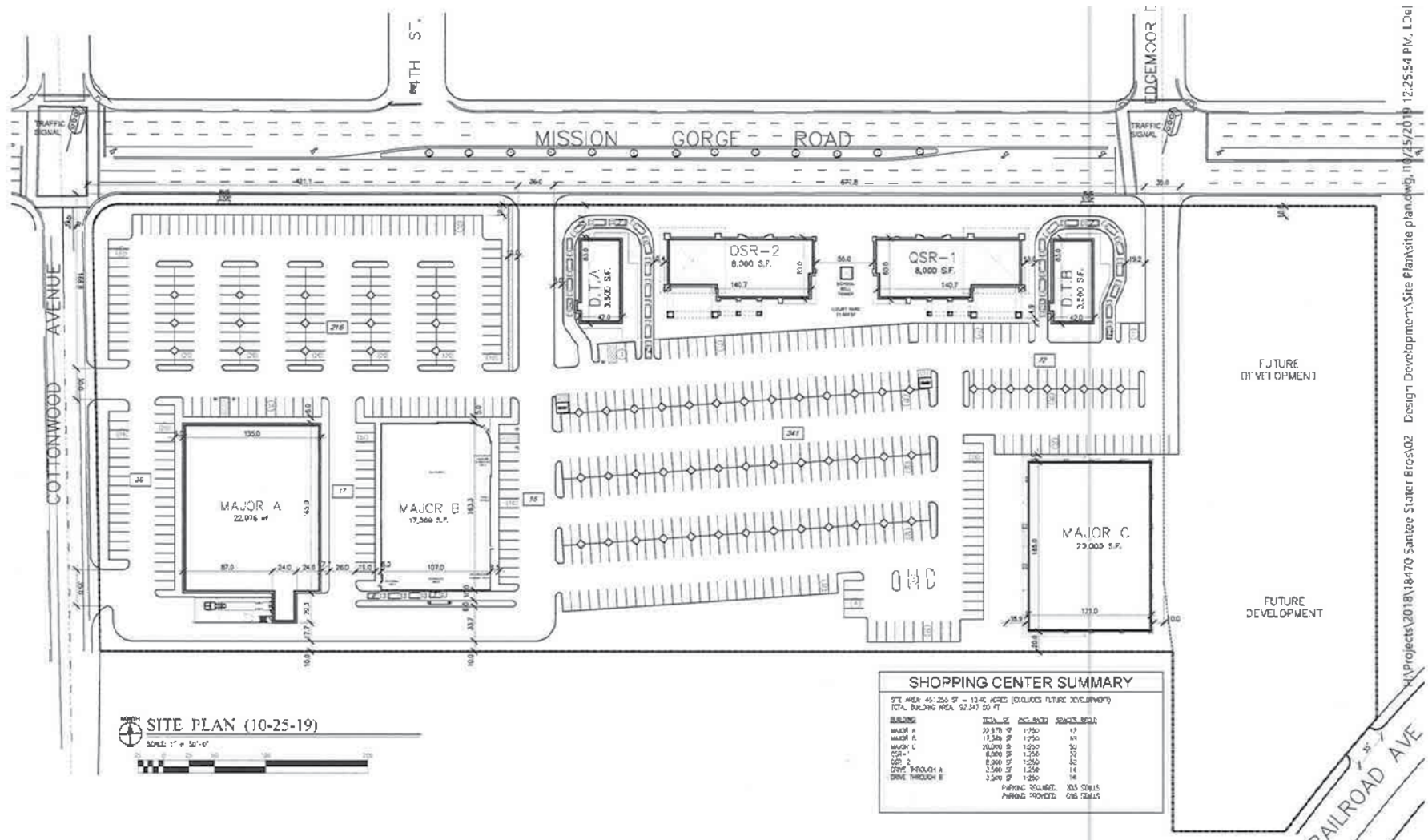




The School Yard at Santee

Large Floorplate Office/Medical | New Construction 10,000 to 200,000 SF Spaces

10335 Mission Gorge Road, Santee , CA 92071



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Property Overview

- Build to suit opportunity near the heart of Santee Town Center with numerous local, regional and national tenants less than five minutes away.
- Prime location in the region offering high-tech opportunities, high-profile demographics, and high quality life.
- Average household income is \$94K, making Santee the seventh highest among cities in San Diego County, with second lowest housing vacancy rate, and fifth lowest crime rate.
- Business-friendly local government have implemented smart growth and sustainability practices.
- The East County Economic Development Council has adopted the **‘Work Where You Live’** campaign to encourage employers to locate into Santee to provide good jobs to local residents and eliminate commuter congestion on the freeways and trolley. Workers living west of East County will enjoy a “reverse-commute”.
- Upcoming neighboring tenants include the 112,000 SF Karl Strauss Headquarters with Brewery and Restaurant, Studio Movie Grill - a luxury multiplex movie and dining experience, and a 122-room Woodspring Suites Hotel.

Property Specifications

Availability

Single or Multi-Tenancy
10,000 - 200,000 SF



Property Type

Class A Office/Medical or
Flex Build-to-Suit

Min. Divisible

10,000 SF

Lease Type

NNN or Modified Gross

Property Size

Approx. 10.35 Acres

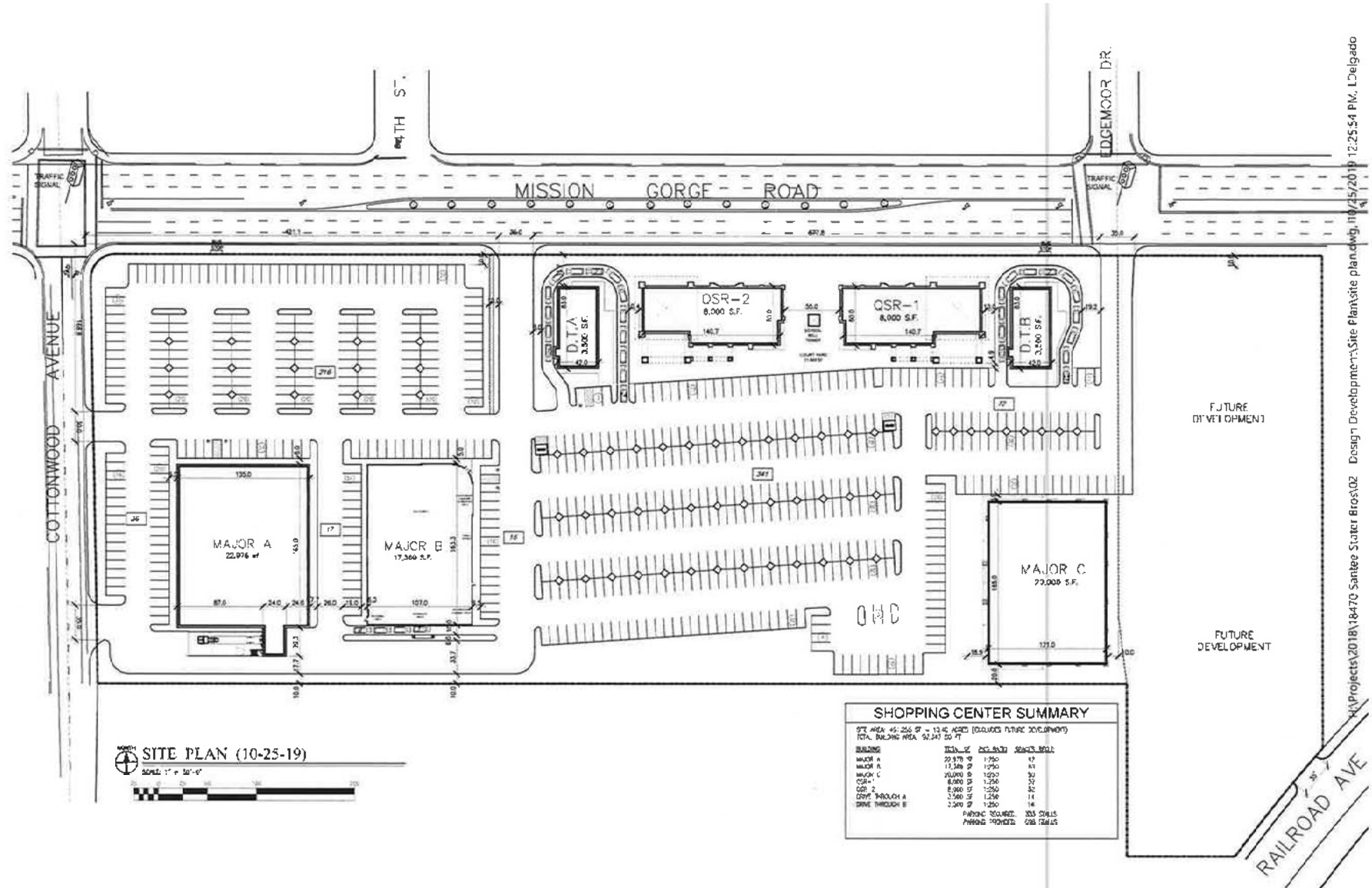
Max Contiguous

200,000 SF

Parking

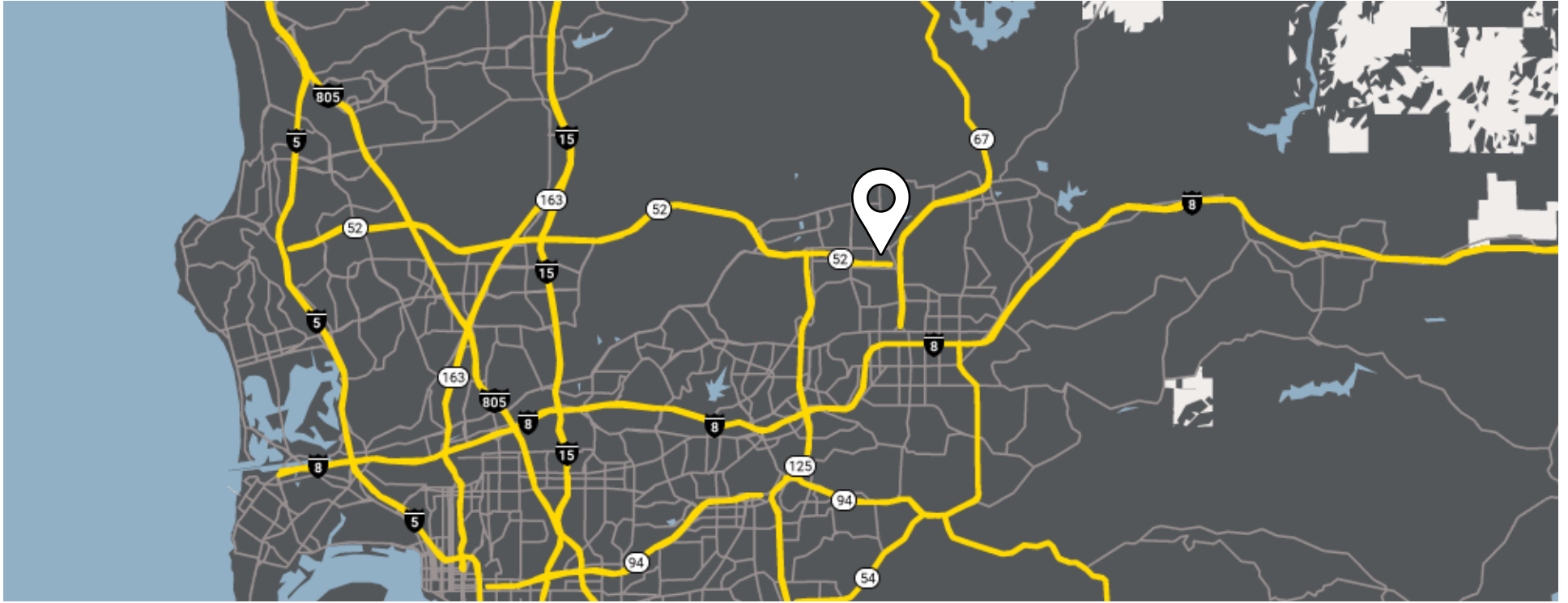
5/1,000 SF

Proposed Site Plan



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Location Features



Submarket

Santee is situated between the Pacific Ocean and the mountains of the Cleveland National Forest. Within the East County Region, Santee is connected to the coastline by Highway 52, going all the way to the beautiful beaches of La Jolla. In addition, The School Yard at Santee also offers direct access to Highway 67 and Interstate 8, with light-rail service (via San Diego Trolley) to San Diego State University, Mission Valley, Downtown San Diego and the Convention Center.

The City of Santee consists of a vibrant economy with business parks, high-density residential and retail businesses forming Santee Town Center. The property is located just east of this.

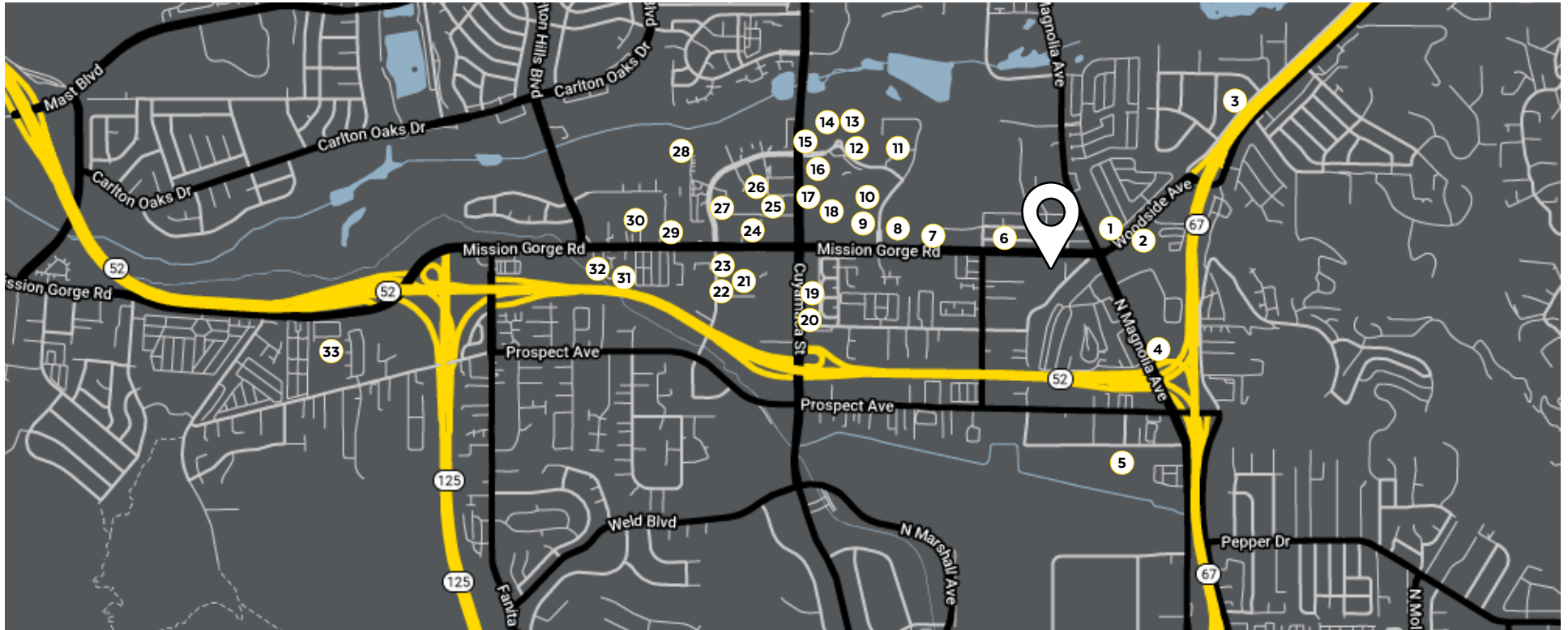
Proximity

La Jolla (21 miles)
Downtown San Diego (19 miles)
Carlsbad (38 miles)
McClellan-Palomar Airport (38 miles)
San Diego International Airport (22 miles)

Freeway

Approx. 0.3 miles to/from CA-67
Approx. 0.6 miles to/from CA-52
Approx. 2.4 miles to/from I-8
Approx. 6.6 miles to/from CA-125

Location Details



Santee Guide

- | | | | |
|------------------------------------|----------------------------------|-------------------------------------|-------------------------------|
| 1. Best Western Santee Lodge | 9. Bed Bath & Beyond | 18. Phil's BBQ | 26. Santee Town Center |
| 2. Filippi's Pizza Grotto | 10. 24 Hour Fitness | 19. San Diego County Sherri's Dept. | 27. Costco Wholesale |
| 3. Creation & Earth History Museum | 11. San Diego Christian College | 20. Enterprise Rent-A-Car | 28. Walmart |
| 4. Uptown Jungle Fun Park | 12. Studio Movie Grill* | 21. Vons | 29. USPS |
| 5. San Diego Air & Space Museum | 13. 128-Unit Condo Development* | 22. The UPS Store | 30. Lowe's Home Improvement |
| 6. Three Frogs Beer Company | 14. 173-Unit Park One Apartments | 23. Santee Village Square | 31. Sprouts Farmers Market |
| 7. County Assessor's Office | 15. Karl Strauss Headquarters* | 24. Mission Gorge Square Shopping | 32. FedEx Office Center |
| 8. HD Supply Headquarters | 16. Target | 25. The Home Depot | 33. Wood Spring Suites Hotel* |
| | 17. Santee Trolley Square | | |

*Upcoming Developments

Demographics

NUMBER OF EMPLOYEES (1-MILE RADIUS)

15,579

NUMBER OF BUSINESSES (1-MILE RADIUS)

1,096

AVERAGE HH INCOME (1-MILE RADIUS)

\$94K

MEDIAN HOME VALUE (1-MILE RADIUS)

\$500K

POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	9,923	127,175	278,060
2025 Projection	10,148	130,114	283,727
2020-2025 Growth	2.27%	2.31%	2.04%

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2020 Households	3,881	45,883	99,877
2025 Projection	3,963	46,945	101,908
2020-2025 Growth	2.11%	2.31%	2.03%

INCOME	3 MILE	5 MILE	10 MILE
2020 Average Household Income	\$94,066	\$92,890	\$90,057
2020 Median Household Income	\$78,559	\$73,859	\$71,998

CoStar 2020 Data

Get in Touch

Intersection

The School Yard at Santee project is being represented by Intersection, a commercial real estate firm. For leasing and sale inquiries, please contact Kyle Clark using the info listed below.



Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

Project by: Cameron Brothers Company



Leasing & Sales by: Intersection



DRE Lic #01971891 | www.intersectioncre.com | 619-239-1788