

FOR LEASE

Mission Plaza

9535 Mission Gorge Rd, Santee, CA 92071



Property Highlights

AVAILABLE

- 2,100 sf

FEATURES

- Direct Visibility to Mission Gorge Rd
- Heart of Trade Area
- Pylon Signage

DEMOGRAPHIC SNAPSHOT

	2 MILE
Population	50,645
Median HH Income	\$89,237
Daytime Population	29,613



JOIN NEARBY TENANTS



3990 Old Town Ave, Suite B-208
San Diego, CA 92110
www.enduringrealestate.com

A Project of



Arete Venture Partners

Contact Information

Kevan McDougal
kevanm@enduringrealestate.com
858-536-8383 x104
Lic #01994492

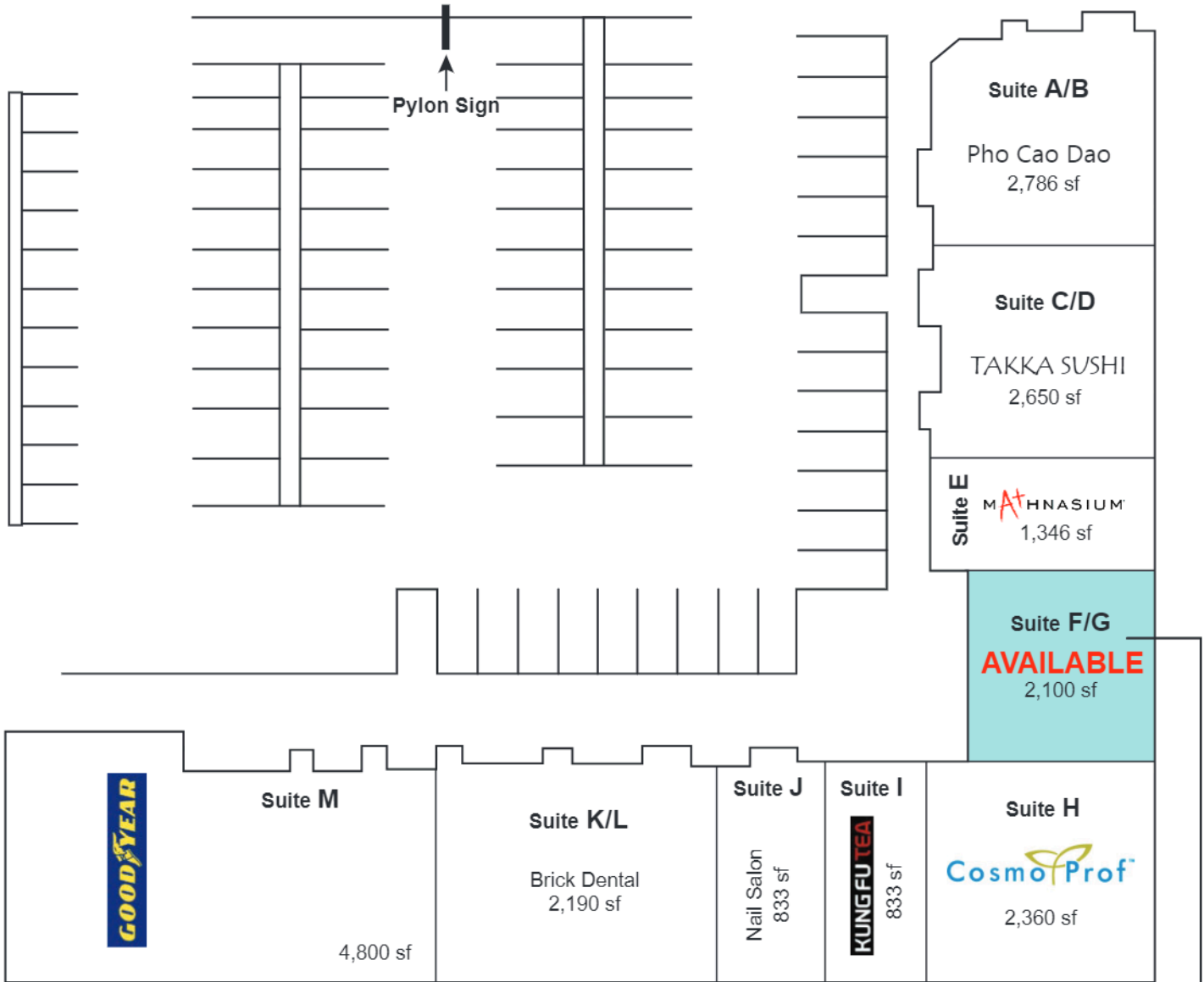
Joe Wojdowski
joew@enduringrealestate.com
858-536-8383 x102
Lic #01237995

SITE PLAN

SANTEE
9535 Mission Gorge Rd

MISSION GORGE RD

36,000



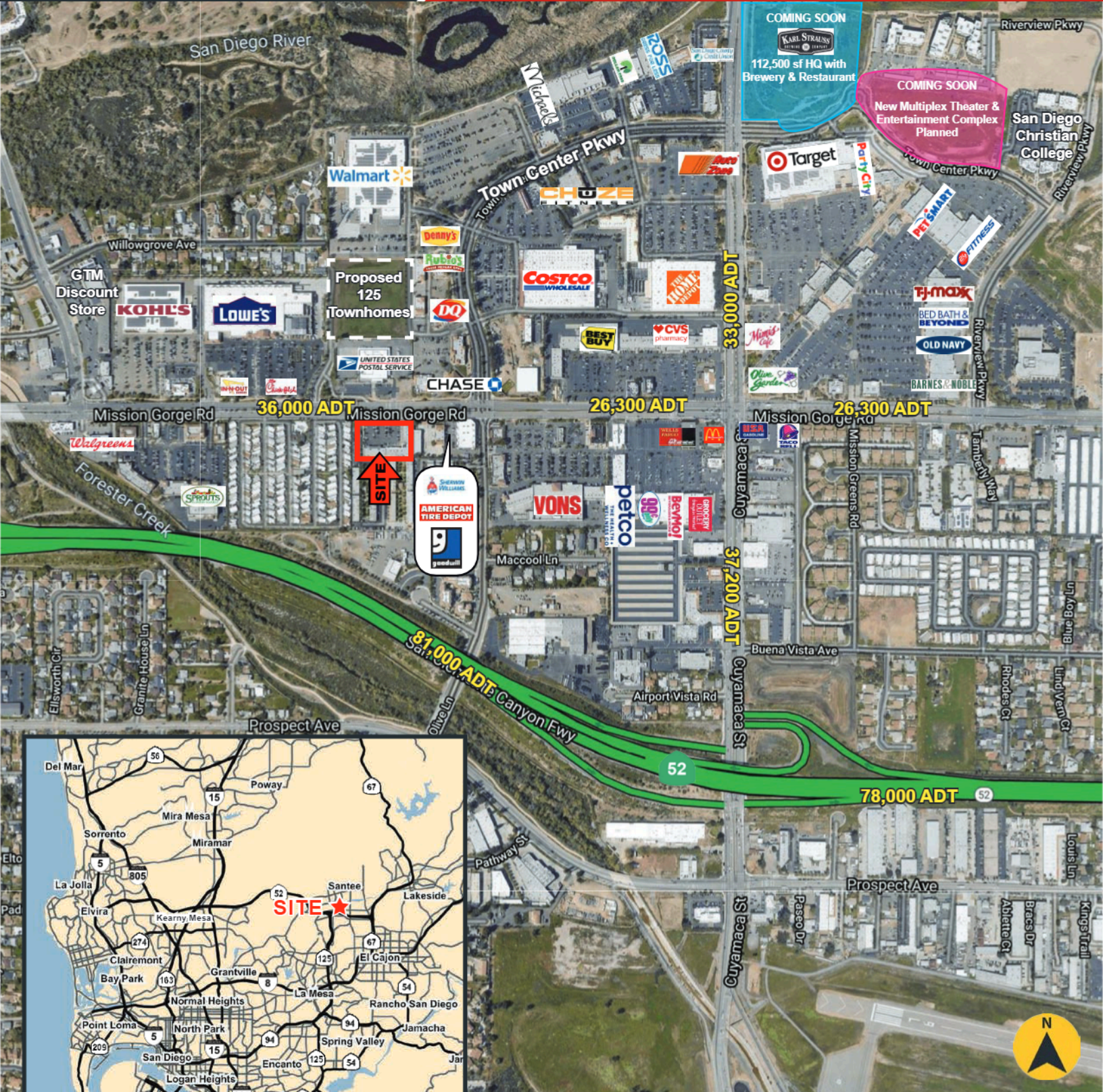
*NOT TO SCALE



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

SITE PLAN

SANTEE
9535 Mission Gorge Rd



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

ENDURING REAL ESTATE
 Lic #01977797

3990 Old Town Ave, Suite B-208
 San Diego, CA 92110
 www.enduringrealestate.com

A Project of

Arete Venture Partners

Contact Information

Kevin McDougal
 kevanm@enduringrealestate.com
 858-536-8383 x104
 Lic #01994492

Joe Wojdowski
 joew@enduringrealestate.com
 858-536-8383 x102
 Lic #01237995

DEMOGRAPHICS

9535 Mission Gorge Rd, Santee, CA 92071



POPULATION	1 Mile	2 Mile	3 Miles	5 Mile
2022 Estimated Population	13,929	50,645	99,820	276,356
2027 Projected Population	14,233	51,576	100,899	278,643
2020 Census Population	13,874	50,722	100,231	277,306
2010 Census Population	12,394	44,977	91,161	258,343
Projected Annual Growth 2022 to 2027	0.4%	0.4%	0.2%	0.2%
Historical Annual Growth 2010 to 2022	1.0%	1.1%	0.8%	0.6%
2022 Median Age	36.9	38.7	37.8	37.6
HOUSEHOLDS	1 Mile	2 Mile	3 Mile	5 Mile
2022 Estimated Households	4,871	18,069	36,158	99,390
2027 Projected Households	5,092	18,778	37,275	102,161
2020 Census Households	4,837	17,980	36,073	99,126
2010 Census Households	4,468	16,254	33,663	94,859
Projected Annual Growth 2022 to 2027	0.9%	0.8%	0.6%	0.6%
Historical Annual Growth 2010 to 2022	0.8%	0.9%	0.6%	0.4%
RACE AND ETHNICITY	1 Mile	2 Mile	3 Mile	5 Mile
2022 Estimated White	62.3%	66.0%	64.3%	62.1%
2022 Estimated Black or African American	8.2%	5.0%	5.5%	6.1%
2022 Estimated Asian & Pacific Islander	7.8%	8.0%	7.6%	7.1%
2022 Estimated American Indian & Native Alaskan	0.6%	0.6%	0.8%	0.9%
2022 Estimated Other Races	21.1%	20.4%	21.7%	23.7%
2022 Estimated Hispanic	24.4%	23.6%	25.4%	27.6%
INCOME	1 Mile	2 Mile	3 Mile	5 Mile
2022 Estimated Average Household Income	\$84,380	\$93,947	\$97,837	\$95,404
2022 Estimated Median Household Income	\$80,190	\$89,237	\$89,349	\$82,092
2022 Estimated Per Capita Income	\$30,393	\$33,931	\$35,688	\$34,510
EDUCATION (AGE 25+)	1 Mile	2 Mile	3 Mile	5 Mile
2022 Estimated Elementary (Grade Level 0 to 8)	3.8%	2.8%	3.4%	4.9%
2022 Estimated Some High School (Grade Level 9 to 11)	5.9%	4.4%	5.0%	5.1%
2022 Estimated High School Graduate	24.5%	23.1%	23.4%	24.0%
2022 Estimated Some College	28.8%	28.1%	27.0%	25.1%
2022 Estimated Associates Degree Only	8.3%	9.6%	9.1%	8.9%
2022 Estimated Bachelors Degree Only	19.4%	21.7%	21.2%	20.8%
2022 Estimated Graduate Degree	9.4%	10.4%	10.8%	11.2%
BUSINESS	1 Mile	2 Mile	3 Mile	5 Mile
2022 Estimated Total Businesses	1,007	2,547	4,374	10,207
2022 Estimated Total Employees	9,653	29,613	46,135	91,818
2022 Estimated Employee Population per Business	9.6	11.6	10.5	9.0
2022 Estimated Residential Population per Business	13.8	19.9	22.8	27.1