



**CITY OF SANTEE**  
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 SANTEE, CA 92071  
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**JANUARY 2024**

# SANTEE COMMUNITY PROFILE

Santee is a thriving city of 60,000 in the San Diego metropolitan area of Southern California. The city offers a wide array of opportunities and resources to the business community including multiple industrial, office and retail sites, and a skilled and educated regional workforce.

## LOCATION, LOCATION, LOCATION

Quick access to I-8, Trolley service to SDSU, Mission Valley, Downtown SD, and Convention Center.

Local attractions generate over 1.1M visitors annually -- Santee Sportsplex draws 475k and Santee Lakes RV and Recreation Preserve draws 650k.





## HOUSING

 **1,500 NEW HOUSING UNITS**  
 Built or to be built since 2015.


 **FANITA RANCH PROJECT APPROVED**  
 2,900 units to be created over the span of 5 years.

### HOME PRICING

 **\$824K** average detached single-family home sale price for October - December 2023.

 **8.1%** increase from average sale price in Q4 2023 compared to Q4 2022  
 (HdL Coren & Cone)


## ASSESSED VALUATION

 **7.98%** 1-year increase in citywide gross assessed value from 2021-2022 to 2022-2023  
 (SD County Assessor's Office)

## POPULATION

 **60K PEOPLE**  
 And 1/3 of the population is <25 years old. The median age is 36.6. (SANDAG 2021)

 **\$102K MEDIAN HOUSEHOLD INCOME (2022)**  
 The highest in East San Diego County. (SANDAG)

 **71% OF HOMES**  
 Owner occupied with 2/3 single-family. (DOF 2022)







# PUBLIC SAFETY

## 2ND LOWEST CRIME RATE

among 18 cities in San Diego County. (FBI Crime Index 2022)



## ISO RATING 1

City of Santee Fire Department



# LABOR



## 29,200

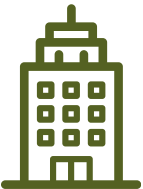
people in Santee's labor force



## 3.1%

annual average unemployment rate, 6th lowest in San Diego County (EDD 2022)

# MAJOR CORPORATE EMPLOYERS



- Costco
  - HD Supply
  - Vision Systems
  - TC Construction
  - Scantibodies Laboratories
  - Sharp Rees-Stealy Medical Center
- (Avenu Finance, Insight and Analytics 2022)



# BUSINESS



## 185 NATIONAL CHAINS

Retailers and Restaurants, 31 Chains in the last 5 Years.



## OVER 280K PEOPLE

within a five-mile market area



## 12M ANNUAL VISITS

with an average of 30,000 daily visits at Santee Town Center power center and Santee Trolley Square (Placer.ai)



Recent developments include the 86k sf Sharp Rees-Stealy Medical Center, County Assessor's Branch Office, and new Arts and Entertainment District encompassing Santee Trolley Square and future hotel and theater sites.