



# City of Santee

## Retail Space Available by Center

### October 2023

| LOCATION   | SF  | Date Available | Price      | Broker           | Brokerage            | Telephone    | Comments                         | # |
|--|---|----------------|------------|------------------|----------------------|--------------|----------------------------------|---|
| <b>SANTEE TROLLEY SQUARE</b>                                   | www.JLL.com GLA: 440,000+ SF Anchors: Target/DSW/PetSmart/Barnes&Noble/TJMaxx [Macy's opening mid-Nov'23]                       |                |            |                  |                      |              |                                  |   |
| 9812 Mission Gorge Rd [Pad/rest.]                              | 7,175   | Now            | Call       | Bryan Cunningham | JLL                  | 858-410-6326 | bryan.cunningham@jll.com         | 1 |
| <b>SANTEE TOWN CENTER- Power Center along Town Center Pkwy</b> | Max Contig:7,055 sf Anchors: Walmart / Costco / Home Depot / Ross 2A 2B   |                |            |                  |                      |              |                                  |   |
| 205 Town Ctr Pkwy (fixturized rest.)                           | 1,500   | Now            | \$3.00 NNN | Alec Spencer     | Intersection CRE     | 858-354-0577 | aspencer@intersectioncre.com     |   |
| 235 Town Ctr Pkwy (2,703+4,552sf)                              | 7,255   | Now            | Negotiable | Vic Gausepohl    | Comm'l Pacific Prop. | 760-521-7501 | vic.gausepohl@compacpropos.com   |   |
| <b>MISSION GORGE SQUARE</b>                                    | www.retailinsite.net GLA: 116,000 SF Anchors: CVS / IHOP / Discount Tire / Union Bank / Navy Federal Credit Union               |                |            |                  |                      |              |                                  |   |
| 9710 Mission Gorge Rd., Suite B                                | 2,400   | Now            | Negotiable | Brian Pyke       | Retail Insite        | 858-324-6103 | bpyke@retailinsite.net           | 3 |
| 9658 Mission Gorge Road  | 2,770   | Now            | Negotiable | Brian Pyke       | Retail Insite        | 858-324-6103 | bpyke@retailinsite.net           |   |
| 9680 Mission Gorge Rd., Suite B                                | 3,882   | 30dys          | Negotiable | Brian Pyke       | Retail Insite        | 858-324-6103 | Next to 26,118 sf anchor         |   |
| <b>SANTANA VILLAGE</b>   | www.cbre.com GLA: 85,811 SF Max Contig: 1,320 sf Anchors: Smart & Final / Dollar Tree / Starbucks / Round Table Pizza           |                |            |                  |                      |              |                                  |   |
| 9802-9888 Magnolia Ave- A104                                   | 1,320   | Now            | Call       | Joe Yetter       | CBRE                 | 858-546-4626 | joe.yetter@cbre.com              | 4 |
| <b>MARKETPLACE AT SANTEE</b>                                   | www.retailinsite.net GLA: 71,530 SF Anchors: Sprouts / Mattress Firm / Epic Wings / Starbucks                                   |                |            |                  |                      |              |                                  |   |
| 9355 Mission Gorge [frontage pad]                              | 6,495   | Now            | Call       | Matt Moser       | Retail Insite        | 858-523-2096 | mmoser@retailinsite.net          | 5 |
| <b>MISSION PLAZA</b>   | www.enduringrealestate.com GLA: 19,898 SF Anchors: Tire Choice / CosmoProf / Kung Fu Tea [Major Remodel late 2013]              |                |            |                  |                      |              |                                  |   |
| 9535 Mission Gorge Rd., # F/G                                  | 2,100   | Now            | \$3.25 NNN | Kevan McDougal   | Enduring Real Estate | 858-536-8383 | kmcdougal@enduringrealestate.com | 6 |
| <b>SANTEE STATION</b>  | www.intersectioncre.com GLA: 17,170 SF Anchors: Omelette Factory & drive-thru Starbucks [Santee's newest center completed 2016] |                |            |                  |                      |              |                                  |   |
| 8840 Magnolia Ave. #140 [1 <sup>st</sup> Floor]                | 1,160   | Now            | \$2.15 MG  | Alec Spencer     | Intersection CRE     | 619-369-2550 | aspencer@intersectioncre...      | 7 |
| <b>WOODWARD CENTER</b>   | www.highlandpartnerscorp.com GLA: 16,390 SF Max Contig: 3,800 sf (corner) Anchors: Emma's Mex. Food / Liberty Tax Svc.          |                |            |                  |                      |              |                                  |   |
| 8781 Cuyamaca, Stes. D-E-F-M-N                                 | 600@  | Now            | Call       | Greg Spounias    | Highland Partners    | 619-955-2135 | D-E-F-G-H contiguous on corner   |   |
| 8781 Cuyamaca, Suites G-H-T                                    | 1,000@  | Now            | Call       | greg@hpc-sd.com  | Highland Partners    | 619-955-2135 | Leases for up to 1 year          |   |

### SINGLE/PAD LISTINGS & DEVELOPMENT OPPORTUNITIES

| LOCATION  | Area    | Terms             | Price      | Broker                           | Brokerage                            | Telephone    | Comments  | #  |
|---|---------|-------------------|------------|----------------------------------|--------------------------------------|--------------|---|----|
| 9740 Magnolia Av. [Ofc/Retail bldg.]                  | 2,500sf | For Lease         | \$1.75 NNN | Vince Cavataio                   | BH Homesvcs/Calif.                   | 619-977-7544 | Stand-alone bldg.; Zoned Comm'l; Ofc-Retail uses      | 9  |
| 9740 Magnolia Av. [Ofc/Retail bldg.]                  | 2,500sf | For Sale          | \$975,000  | vincentcavataio@bhhsca.com       | Berkshire Hathaway Homeservices/Cal. | 619-977-7544 | Located across frm Santana Village shopping center    | 9  |
| 10330 Mission Gorge Rd. [Ofc/Retail]                  | 2,732sf | For Lease         | Call       | Judge Ryan                       | Davisson Enterprises                 | 619-562-7926 | Prime corner pad/bldg                                 | 10 |
| 10757 Woodside Avenue (near Mission Gorge & Magnolia) | 6,300sf | Lease or Grnd Lse | Call       | Mark Silverman msilverman@nai... | NAI San Diego www.naisandiego.com    | 619-241-2336 | Divisible; full drive around access; drive-thru w/CUP | 11 |

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### SINGLE/PAD LISTINGS & DEVELOPMENT OPPORTUNITIES (continued)

| LOCATION   | Area          | Terms        | Price       | Broker                                 | Brokerage                                     | Telephone    | Comments   | #  |
|--|---------------|--------------|-------------|--|---|--------------|--|----|
| 260 Riverview Pkwy [Riverview Offices]                             | 5,000-6,900sf | For Lease    | Call        | Mike Spilky                            | Location Matters                              | 858-764-4223 | Fully fixturized kitchen area                            | 12 |
| 10512 Mission Gorge Rd.<br>(NWC-Mission Gorge & Magnolia)          | 15,000 sq ft  | For Sublease | Call        | Greg Spounias<br>greg@hpc-sd.com       | Highland Partners<br>highlandpartnerscorp.com | 619-955-2135 | former Walgreens on prime corner location                | 13 |
| 11541 Woodside Av [6,426 sf retail ctr]                            | 1.38ac        | For Sale     | \$3,000,000 | Ron Chaquica<br>info@finehotels.net    | KW Fine Properties<br>kwfineproperties.com    | 619-933-2349 | Multi-tenant; 100% Leased; Zoned Comm'l                  | 14 |
| 10463 Mission Gorge Rd -.25 acre<br>vacant land – dev. opportunity | 10,916 sq ft  | For Sale     | \$529,000   | Robert Petrich<br>bobpetrich@gmail.com | KW Commercial                                 | 619-248-7012 | Vacant comm'l land west of Magnolia Ave & Sonic Drive-in | 15 |

### FULLY LEASED CENTERS (12)

|                             |                            |                             |                    |  |                                 |
|-----------------------------|----------------------------|-----------------------------|--------------------|--|---------------------------------|
| <b>SANTEE TOWN CENTER</b>   | 214-94 Town Center Pkwy.   | GLA: 115,066 SF             | <b>100% Leased</b> | Retail Insite: Brian Pyke                | www.retailinsite.net            |
| <b>PLAZA DE CUYAMACA</b>    | 9711-71 Mission Gorge Rd   | GLA: 96,766 SF              | <b>100% Leased</b> | CBRE: Brad Jones                         | www.cbre.com                    |
| <b>SANTEE VILLAGE</b>       | 9615-75 Mission Gorge Rd   | GLA: 95,977 SF              | <b>100% Leased</b> | Duhs Commercial: Scott Duhs              | www.duhscommercial.com          |
| <b>MISSION CREEK CENTER</b> | 9420-90 Cuyamaca Street    | GLA: 82,000 SF              | <b>100% Leased</b> | Pacific Coast Comm'l: Vanessa Reza       | pacificcoastcommercial.com      |
| <b>CARLTON HILLS PLAZA</b>  | 8915-63 Carlton Hills Blvd | GLA: 43,000 SF              | <b>100% Leased</b> | Flocke & Avoyer: Brad Williams           | www.flockeavoyer.com            |
| <b>CARLTON OAKS PLAZA</b>   | 9225 Carlton Hills Blvd    | GLA: 38,700 SF              | <b>100% Leased</b> | Kroeger Family Properties: Keith Kroeger | www.kroegerfamilyproperties.com |
| <b>PROSPECT PLAZA</b>       | 8516 Magnolia Ave.         | GLA: 26,367 SF              | <b>100% Leased</b> | Highland Partners Corp. Greg Spounias    | www.highlandpartnerscorp.com    |
| <b>EASTVIEW CENTER</b>      | 9730-9750 Cuyamaca Street  | GLA: 21,370 SF              | <b>100% Leased</b> | Pacific Coast Comm'l. Martin Alfaro      | www.pacificcoastcommercial.com  |
| <b>SANTEE SQUARE</b>        | 10769 Woodside Ave.        | GLA: 20,518 SF              | <b>100% Leased</b> | Pacific Coast Comm'l. Kris Boehmer       | www.pacificcoastcommercial.com  |
| <b>CUYAMACA VILLAGE</b>     | 8790 Cuyamaca Street       | GLA: 16,945 SF              | <b>100% Leased</b> | SVN Vanguard: Joe Bonin                  | https://svnvanguardsd.com       |
| <b>FIVE STAR PLAZA</b>      | 10055 Mission Gorge Rd.    | GLA: 13,150 SF              | <b>100% Leased</b> | Intersection CRE: Kyle Clark             | www.intersectioncre.com         |
| <b>GATEWAY I&amp;II</b>     | 10500 Mission Gorge Rd.    | GLA: I-5,635sf & II-7,560sf | <b>100% Leased</b> | Boardwalk Dev: Ron Bamberger             | www.boardwalkdevelopment.com    |

***For more info on Santee development and leasing opportunities contact:***

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