



City of Santee Retail Space Available by Center February 2025

LOCATION	SF	Date Available	Price	Broker	Brokerage	Telephone	Comments	#
SANTEE TROLLEY SQUARE www.JLL.com GLA: 440,000+ SF Anchors: Target / DSW / PetSmart / Macy's / Barnes&Noble / TJMaxx								1
9812 Mission Gorge Rd [Pad/rest.]	7,175	Now	Call	Brian Quinn	JLL	858-352-2902	brian.quinn@jll.com	
9850 Mission Gorge Rd [Jr. anchor]	9,400	30 days	Call	Brian Cunningham	JLL	858-410-6326	Party City closing stores	
SANTEE TOWN CENTER I - Power Center along Town Center Pkwy [North side of TC Pkwy] Anchors: Walmart/Sportsmans Warehse/Ross								2
262 Town Center Pkwy #101	1,479	Now	Call	Brian Pyke	Retail Insite	858-324-6103	In-line shop space	
SANTEE TOWN CENTER II- Power Center along Town Center Pkwy [South/West side of TC Pkwy] Anchors: Costco / Home Depot / Chuze								3
235 Town Ctr Pkwy (2,703+4,552sf)	7,255	Now	Negotiable	Vic Gausepohl	Comm'l Pacific Prop.	760-521-7501	vic.gausepohl@compacprops.com	
SANTEE TOWN CENTER III- Power Center along Town Center Pkwy [East side of TC Pkwy] Anchors: Chase / AT&T / Pedego / Dairy Queen								4
70 Town Ctr Pkwy [Coles Flooring]	3,198	30 days	\$2.75 NNN	Spencer Kerrigan	Voit Real Est. Svcs.	858-458-3310	skerrigan@voitco.com	
MISSION GORGE SQUARE retailinsite.net GLA: 116,000 SF Anchors: CVS / IHOP / Union Bank / Trader Joe's [opened 8/1/24] / ULTA [coming Fall'24]								5
9710 Mission Gorge Rd., Suite B	2,425	Now	Negotiable	Craig Killman	JLL	858-410-1237	In-line shop space	
9684 Mission Gorge Road	3,882	Now	Negotiable	craig.killman@jll.com	JLL	858-410-1237	Next to Trader Joe's & ULTA	
SANTEE VILLAGE www.duhscommercial.com GLA: 95,977 SF Anchors: Vons / O'Reilly Auto Parts / Mattress Firm / Wendy's								6
9625 Mission Gorge Rd, Suite B	4,050	Now	Negotiable	Scott Duhs	Duhs Commercial	619-491-0614	In-line endcap space	
MARKETPLACE AT SANTEE www.retailinsite.net GLA: 71,530 SF Anchors: Sprouts / Mattress Firm / Epic Wings / Starbucks / The Stand [coming]								7
9355 Mission Gorge [frontage/endcap]	2,995	Now	Call	Matt Moser	Retail Insite	858-523-2096	mmoser@retailinsite.net	
SANTEE SQUARE www.pacificcoastcommercial.com GLA: 20,518 SF Min Div: 1,1300 sf Max Contig: 1,130 sf-Retail/Ofc [*Rent incentive for 2-yr lease]								8
10769 Woodside Ave #200	1,130	Now	\$1.21 NNN*	Kris Boehmer	Pacific Coast Comml	858-243-7757	kris@pacificcoastcommercial.com	
MISSION PLAZA www.enduringrealestate.com GLA: 19,898 SF Anchors: Tire Choice / CosmoProf / Kung Fu Tea [Major Remodel late 2013]								9
9535 Mission Gorge Rd., # F/G	2,100	Now	\$2.50 NNN	Kevan McDougal	Enduring Real Estate	858-536-8383	kmcdougal@enduringrealestate.com	
SANTEE STATION cameronbros.net [owner] GLA: 17,170 SF Anchors: Omelette Factory & drivethru Starbucks [Santee's newest center completed 2016]								10
8840 Magnolia Ave. #140 [1 st Floor]	1,160	Now	\$2.50 NNN	Daniela Ramirez	Cameron Bros. Co.	858-278-5090	daniela@cameronbros.net	

SINGLE/PAD LISTINGS & DEVELOPMENT OPPORTUNITIES

LOCATION	Area	Terms	Price	Broker	Brokerage	Telephone	Comments	#
9740 Magnolia Av. [Ofc/Retail bldg.]	2,500sf	For Lease	Call	Kevan McDougal kmcdougal@enduring...	Enduring Real Estate enduringrealestate.com	858-536-8383	Stand-alone bldg.; Zoned Comm'l; Ofc-Retail uses	11
10330 Mission Gorge Rd. [Ofc/Retail]	2,732sf	For Lease	Call	Judge Ryan	Davisson Enterprises	619-997-6186	Prime corner pad/bldg	12

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SINGLE/PAD LISTINGS & DEVELOPMENT OPPORTUNITIES (cont.)

LOCATION	Area	Terms	Price	Broker	Brokerage	Telephone	Comments	#
10757 Woodside Avenue (near Mission Gorge & Magnolia)	6,300sf	Lease or Grnd Lse	Call	Mark Silverman msilverman@nai...	NAI San Diego www.naisandiego.com	619-241-2336	Divisible; full drive around access; drive-thru w/CUP	13
10512 Mission Gorge Rd. (NWC-Mission Gorge & Magnolia)	15,000 sq ft	For Sublease	Call	Greg Spounias greg@hpc-sd.com	Highland Partners highlandpartnerscorp.com	619-955-2135	former Walgreens on prime corner location	14
Santee Trailside-9207 Msn Gorge - QSR/drive-thru pending development	½ acre	Pad for Grnd Lse	Negotiable	Brian Pyke	Retail Insite	858-324-6103	QSR/drive-thru devel. Opport.; prime frontage	15
11007 Woodside Ave. (NEC-Wdsd & Shadow Hill) - 3 retail pads	31,363 sf lot	For Ground Lease	Negotiable	Lesha Montoya lesha@pacific...	Pacific Coast Comm'l pacificcoastcommercial.com	619-992-5863	Potential for small retail pads w/ 2,400 sf bldg.; SR67 frontage view	16
NWC Mission Gorge/Cottonwood - new Retail ctr. pending development	7.06 ac	For Lease	Negotiable	Mike Clark mclark@mainandmain...	Main + Main mainandmaininc.com	858-455-7202	Anchor pad & 4 QSR opportunities + Hotel	17

FULLY LEASED CENTERS (10)

PLAZA DE CUYAMACA	9711-71 Mission Gorge Rd	GLA: 96,766 SF	100% Leased	CBRE: Brad Jones	www.cbre.com
SANTANA VILLAGE	9802-9888 Magnolia Avenue	GLA: 85,811 SF	100% Leased	CBRE: Joe Yetter	www.cbre.com
MISSION CREEK CENTER	9420-90 Cuyamaca Street	GLA: 82,000 SF	100% Leased	Pacific Coast Comm'l: Vanessa Reza	pacificcoastcommercial.com
CARLTON HILLS PLAZA	8915-63 Carlton Hills Blvd	GLA: 43,000 SF	100% Leased	Flocke & Avoyer: Brad Williams	www.flockeavoyer.com
CARLTON OAKS PLAZA	9225 Carlton Hills Blvd	GLA: 38,700 SF	100% Leased	Kroeger Family Properties: Keith Kroeger	www.kroegerfamilyproperties.com
PROSPECT PLAZA	8516 Magnolia Ave.	GLA: 26,367 SF	100% Leased	Highland Partners Corp. Greg Spounias	www.highlandpartnerscorp.com
CUYAMACA VILLAGE	8790 Cuyamaca Street	GLA: 22,245 SF	100% Leased	SVN Vanguard: Jamie Cachuela	https://svnvanguardsd.com
EASTVIEW CENTER	9730-9750 Cuyamaca Street	GLA: 21,370 SF	100% Leased	Pacific Coast Comm'l. Martin Alfaro	www.pacificcoastcommercial.com
FIVE STAR PLAZA	10055 Mission Gorge Rd.	GLA: 13,150 SF	100% Leased	Intersection CRE: Kyle Clark	www.intersectioncre.com
GATEWAY I&II	10500 Mission Gorge Rd.	GLA: I-5,635sf & II-7,560sf	100% Leased	Boardwalk Dev: Ron Bamberger	www.boardwalkdevelopment.com

For more info on Santee development and leasing opportunities contact:

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