

MISSION GORGE & COTTONWOOD

SANTEE

CALIFORNIA

32.8384°N - 116.9739°W



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INCORPORATED

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PROJECT INTRODUCTION

A rare ground-up development project in Santee, CA. The Development will entertain approximately 40,000 Vehicles Per Day at the corner of Mission Gorge & Cottonwood Ave.

The Project will feature a multitude of tenants to service the surrounding area, consisting of residential, retail, hospitality grocery and other various retail.



- + Hard Corner in the Heart of Santee
- + Ground up grocery anchored shopping center
- + 1 Anchor Opportunity and 4 QSR Opportunities



SANTEE

Santee, California, is a suburban city nestled in San Diego County just 18 miles from the Pacific Ocean. It boasts a rich history dating back to its Native American roots and later flourishing through the completion of the San Diego Aqueduct. The city has a diverse economy, encompassing retail, manufacturing, and services. Santee's strategic location, emphasis on sustainability, and cultural diversity, coupled with its parks and recreational options, make it an inviting place to call home.



DEMOGRAPHICS

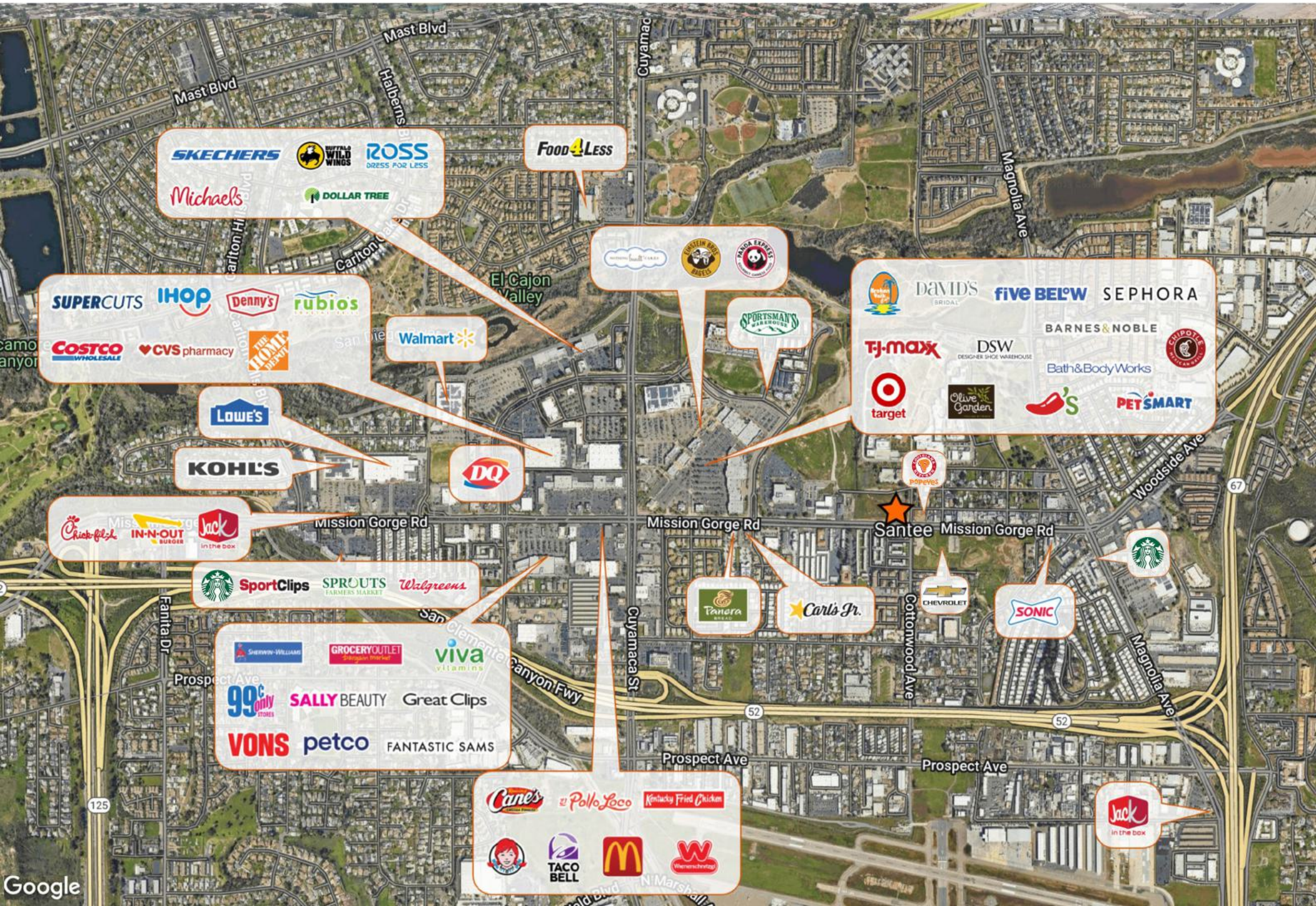


LOCATION INSIGHTS

The largest industries in Santee are Retail Trade, Health Care & Social Assistance, and educational services. The city is uplifted by local infrastructure, strong workforce skills and business-friendly policies. With a population of approximately 58,000 Residents, this picturesque city is embraced by the Cuyamaca Mountains and the San Diego River offering a natural haven. With a 3-mile population of 125,339 and a 3-mile population Average Household income of \$120,799, Santee can be called one of the most dynamic trade areas in San Diego county. These strong demographics similarly compare to those in San Marcos, Bonita, Encinitas, Clairemont, and La Mesa while they are fundamentally stronger than trade areas such as Rancho Bernardo, Mira Mesa, Carmel Valley Ranch, Carlsbad, Vista, 4s Ranch and Oceanside.

◆ DAYTIME POPULATION	1 Mile	3 Miles	5 Miles
	9,533	45,931	80,482
◆ EMPLOYEES	1 Mile	3 Miles	5 Miles
	24,555	75,891	297,508
◆ AVERAGE HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
	\$94,678	\$120,779	\$118,535

LOCATION AERIAL



SKECHERS
ROSS DRESS FOR LESS
Michaels
DOLLAR TREE

Food 4 Less

SUPERCUTS **IHOP** **Denny's** **Rubios**
COSTCO WHOLESALE **CVS pharmacy** **THE HOME DEPOT**

Walmart

Subway **Domino's** **Panda Express**

SPORTSMAN'S WAREHOUSE

DAVID'S BRIDAL **FIVE BEL'W** **SEPHORA**
BARNES & NOBLE **CHIPOTLE**
TJ-MAXX **DSW** **Bath & Body Works**
target **Olive Garden** **PET SMART**

LOWE'S

KOHL'S

DQ

Chick-fil-z **IN-N-OUT BURGER** **Jack In the Box**

Starbucks **SportClips** **SPROUTS FARMERS MARKET** **Walgreens**

SHERWIN-WILLIAMS **GROCERY OUTLET** **viva VITAMINS**
99c ONLY STORES **SALLY BEAUTY** **Great Clips**
VONS **petco** **FANTASTIC SAM'S**

Tanora BREAD

Carl's Jr.

pepe's

Santee

CHEVROLET

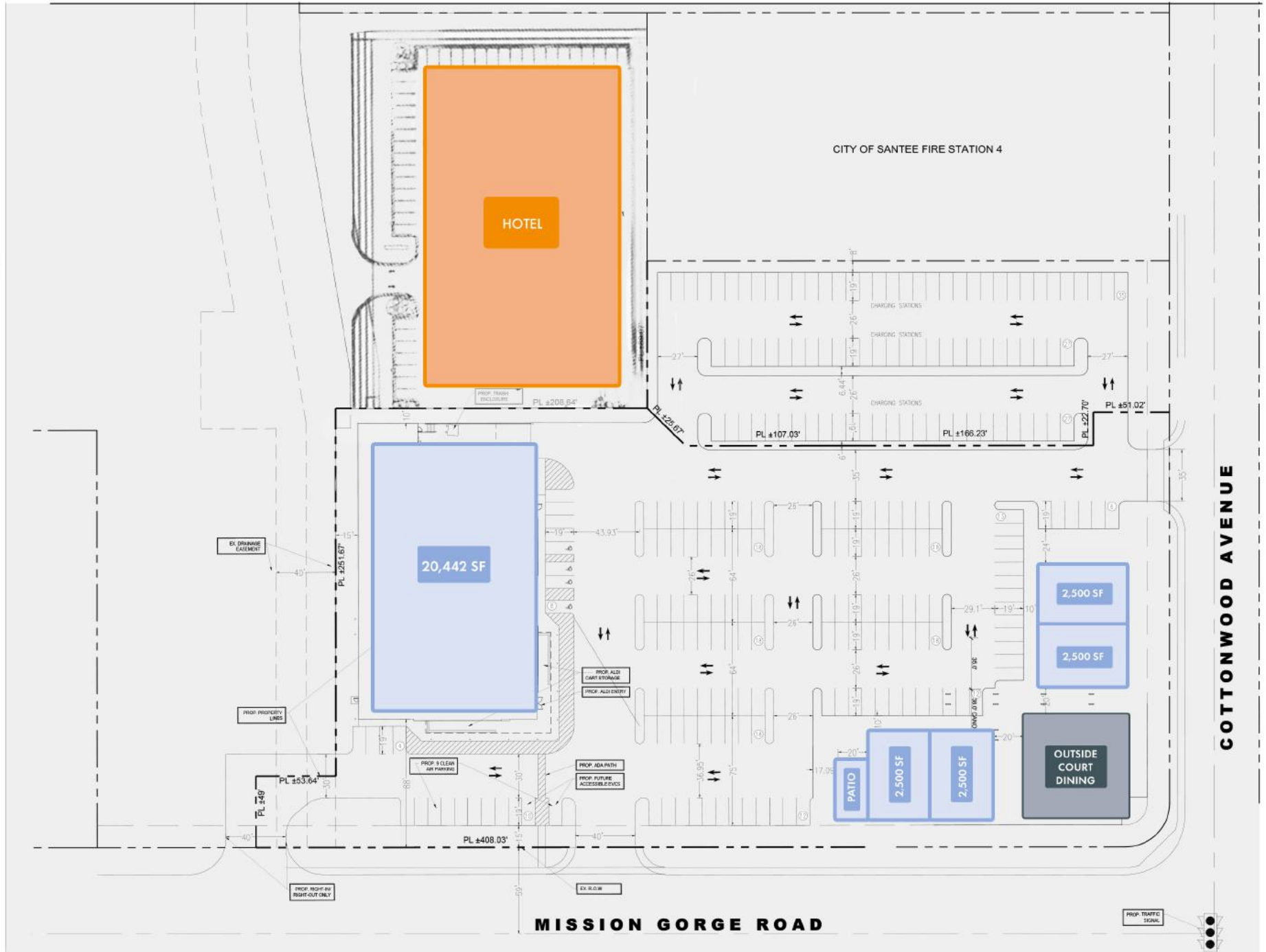
SONIC

Starbucks

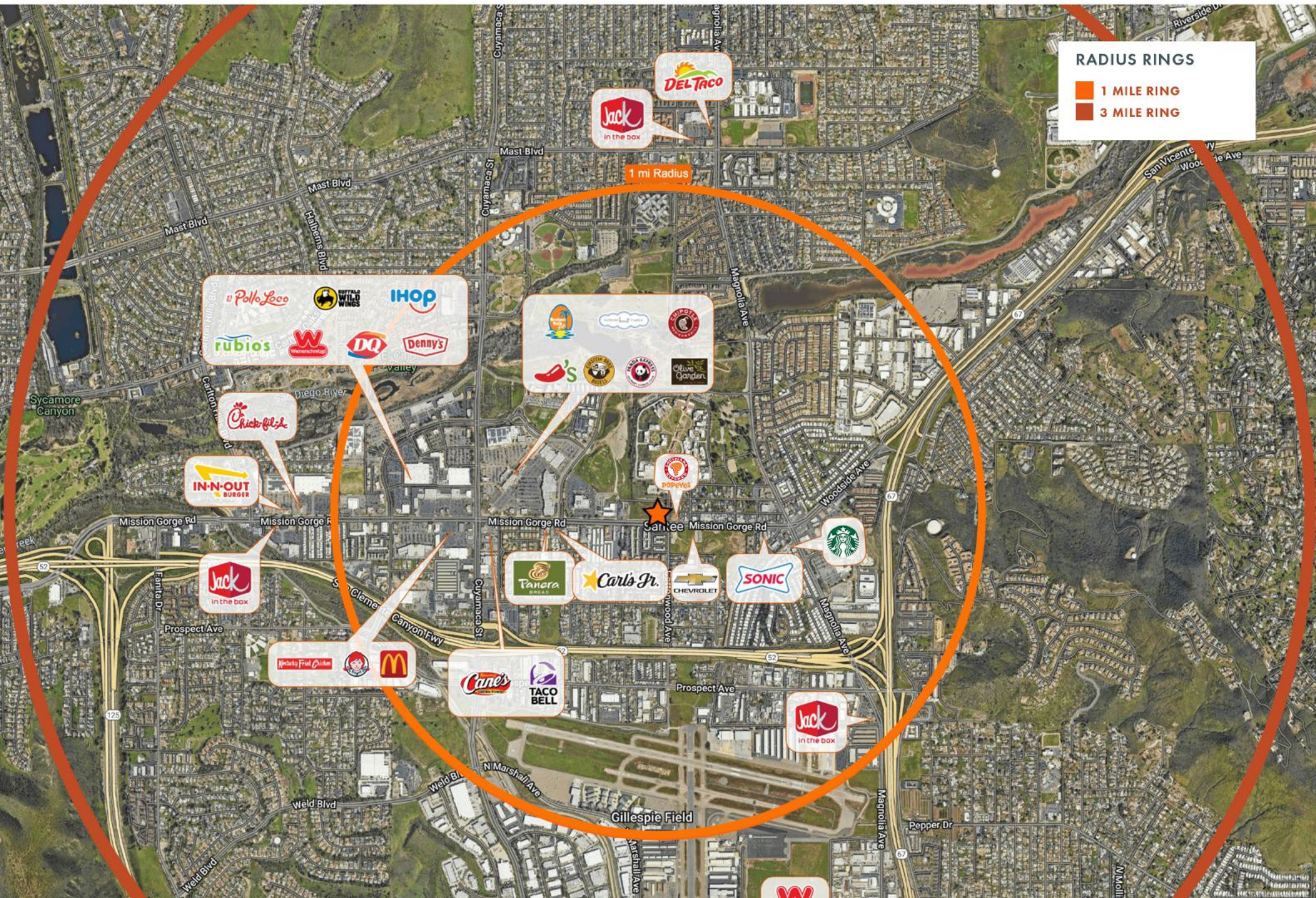
Cane's **Pollo Loco** **Kentucky Fried Chicken**
TACO BELL **McDonald's** **Wendy's**

Jack In the Box

SITE PLAN



NEARBY RETAILERS



NWC MISSION GORGE ROAD & COTTONWOOD AVE., SANTEE, CA 92071



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