

For Lease

The Pathway Center

9608-9640 Carlton Hills Blvd, Santee, CA 92071



MAST BLVD.

**DRIVE-THRU PAD
AVAILABLE**

22,277 SF

**PAD SPACE FOR GROUND LEASE
Available: 22,277 SF**

CARLTON HILLS BLVD.

Rob Bloom

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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 Center
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- 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

Available: Pad site for ground lease - 22,277 SF



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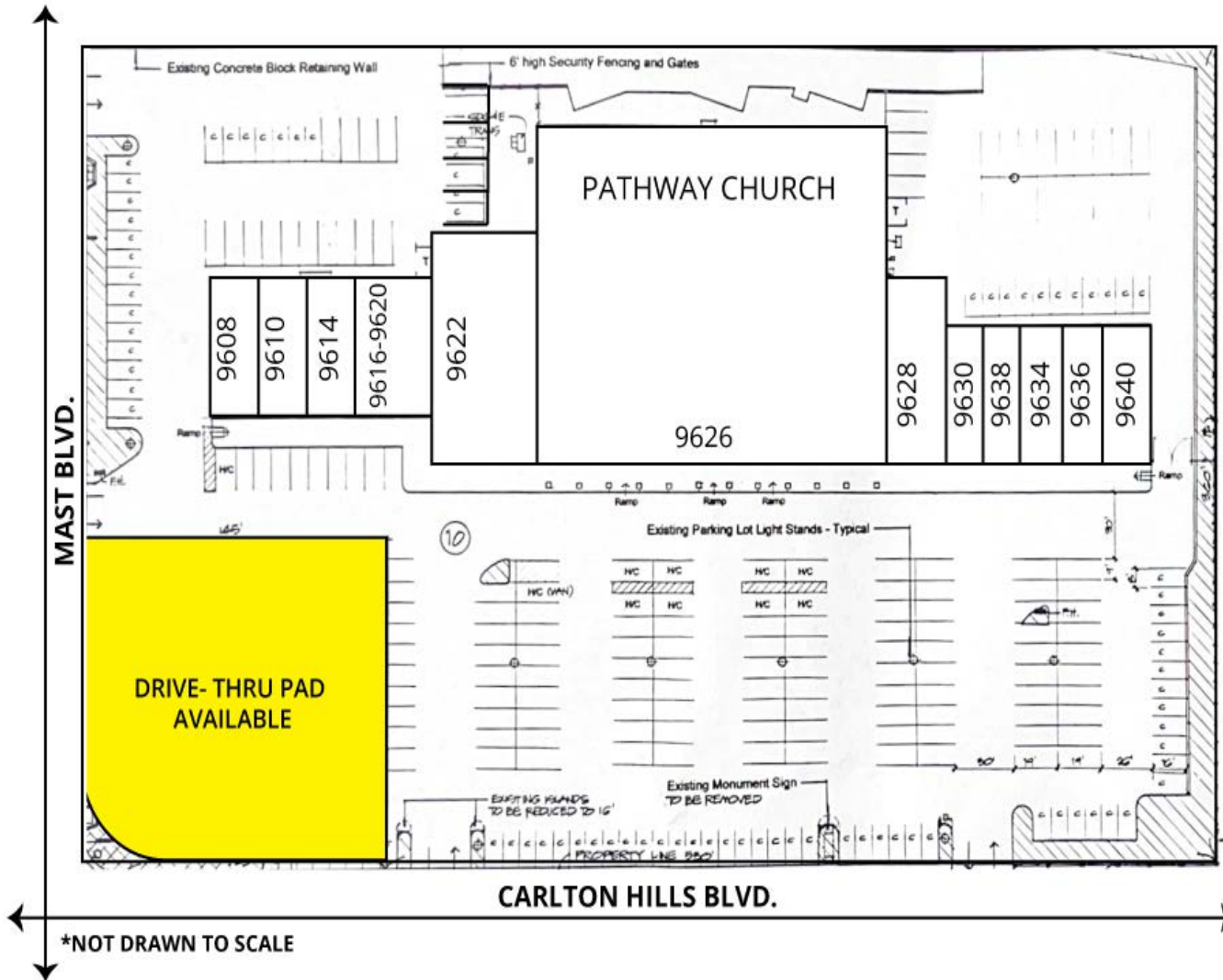
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Site Plan

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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	We know Best	1,800
PAD	Available	22,277

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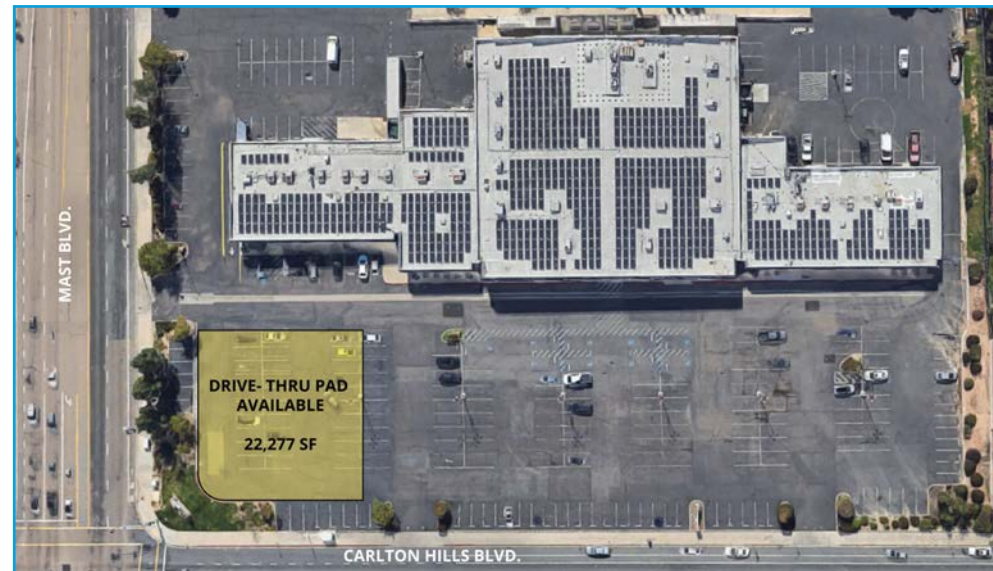


Demographics

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	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimate	12,366	63,315	199,543
HOUSEHOLDS			
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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