

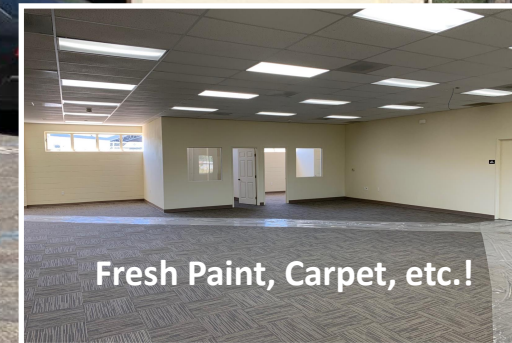
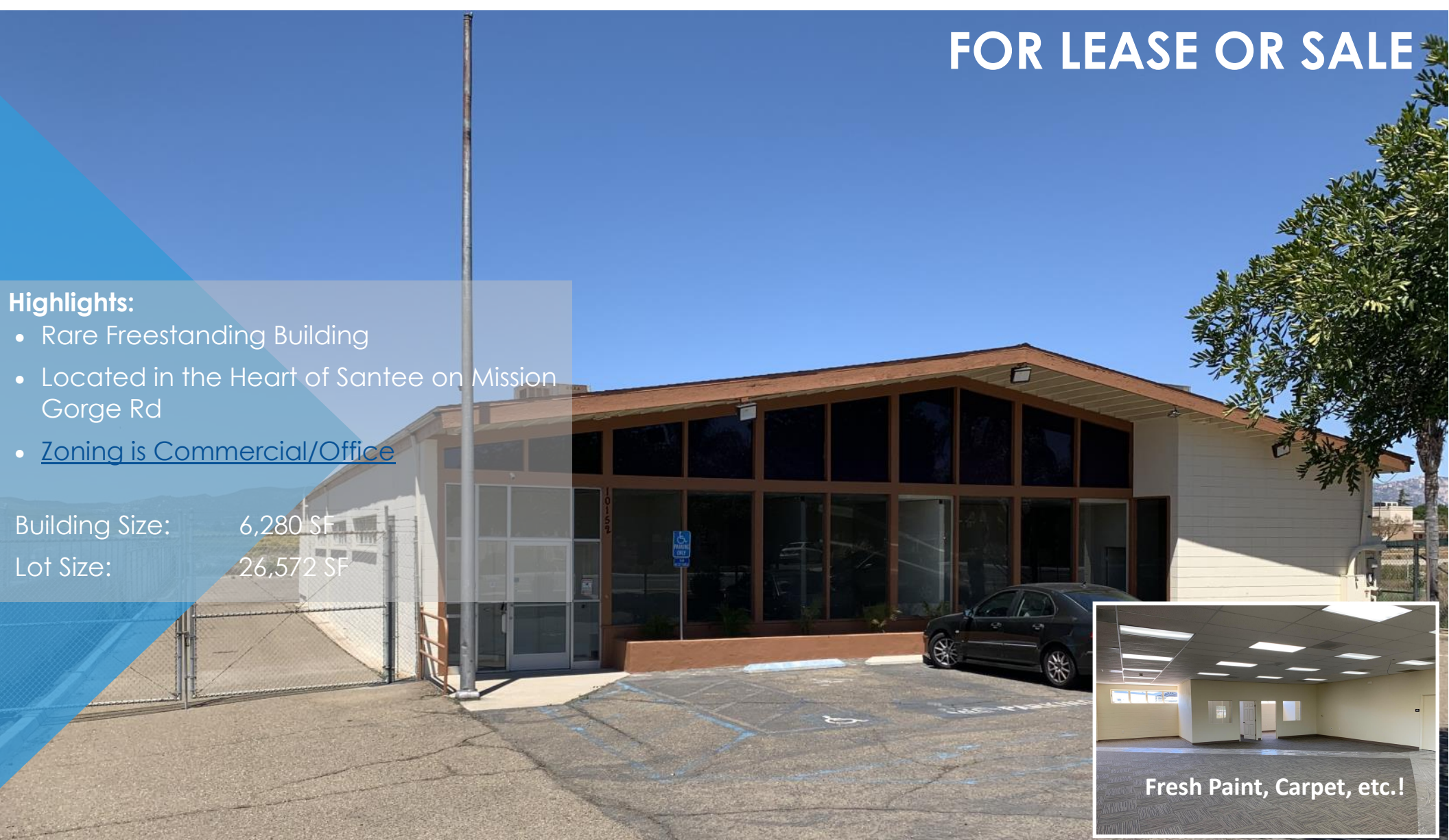
FOR LEASE OR SALE

Highlights:

- Rare Freestanding Building
- Located in the Heart of Santee on Mission Gorge Rd
- Zoning is Commercial/Office

Building Size: 6,280 SF

Lot Size: 26,572 SF



Fresh Paint, Carpet, etc.!

Free Standing Building

10152 Mission Gorge Rd. Santee, CA 92071

Austin Dias

(619) 269-6077 • Austin@Duhscommercial.com

Scott Duhs

(619) 491-0614 • Scott@Duhscommercial.com



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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

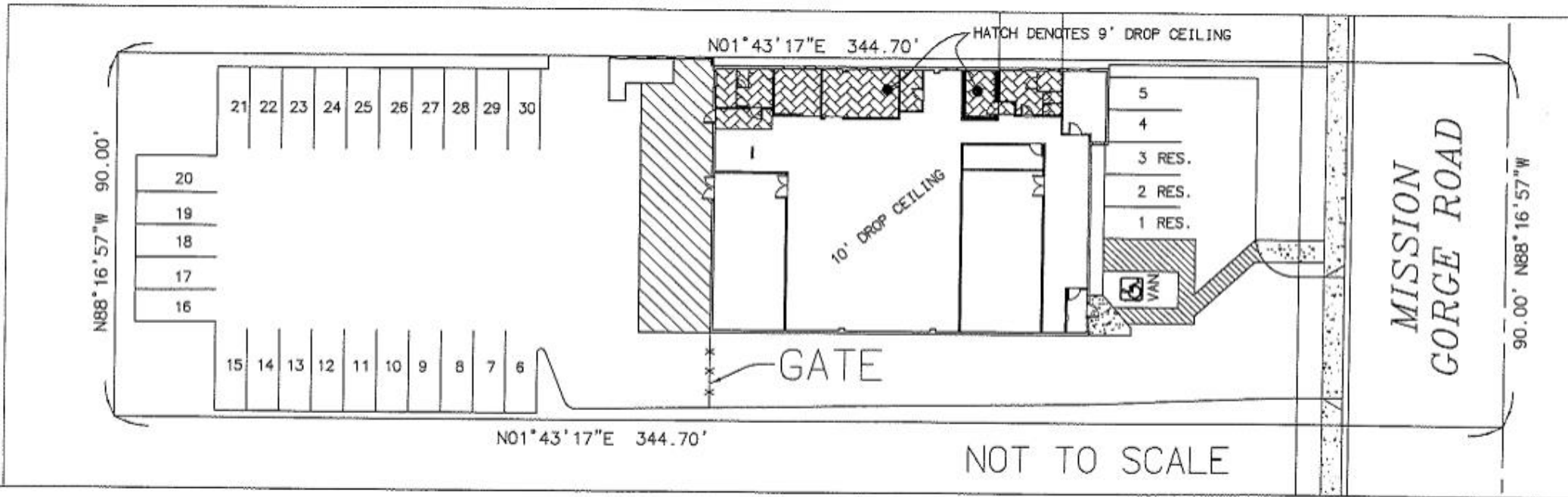
Aerial View

10152 Mission Gorge Rd. Santee, CA 92071



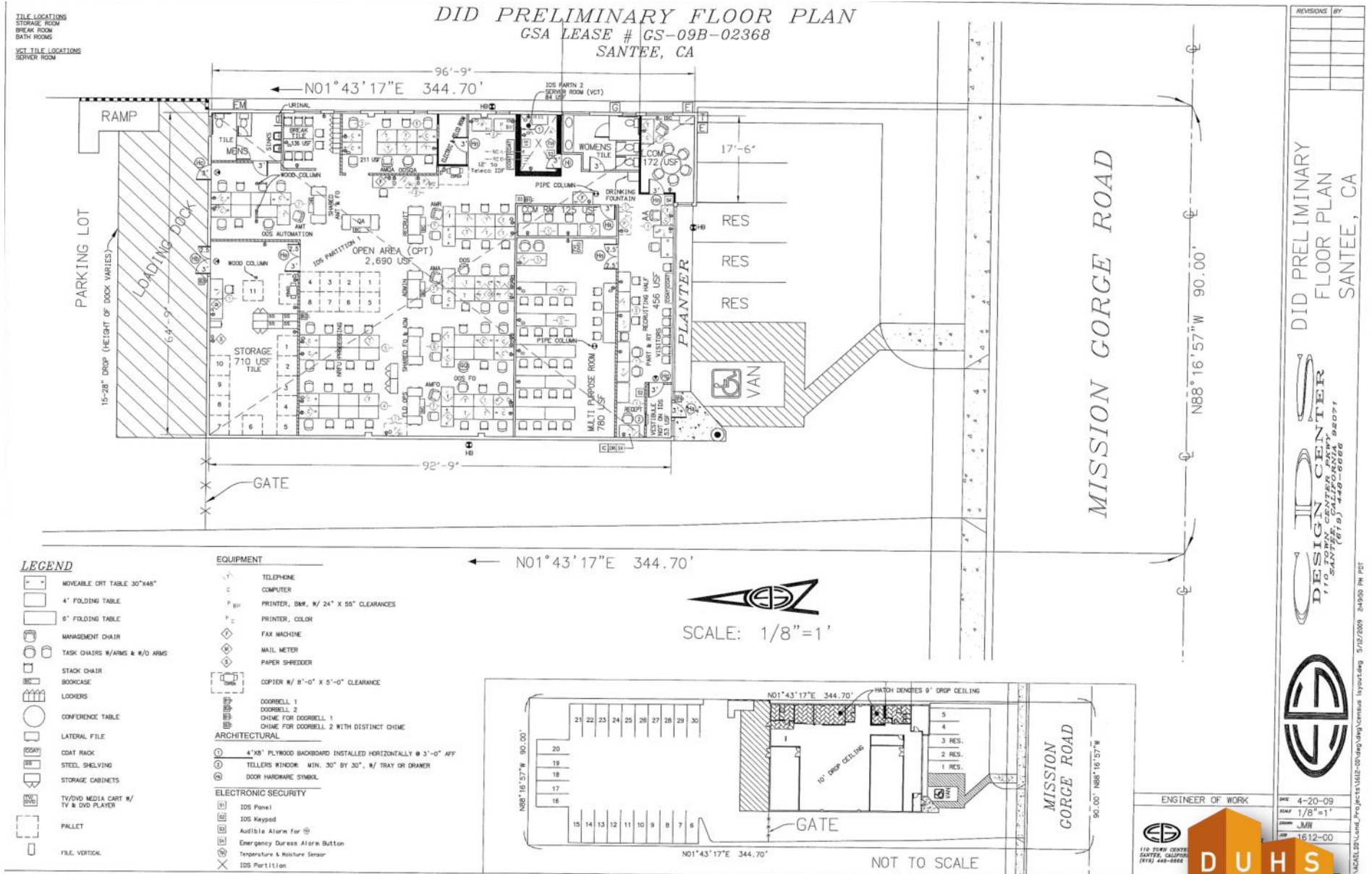
Site Plan

10152 Mission Gorge Rd. Santee, CA 92071



Space Plan

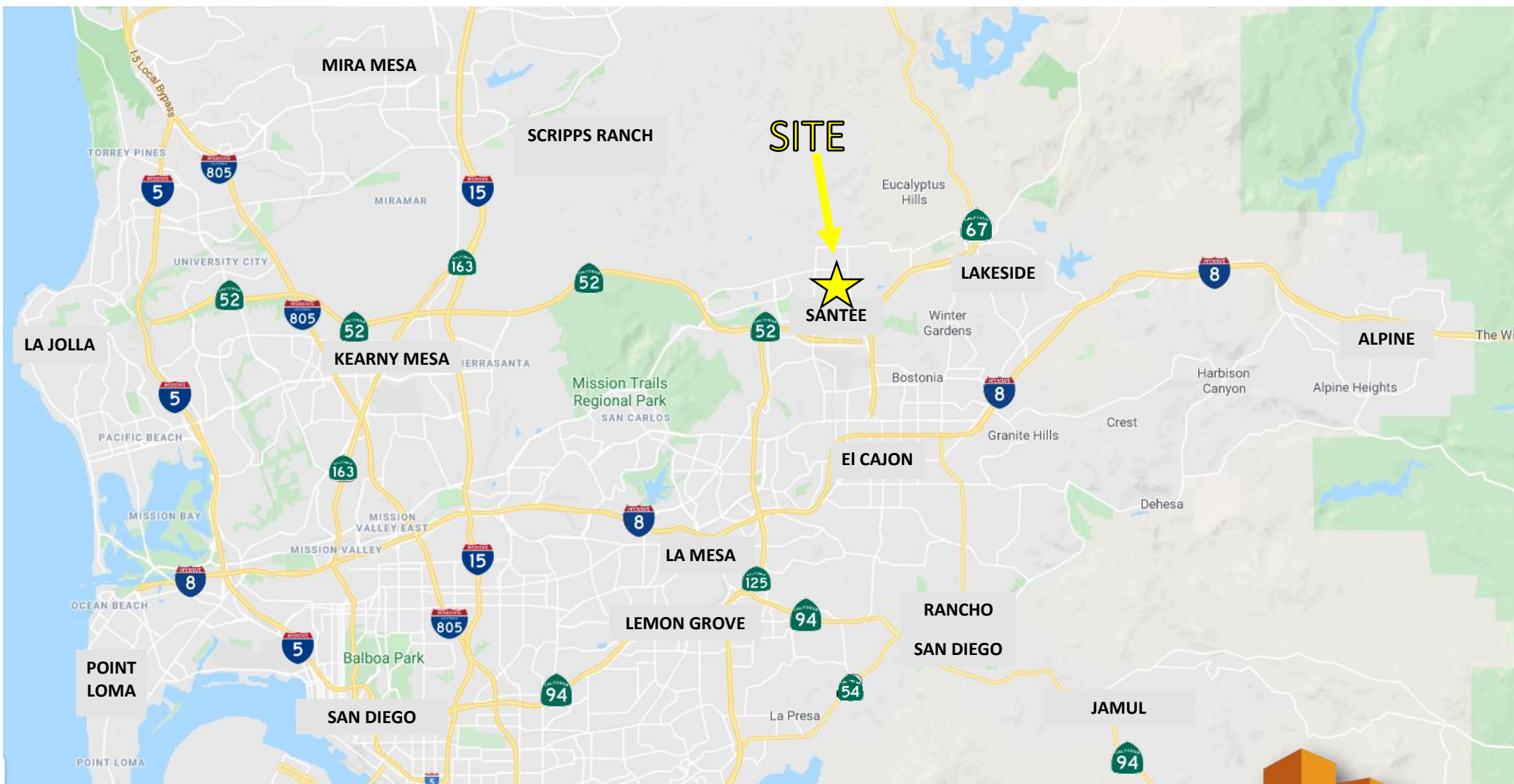
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Regional Map

10152 Mission Gorge Rd. Santee, CA 92071



Interior Photo

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Exterior Photo

10152 Mission Gorge Rd. Santee, CA 92071



Demographics

10152 Mission Gorge Rd. Santee, CA 92071

Population	1 Mile	2 Mile	3 Mile
2020 Estimate Total Population:	10,800	54,102	121,088
2025 Population:	11,055	55,438	123,918
Pop Growth 2020-2025:	2.36%	2.47%	8.26%
Average Age:	39.00	38.40	38.10
Households			
2020 Total Households:	4,099	19,320	43,948
HH Growth 2020-2025:	2.24%	2.46%	2.33%
Avg Household Inc:	\$91,909	\$100,305	\$94,726
Avg Household Size:	2.50	2.70	2.70
2020 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$481,555	\$494,031	\$491,959
Median Year Built:	1977	1976	1975

