

FOR LEASE

## Former Walgreens - Santee, CA

10512 Mission Gorge Road | Santee, CA



## Overview

BUILDING SIZE	14,758 SF
LEASE END DATE	10/31/2034
RATE	Contact Broker



## Description

- Close proximity to Highway 52 and Highway 67
- Surrounding established retailers and nearby an abundance of industrial and office parks
- For more information visit WAGDISPO.com

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
Population	11,352	122,884	269,798
Average Household Income	\$97,472	\$93,295	\$92,167
Daytime Population	13,238	56,414	91,429

Year: 2020 | Source: Esri

## Contact

## TERRISON QUINN

949.698.1107 | terrison.quinn@srsre.com  
CA License No. 01789657

## ADAM HANDFIELD

949.698.1109 | adam.handfield@srsre.com  
CA License No. 01959419

## Traffic Counts

Mission Gorge Road	approx. 39,100 VPD
Magnolia Avenue	approx. 29,100 VPD
Source: Costar	

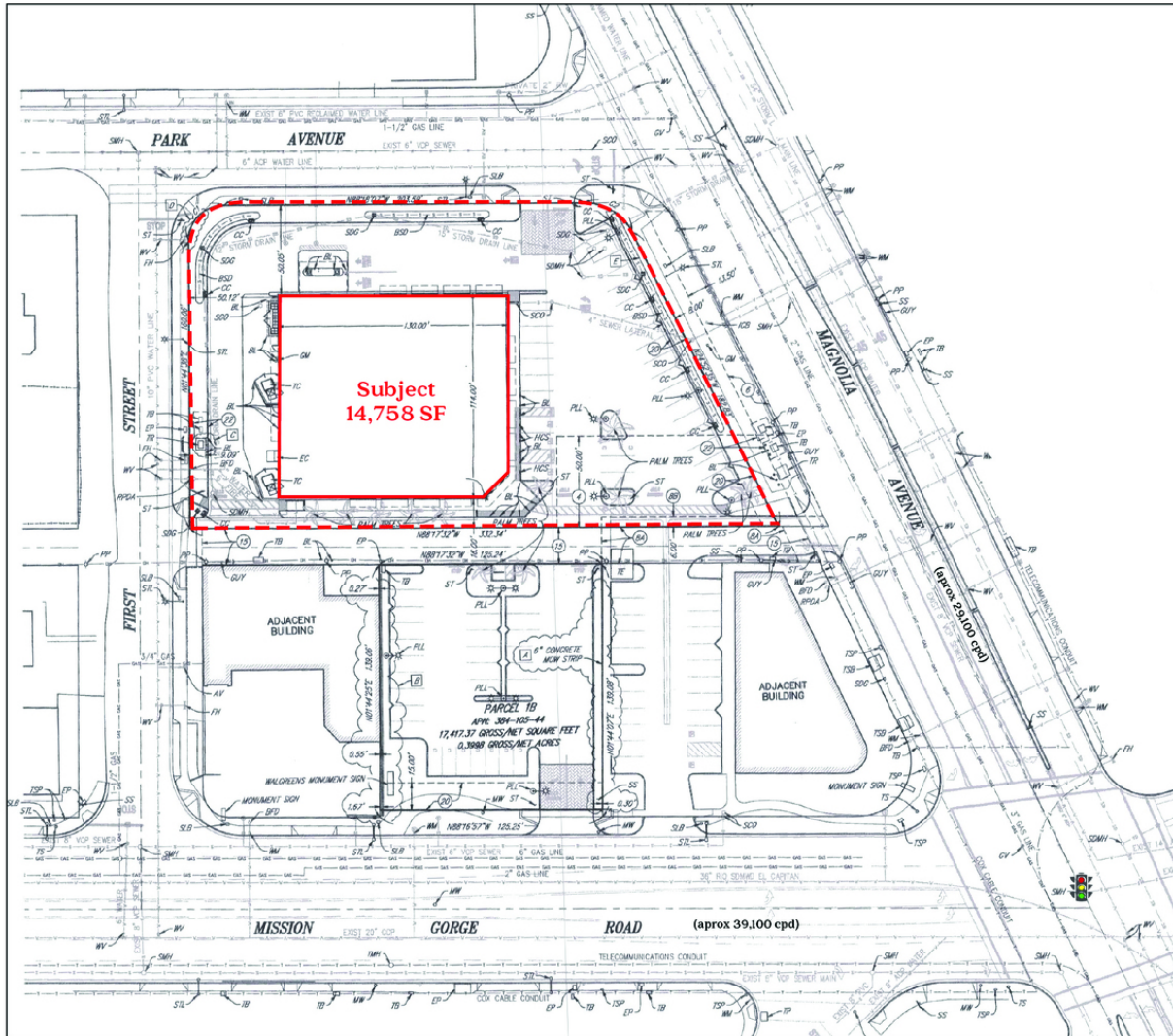
SRS REAL ESTATE PARTNERS | 610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660 | 949.698.1100

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM

# Former Walgreens - Santee, CA

10512 Mission Gorge Road | Santee, CA



Parcel: 384-105-44  
Land: 1.52 AC, 6,211 SF  
GLA: 14,758 SF



# Former Walgreens - Santee, CA

10512 Mission Gorge Road | Santee, CA





# Former Walgreens - Santee, CA

10512 Mission Gorge Road | Santee, CA



	1 mile	3 miles	5 miles
<b>Population</b>			
2020 Population	11,352	122,884	269,798
2000 Population	9,344	115,593	251,366
2010 Population	10,127	117,773	258,198
2025 Population	11,758	125,233	274,594
2000-2010 Annual Rate	0.81%	0.19%	0.27%
2010-2020 Population: Annual Growth Rate	1.12%	0.42%	0.43%
2020-2025 Population: Annual Growth Rate	0.71%	0.38%	0.35%
2020 Median Age	38.4	36.9	37.5
<b>Households</b>			
2000 Households	3,422	41,445	91,111
2010 Households	3,805	42,490	92,616
2020 Total Households	4,265	44,341	96,360
2025 Total Households	4,408	45,089	97,804
2000-2010 Annual Rate	1.07%	0.25%	0.16%
2010-2020 Households: Annual Growth Rate	1.12%	0.42%	0.39%
2020-2025 Households: Annual Growth Rate	0.66%	0.34%	0.30%
2020 Average Household Size	2.55	2.73	2.76
<b>Housing Units</b>			
2020 Total Housing Units	4,408	45,849	100,343
2020 Owner Occupied Housing Units	2,582	25,082	53,955
2020 Renter Occupied Housing Units	1,683	19,258	42,404
2020 Vacant Housing Units	143	1,508	3,983
<b>Race and Ethnicity</b>			
2020 White Alone	77.4%	73.7%	73.4%
2020 Black Alone	3.1%	4.1%	4.4%
2020 American Indian/Alaska Native Alone	0.8%	0.9%	0.9%
2020 Asian Alone	4.3%	3.9%	4.0%
2020 Pacific Islander Alone	0.4%	0.5%	0.5%
2020 Hispanic Origin (Any Race)	21.9%	24.8%	25.1%
<b>Income</b>			
2020 Median Household Income	\$80,007	\$72,871	\$71,898
2020 Average Household Income	\$97,472	\$93,295	\$92,167
2020 Per Capita Income	\$37,581	\$33,607	\$32,937
<b>2020 Population 25+ by Educational Attainment</b>			
Total	7,964	84,766	186,227
High School Graduate	20.8%	23.8%	22.8%
GED/Alternative Credential	4.3%	4.2%	3.9%
Some College, No Degree	26.9%	26.7%	26.5%
Associate Degree	10.2%	9.8%	9.1%
Bachelor's Degree	20.2%	18.1%	17.6%
Graduate/Professional Degree	8.9%	7.9%	9.5%
<b>Data for all businesses in area</b>			
Total Businesses:	910	5,670	9,872
Total Employees:	13,238	56,414	91,429
Total Residential Population:	11,352	122,884	269,798
Employee/Residential Population Ratio:	1:1	0:1	0:1
2020 Total Daytime Population	15,781	120,965	249,819
Workers	9,548	52,619	96,156
Residents	6,233	68,346	153,663

Source: Esri, Esri and Infogroup, U.S. Census

SRS REAL ESTATE PARTNERS | 610 Newport Center Drive, Suite 1500 | Newport Beach, CA 92660 | 949.698.1100

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM