

Highlights:

- Rare Freeway Exit Parcel
- Located at between two freeways (67 & 52)
- Entitled for Drive Thru Restaurant
- 1.09 Acres
- Zoning is General Commercial

Freeway Exit Land For Lease

NWC Prospect Ave. & Graves Ave. Santee, CA

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

Freeway Exit Land For Sale or Lease

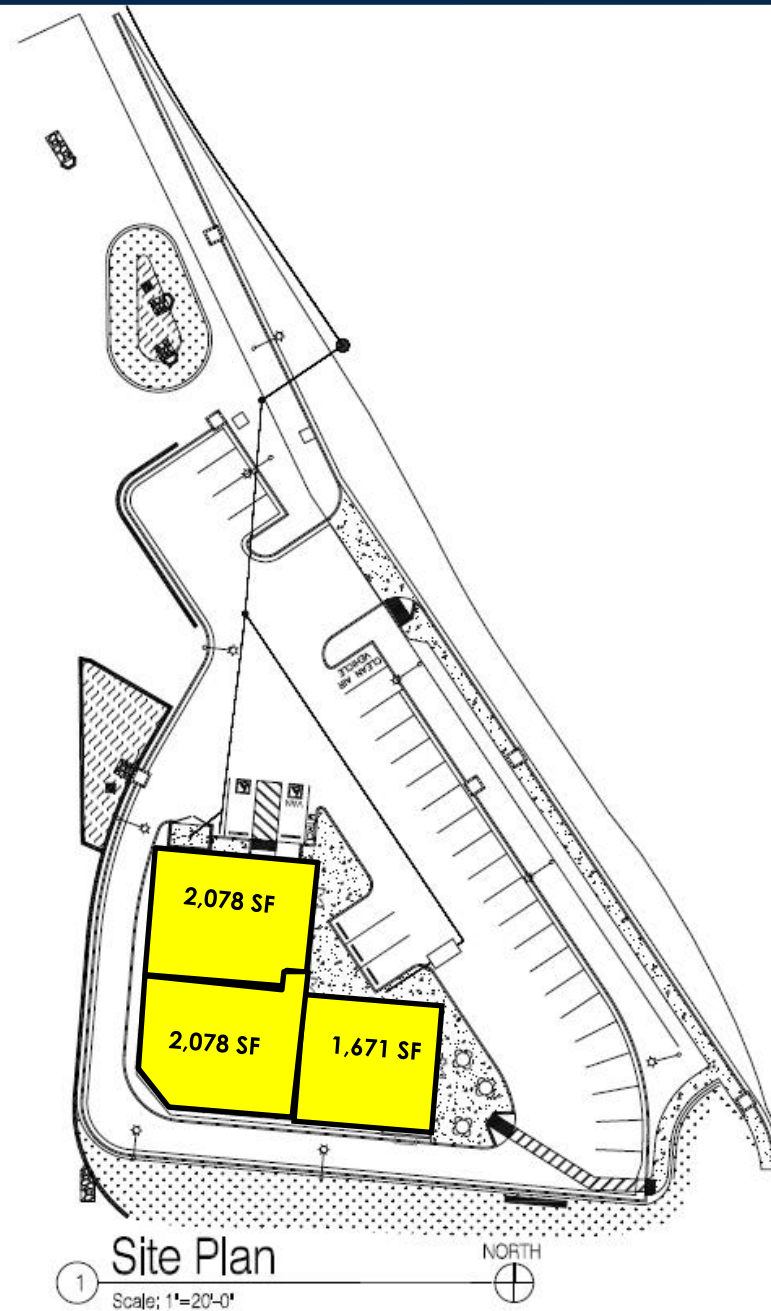
NWC Prospect Ave. & Graves Ave. Santee, CA



Freeway Exit Land For Sale or Lease

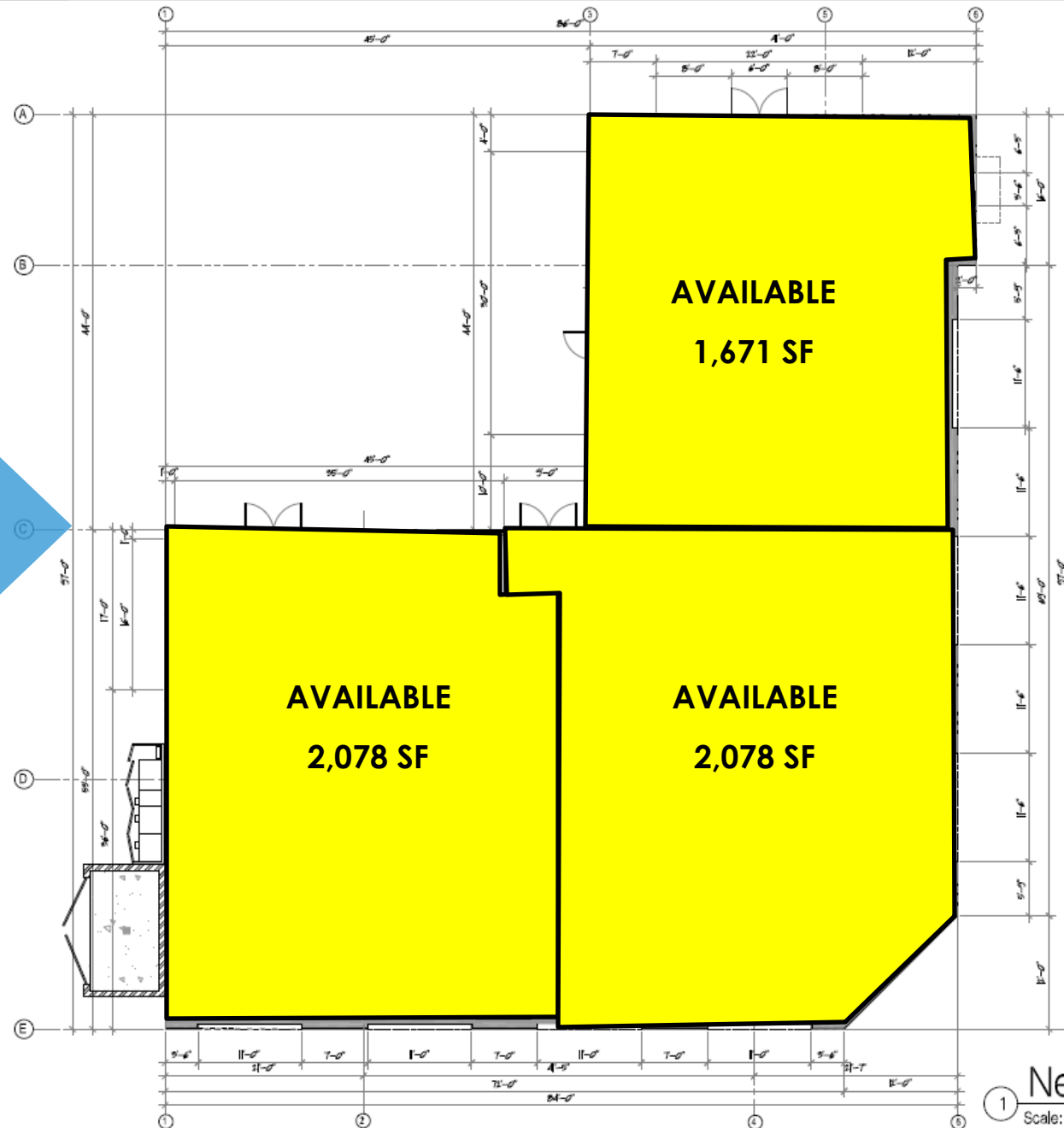
NWC Prospect Ave. & Graves Ave. Santee, CA

Site Plan



NWC Prospect Ave. & Graves Ave. Santee, CA

Floor Plan



1 New Floor Plan NORTH
Scale: 3/16"=1'-0"



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Pictures



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Demographics

Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	12,323	156,743	284,501
2025 Population:	12,621	160,139	290,264
Pop Growth 2020-2025:	2.42%	2.17%	2.03%
Average Age:	38.80	37.40	38.50
Households			
2020 Total Households:	4,804	55,377	102,102
HH Growth 2020-2025:	2.29%	2.18%	2.02%
Median Household Inc:	\$77,349	\$66,765	\$72,793
Avg Household Size:	2.50	2.80	2.70
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$486,409	\$480,958	\$525,018
Median Year Built:	1977	1974	1973

