

10757 Woodside Avenue

Santee, CA



For Lease or Ground Lease
Divisible | 6,300 SF

Mark Silverman, SIOR

Executive Vice President

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license # 00899837

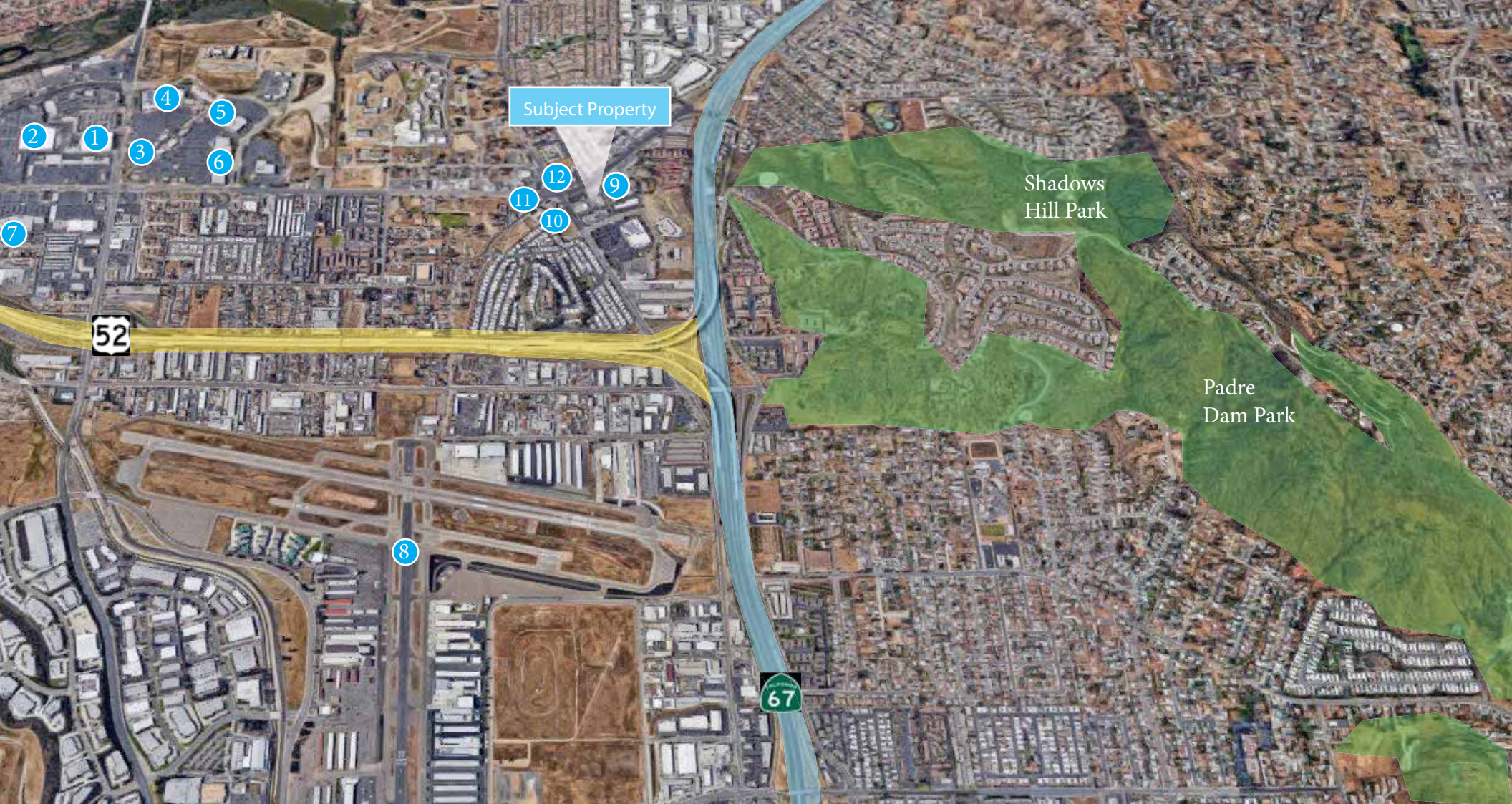
NAI San Diego



Imagine the Possibilities

- Located adjacent to Highway 52 on Woodside Avenue, within a short distance to both Highway 52 and Highway 67.
- Situated in the heart of Santee, in close proximity to two major highways, Santee Trolley Square and Gillespie Field.
- The dynamic location serves potentially either as a drive-thru QSR location, a national or regional retailer, or a sit-down dining establishment.
- Positioned uniquely amongst surrounding established retailers and nearby an abundance of industrial and office parks.





Nearby Highly Trafficked Establishments

- | | |
|--|---|
| ① The Home Depot | ⑦ Vons |
| ② Costco Wholesale | ⑧ Gillespie Field |
| ③ Phil's BBQ | ⑨ Filippi's Pizza Grotto |
| ④ Target | ⑩ Chevron Gas Station & Starbucks |
| ⑤ DSW & Starbucks | ⑪ Sonic Drive-In |
| ⑥ T.J. Maxx, Bed Bath & Beyond, Old Navy, Famous Footwear & Barnes & Noble | ⑫ 7-Eleven, Honey Donuts & Best Western |



Traffic Counts

Cars Per Day

Mission Gorge Road: 39,100

Woodside Ave: 22,500



Average HII

1 Mile: \$86,844

3 Mile: \$82,281

5 Mile: \$81,789



Population

1 Mile: 12,082

3 Mile: 130,428

5 Mile: 275,054

The Opportunity

10757 Woodside Avenue
Santee, CA 92109

Square Footage Available: 6,300 sf

Space is Divisible

Lease Rate: Negotiable - Depending on
Improvements

Features:

- High Visibility Off Major Thoroughfare
- Direct Access From Woodside Avenue
- 23,000 Cars Per Day
- Outdoor Seating Area
- Easy Highway Access
- Excellent Parking (5/1,000sf minimum rate)
- May Be Divisible to +/- 1,500 sf





For More Information:

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