

FOR LEASE

8 5 2 0
RAILROAD AVE
S AN T E E , C A 9 2 0 7 1

INDUSTRIAL AVAILABLE



LOCATED ON & RAILROAD AVE



SIZE
±7,000 SF Available



RATE
\$1.38 NNN



TYPE
OFFICE/WAREHOUSE/SHOWROOM

PROPERTY DETAILS

- 50%* Office/Showroom
- 50%* Warehouse
- 1 GL Door
- Sprinklered Warehouse
- 13.5'-17.5' Clear Height
- Kitchenette

**Can Be Adjusted*

SITE PLAN



INTERIOR PHOTOS



INTERIOR PHOTOS





SANTANA VILLAGE SHOPPING CENTER

Smart & Final extra! SUBWAY

Jack in the box Starbucks DOLLAR TREE

Santee Drive-In MOVIE THEATRE

FOOD4LESS

Walmart Supercenter

COSTCO WHOLESALE

THE HOME DEPOT Auto Zone SUPERCUTS

SANTEE TROLLEY SQUARE

Target Party City

target PET SMART BARNES & NOBLE TJ-maxx

DSW 24 FITNESS Bath & Body Works BED BATH & BEYOND five BELOW SEPHORA

TOWN CENTER PARKWAY PLAZA

Michaels SKECHERS

DOLLAR TREE ROSS DRESS FOR LESS

Denny's DQ rubio's SUBWAY

LOWE'S Chick-fil-A KOHL'S SEPHORA IN-N-OUT BURGER

ExtraSpace Storage

BW Best Western 7 ELEVEN Chevron Starbucks SONIC

125 ± 37,000 VPD

SPROUTS FARMERS MARKET SportClips HAIRCUTS Walgreens

Jack in the box MATTRESS FIRM CLUB PILATES

52 ± 43,000 VPD

Pep Boys Advance Auto Parts

SUBJECT PROPERTY
8520 Railroad Ave

67

SANTEE VILLAGE SQUARE

VONS SALLY BEAUTY MATTRESS FIRM

BR paskin Great Clips O'Reilly petco

PLAZA DE CUYAMACA

GROCERY OUTLET Bargain Market Firestone petco

BevMo! cricket

99¢ STORES F/S McDonald's KFC

MISSION GORGE SQUARE

CVS pharmacy DISCOUNT TIRE

IHOP Pollo Pico W Little Caesars

GILLESPIE FIELD

SANTEE, CA

Located about 19 miles northeast of San Diego, Santee is a charming East County suburb revered for its vast expanses of land as well as its many retail offerings. Santee emerges as a vibrant city that perfectly balances suburban comfort with the allure of nature's beauty. The city has a population of over 60,000 that enjoy outdoor recreation and a good standard of living. Its economy is broad, with thriving industries in manufacturing, healthcare, and retail. The convenience of easy access to urban facilities and the peace and quiet of a residential environment are both guaranteed by Santee's strategic location within the San Diego metropolitan area. Nearby higher education options are available, providing a variety of academic pursuits for motivated students. Residents of Santee have access to more than 60 miles of trails, the San Diego River, and magnificent vistas because the area borders the large Mission Trails Regional Park. The Pacific Ocean and the Cleveland National Forest mountains are both nearby, giving Santee a prime position for adjacent outdoor enjoyment.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	10,308	156,340	297,957
2023 Estimate	9,967	155,260	296,577
2020 Census	9,805	155,683	297,856
POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	3,408	54,140	104,546
2023 Estimate	3,310	53,927	104,333
2020 Census	3,284	54,270	105,101
POPULATION	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$85,854	\$100,884	\$111,086

DISTANCE MAP



SUBJECT PROPERTY

±8.2 MILES



SAN DIEGO, CA

8520 RAILROAD AVE Santee, CA 92071

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