

# For Lease

**The Pathway Church**

9608-9640 Carlton Hills Blvd, Santee, CA 92071

## AVAILABLE:

- 1,800 - 5,000 SF
- PAD SPACE AVAILABLE!



### Rob Bloom

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### Craig Duhs

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### L. Thomas Morgan, CCIM

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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.

# Property Highlights

**The Pathway Church**  
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## Available:

- Suite 9622 - 5,000 SF
- Suite 9640 - 1,800 SF
- Pad Site Available!

## Property Highlights

- Situated in the heart of Santee, offering excellent visibility and accessibility.
- High-traffic area with strong demographics, ideal for retail and service-oriented businesses.
- Excellent on-site Parking Available
- Signalized intersection
- Close to residential neighborhood, and Schools



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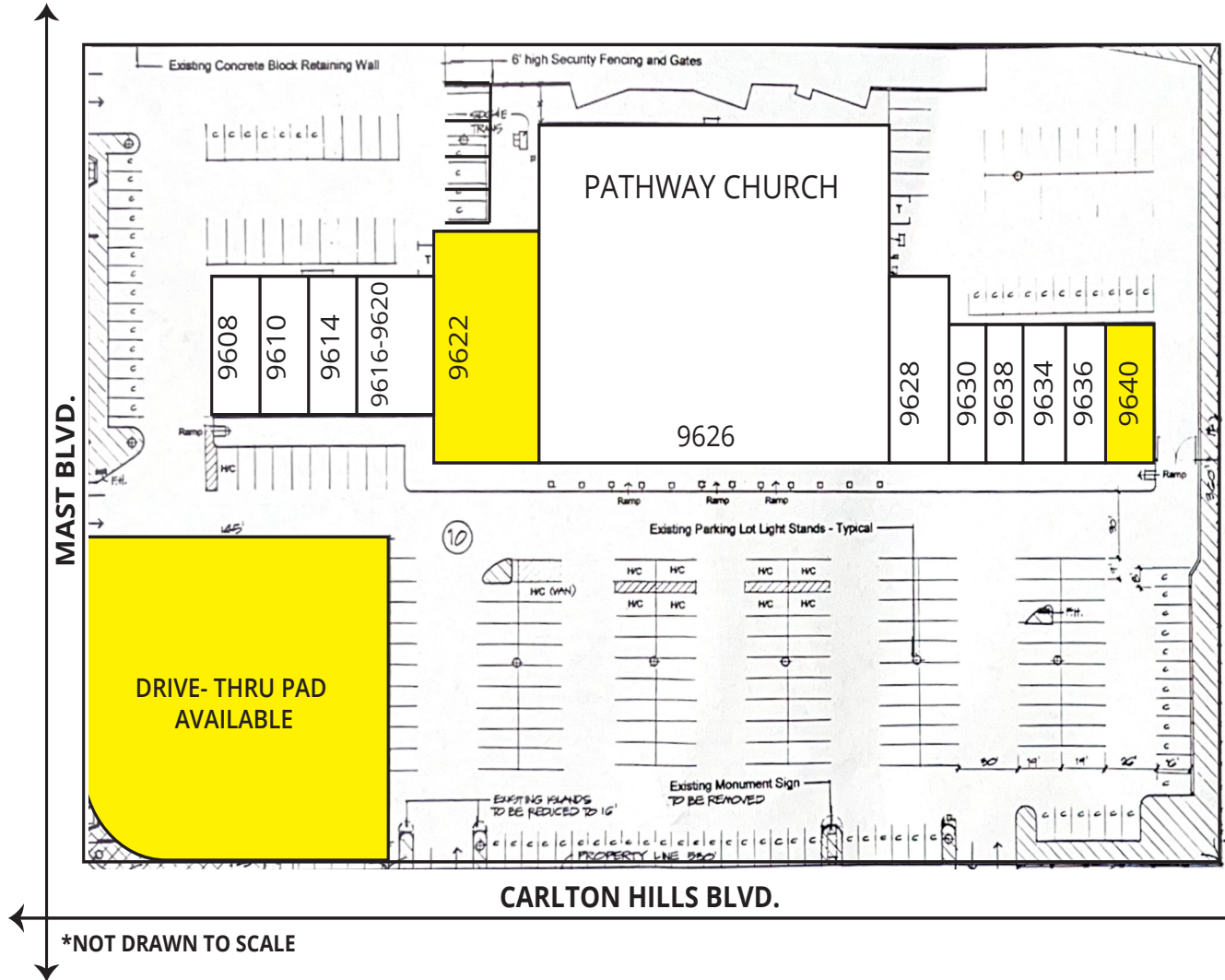




# Site Plan

## The Pathway Church

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SUITE	TENANT	SQUARE FEET
9608	the Coffee Corner	1,200
9610	Hair Salon	1,800
9614	Giant Pizza	900
9616-9620	Pathway- Venue	
9622	Pathway - Highschool	5,000
9626	Pathway Church	24,650
9628	Pathway- Junior High	
9630	Mexican Food	
9638	Pathway - Church Office	
9634	Pathway - Counseling	
9636	Cleaners	1,200
9640	Pathway - Cornerstone	1,800
PAD	Available	

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# Demographics

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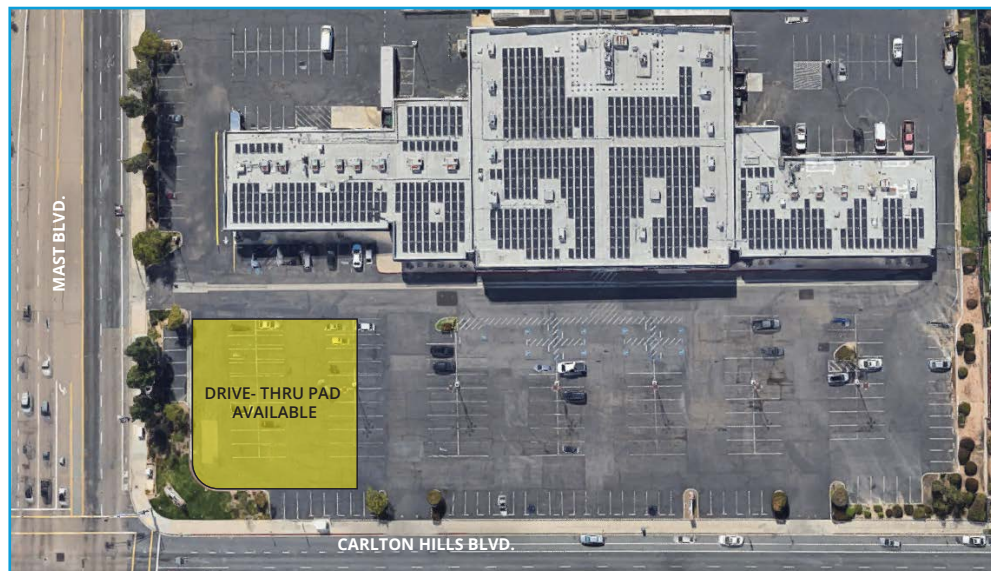
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Estimate	12,366	63,315	199,543
<b>HOUSEHOLDS</b>			
2024 Estimate	4,214	22,377	71,124
Avg. HH Income	\$122,469	\$114,767	\$108,206

## TRAFFIC COUNTS

Mast Blvd. 20,625 MPSI

Carlton Hills Blvd. 9,143 MPSI



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