

SANTEE STATION

8820-8840 N. Magnolia, Santee CA 92071

FOR LEASE
AVAILABLE: 1,160 - 2,400 SF

Highlights:

- Join Omelette Factory & Starbucks
- Near Busy Magnolia & Mission Gorge Intersection
- 6/1,000 SF of Parking
- Strong Daytime Population Nearby
- Easy Access to 52 Freeway and 67 Highway



For more information about this property, please contact:

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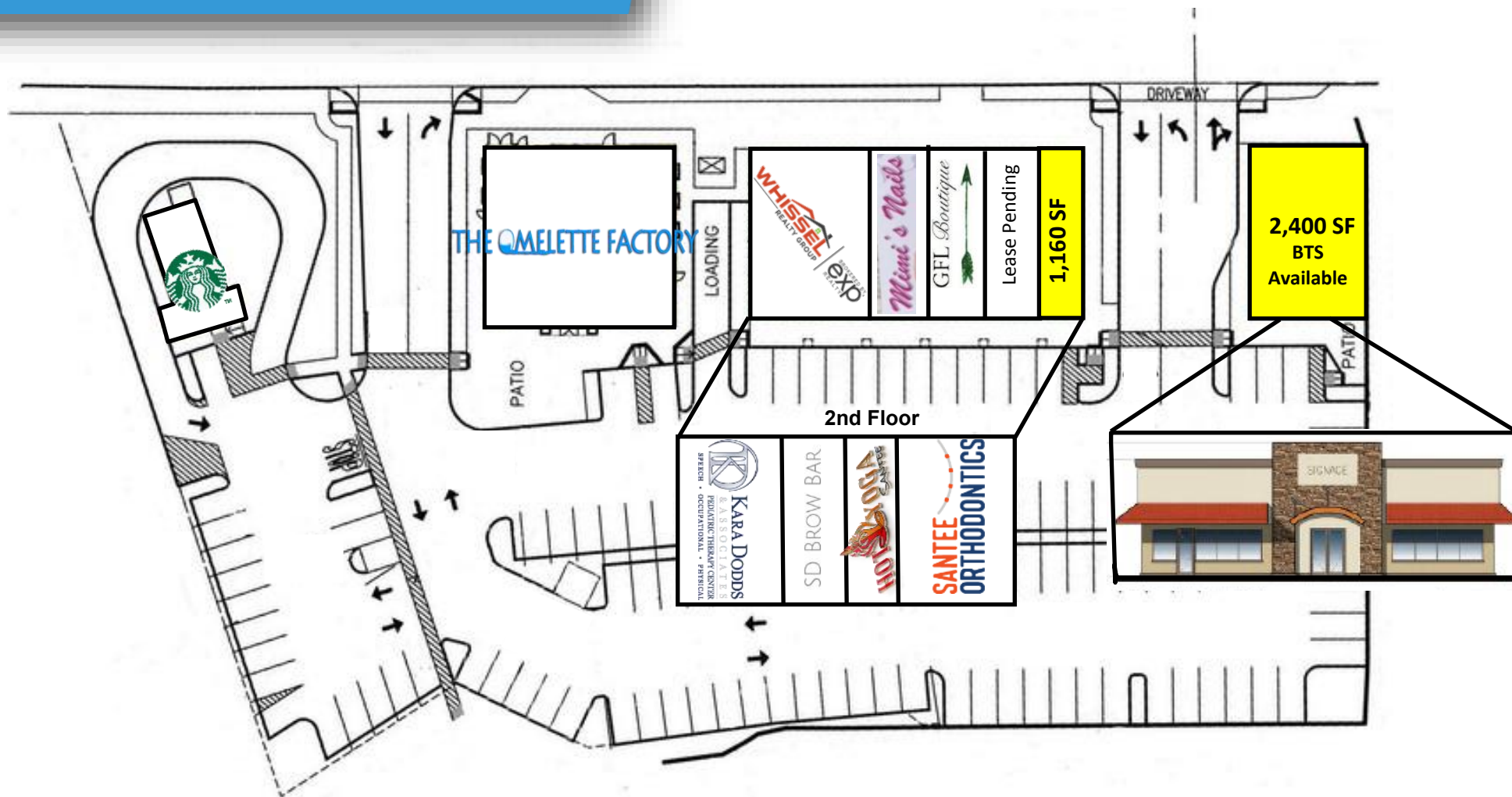


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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

SITE PLAN

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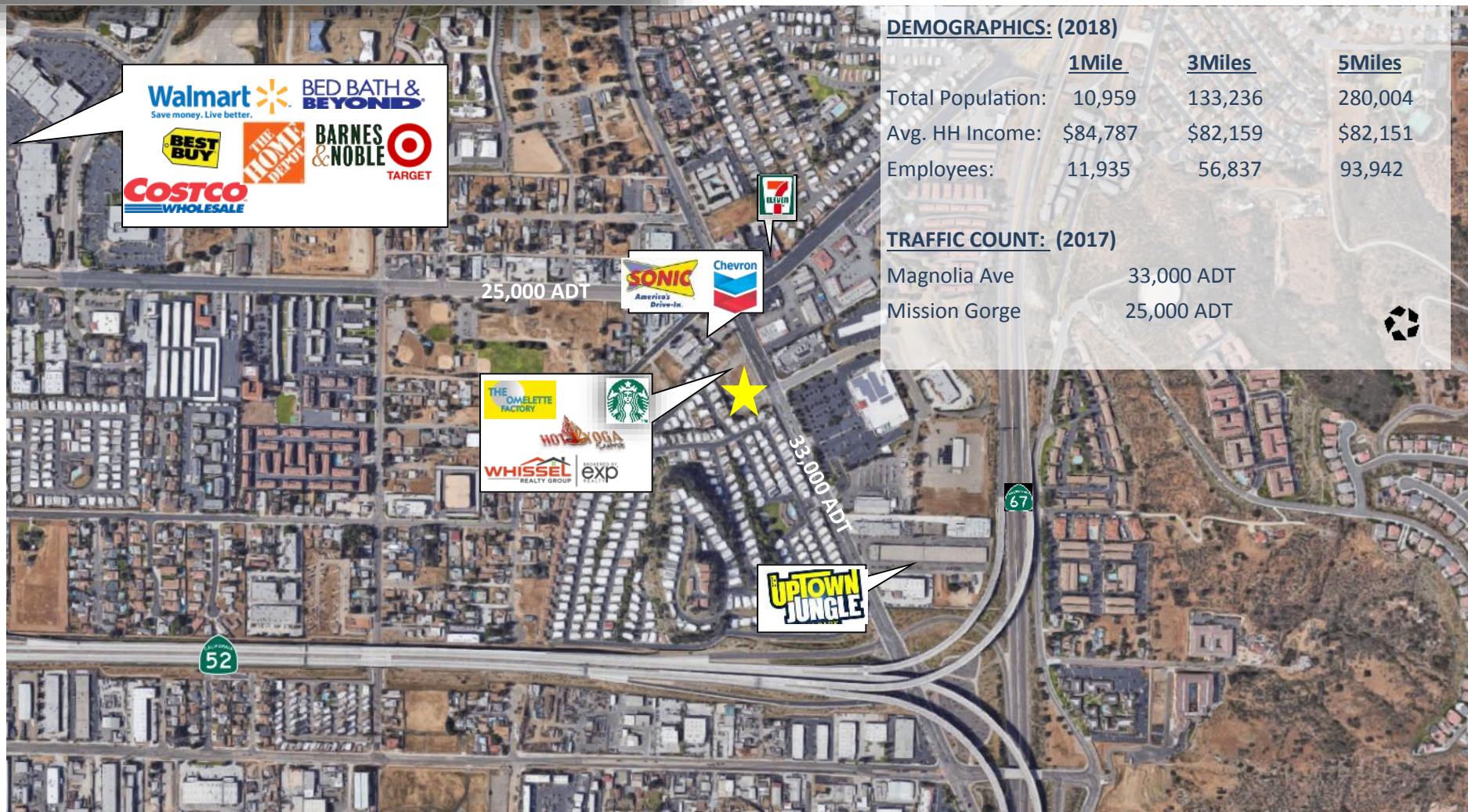
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TRADE AREA

SANTEE STATION

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DEMOGRAPHICS: (2018)

	1Mile	3Miles	5Miles
Total Population:	10,959	133,236	280,004
Avg. HH Income:	\$84,787	\$82,159	\$82,151
Employees:	11,935	56,837	93,942

TRAFFIC COUNT: (2017)

Magnolia Ave	33,000 ADT
Mission Gorge	25,000 ADT

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