

RETAIL SPACE FOR LEASE



8781 CUYAMACA ST &
9822 BUENA VISTA AVE

SANTEE, CA 92071

CBRE

PROPERTY OVERVIEW

Located at 8781 Cuyamaca Street and 9822 Buena Vista Ave in Santee, this property offers prime retail for lease. The site benefits from a highly visible position on a major thoroughfare, enhanced by a signalized intersection for easy access. With convenient proximity to the 52 Freeway, commuting and customer access are seamless.

The property's location in a vibrant commercial area is amplified by the presence of the Sharp Rees-Stealy Medical Group directly across the street, driving increased traffic. Offering diverse space configurations, this property presents an excellent opportunity for businesses seeking a presence in the Santee market.

16,390 SF
OF RETAIL IN THE CENTER

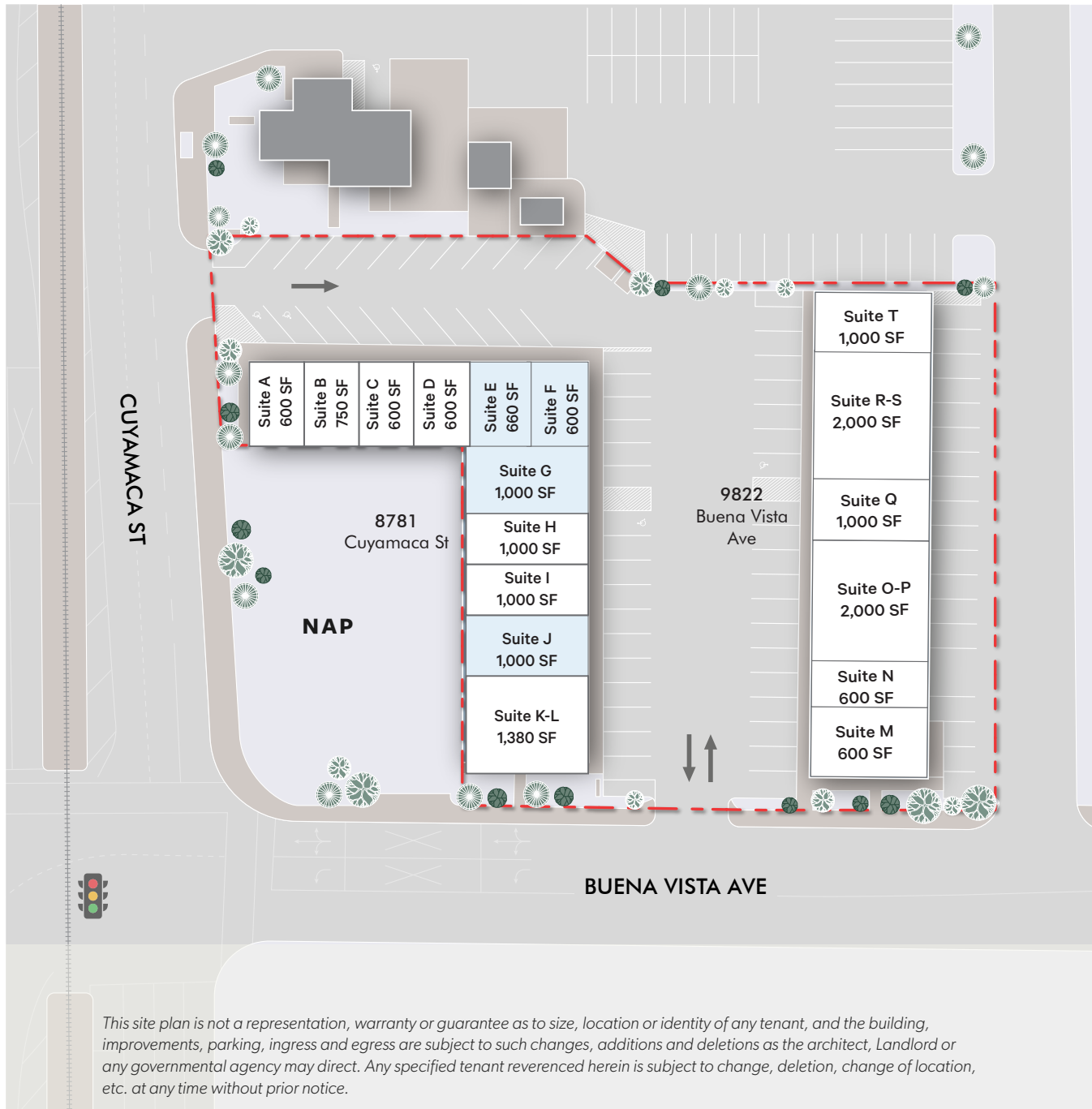
4.5/1,000 SF
PARKING RATIO IN THE SHOPPING CENTER

3,400 CARS PER DAY
BUENA VISTA AVENUE

29,811 CARS PER DAY
CUYAMACA STREET



SITE PLAN



TENANT ROSTER		
SUITE	APPROX SF	TENANT
A	660	Liberty Tax
B	750	Free Touch Wireless
C	600	Al's Barber
D	600	SoCal Water Heating Specialist
E	600	VACANT
F	600	VACANT
G	1,000	VACANT
H	1,000	Beautify My Skin
I	1,000	Santee Mini Mart
J	1,000	VACANT
K-L	1,380	Emma's Mexican Restaurant
M	600	Bostone's Dog Grooming
N	600	H Phillips
O-P	2,000	Smog N Tag
Q	1,000	Howell's Upholstery
R-S	2,000	All Star Cards
T	1,000	Daryl Gardner
TOTAL		16,390



AREA OVERVIEW

SANTEE

Santee is a city located in San Diego County, California. It has a suburban character and is known for its family-friendly atmosphere, parks, and recreational opportunities. Santee features attractions such as Santee Lakes Regional Park, which offers fishing, camping, and hiking. The city has a growing population and is well-connected to nearby urban areas, making it a desirable place to live. Santee also emphasizes community events and has a variety of shopping and dining options.



\$128,551

AVERAGE HOUSEHOLD INCOME



60,334

POPULATION



2,072

BUSINESSES

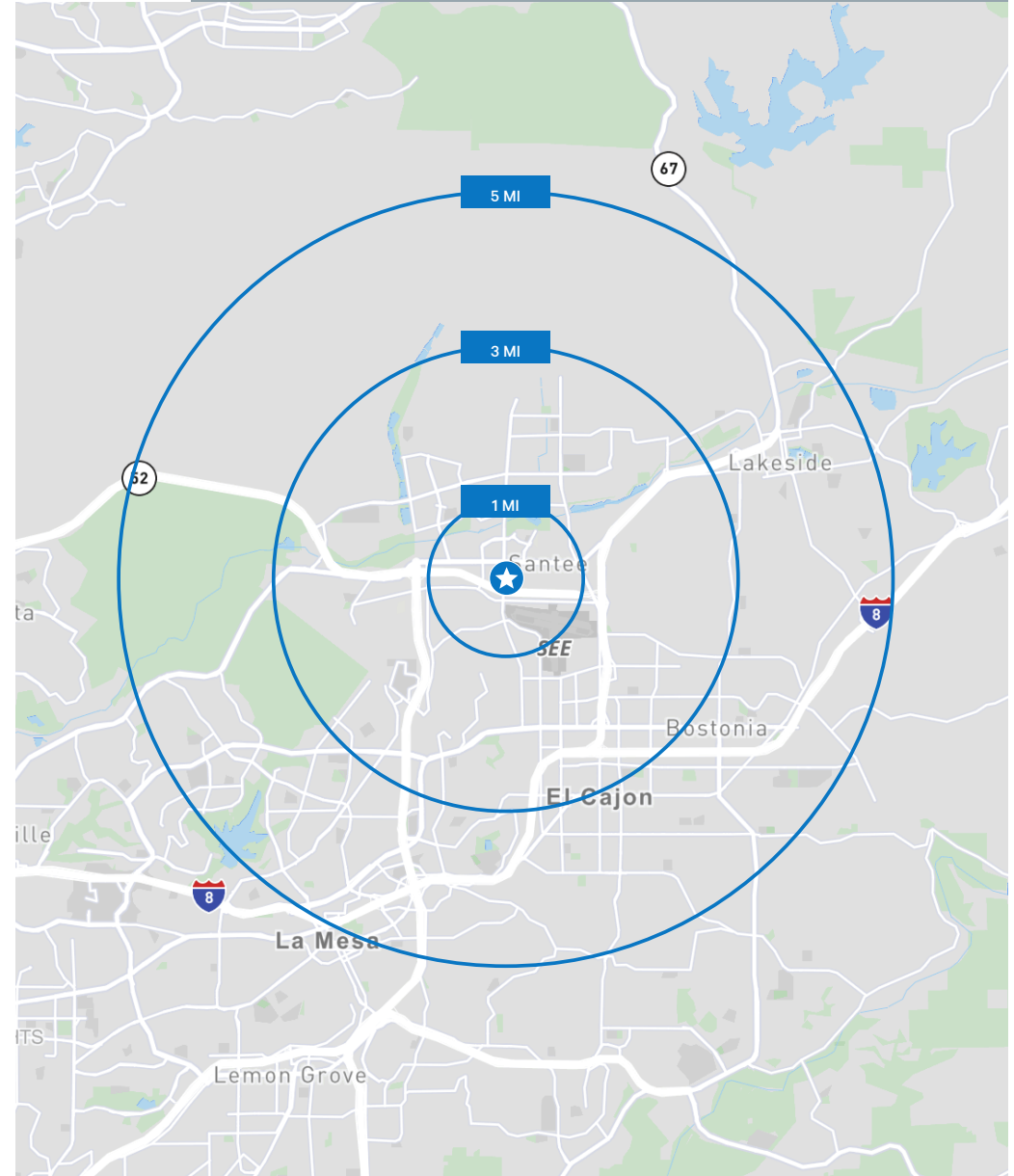
CUYAMACA ST - #29,811 CPD

NAP

BUENA VISTA AVE - #3,400 CPD

DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2024 Businesses	1,253	5,141	10,734
2024 Employees	17,252	50,250	101,264
POPULATION			
2024 Population - Current Year Estimate	10,958	120,289	284,974
2029 Population - Five Year Projection	11,115	120,283	283,177
HOUSEHOLDS			
2024 Households - Current Year Estimate	3,840	42,888	102,083
2029 Households - Five Year Projection	3,977	43,709	103,300
HOUSEHOLD INCOME			
2024 Average Household Income	\$106,949	\$124,505	\$121,207
2029 Average Household Income	\$127,449	\$145,030	\$141,234
HOUSING VALUE			
2024 Median Value of Owner Occ. Housing Units	\$616,563	\$744,518	\$763,740
2024 Average Value of Owner Occ. Housing Units	\$624,144	\$778,038	\$799,378
HOUSING UNITS			
2024 Housing Units	4,008	44,230	105,678
DAYTIME POPULATION			
2024 Daytime Population	21,297	114,286	254,626
Daytime Workers	15,331	51,834	104,502
Daytime Residents	5,966	62,452	150,124





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RETAIL
SPACE FOR LEASE

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