



## SANTEE TOWN CENTER AREA DEVELOPMENT ACTIVITY

### SHARP REES STEALY MEDICAL CENTER

- Santee's new \$43.2M Sharp Rees Stealy Medical Center opened Oct. 4, 2020. The 86,000 square foot three-story facility is located at Buena Vista & Cuyamaca at the SR-52 off-ramp.
- This full-service medical center employs over 215 healthcare professionals, including 40 physicians, and provide a broad range of outpatient medical and specialty care, radiology and mammography services, rapid-response laboratory, urgent-care and pharmacy.



### COUNTY ASSESSOR'S EAST COUNTY BRANCH

- County of San Diego opened a 25,000 sf Assessor, Recorder, County Clerk (ARCC) East County Branch Ofc. and Archives in February 2020. It is located on Mission Gorge Road, just east of Santee Trolley Square Shopping Center.
- This Branch provides all Assessment, Recorder and County Clerk Services for the East County region, including wedding licenses and civil ceremonies featuring a wedding room and outdoor wedding arbor.



### RIVERVIEW CONDOMINIUMS

- 128 3-story luxury townhomes by Taylor Morrison were constructed over 2021/2022 on a site north of the Riverview Professional Offices.
- These new townhomes are adjacent to the 172-unit Parc One luxury apartments and comprise residential uses in the Santee Town Center.
- Both developments are within a block of Santee Trolley Square and the Santee Multimodal Transit Center linking Santee to downtown San Diego via the San Diego Trolley Green Line.



### EXCEL HOTEL PROJECT

- Santee City Council approved the Excel Hotel project on April 23, 2023. It will be a 97-room four-story limited-service hotel. This 58,700 sf hotel will either be a Marriott or Hilton brand.
- The future hotel will be located on a City-owned site in the northern parking lot of Santee Trolley Square shopping center, behind 24-Hr Fitness.
- This will be the first hotel located within the Santee Town Center, directly serving the needs of the Santee Sportsplex.



## FUTURE DEVELOPMENT PROJECTS IN SANTEE TOWN CENTER

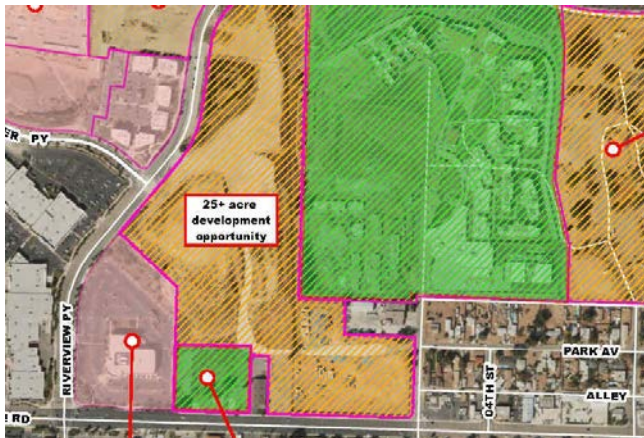
### KARL STRAUSS BREWERY

- In Dec. 2015, Karl Strauss Brewery secured approvals for a brewery/warehouse, tasting room, and restaurant on 10ac. at the NE corner of Cuyamaca and Town Center Parkway
- A phased project is slated to move by end of 2023.
- Tasting Room and Event Center on the portion fronting Town Center Pkwy will be the 1st phase of development, with potential new development plans to follow.



### MULTIPLEX THEATER PROJECT

- City of Santee has acquired a 6.7 acre site directly north of Santee Trolley Square with future plans to develop a state-of-the-art multiplex theater.
- City plans to initiate discussions and negotiations with a theater operator/developer by late 2023.
- This project will be a centerpiece development within the new Arts & Entertainment District.



### 25+ ACRE DEVELOPMENT OPPORTUNITY

- Over 25 acres of prime commercial and mixed-use land is currently pending development in the heart of the Santee Town Center area.
- Future development plans will include a mix of residential, retail, office commercial and hospitality uses.
- The residential component will be directly adjacent to Santee Trolley Square shopping center and the Santee Multimodal Transit Center as transit-oriented development.

## NEW ARTS & ENTERTAINMENT DISTRICT



ARTS & ENTERTAINMENT DISTRICT (as adopted 8/24/22)

- The City of Santee adopted the Arts & Entertainment District in 2019 to create a thriving cultural and recreational center, and a local and regional destination for residents and visitors to enjoy.
- The Arts & Entertainment Overlay District is intended to support tourism and attract commercial, educational and recreational uses, including a future theater and hotel, within portions of the Santee Town Center.
- The A&E District boundaries were amended in August 2022. The City is currently outreaching in the Santee community to solicit feedback which will shape the future vision for this area in Santee Town Center.

# KEY PROJECTS IN SANTEE TOWN CENTER



San Diego River

San Diego River

Multiplex Theater site

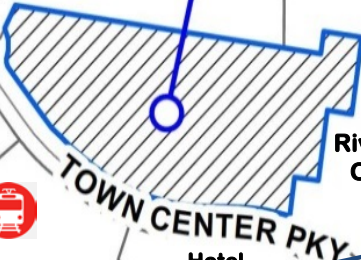


**FUTURE SITE**  
Phased dev.- 1st Phase-  
Event Center, Tasting  
Room & Restaurant



**Riverview  
Condominiums  
(128 townhomes)**

Opened Oct 2022  
**SPORTSMAN'S  
WAREHOUSE**



**Riverview  
Offices**



**CHUCK E.  
CHEESE**  
Opening Fall 2023



**TOWN CENTER PKY**  
Hotel site

**25 Acre  
Development  
Opportunity**

**Town Center  
Power Center**

**CUYAMACA ST**



County  
Assessor's  
Branch Ofc  
[Feb. 2020]

**MISSION GORGE RD**

**Sharp Rees Stealy Medical  
Ctr. at SR 52 & Cuyamaca  
[opened Oct. 2020]**



Opened May 2018



Opened  
Sept 2018