

FOR LEASE

- Fast Food Pad For Ground Lease
- Pad For Lease or Build To Suit

Property Highlights:

- High barriers of entry
- Limited fast food opportunities in the trade area
- Reciprocal parking
- Full set of plans available
- Available now
- Fast food pad -approximately 15,903 SF (0.3657 AC)
- APN # 381-682-24

Traffic Count:

- Cuyamaca St.: 19,020 cars per day
- River Park Dr.: 3,521 cars per day

Demographics:

	1 MILE	3 MILE	5 MILE
Population	16,649	82,261	237,851
AHH Income	\$78,463	\$78,691	\$69,563

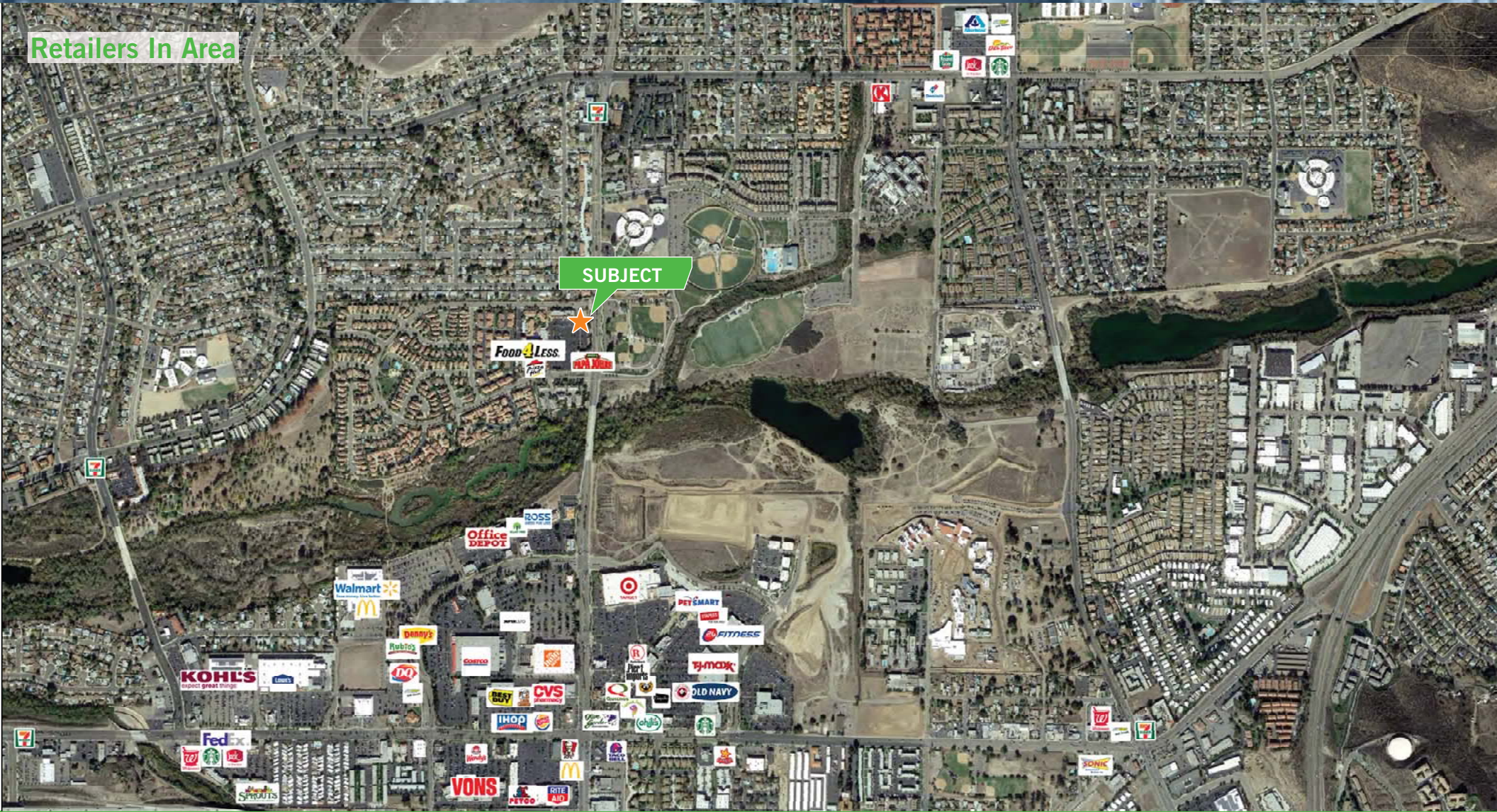
Retail Division

FOR LEASE

CUYAMACA ST. AND MISSION CREEK DR.
SANTEE, CA 92071

Cassidy
Turley / Commercial
Real Estate Services

Retailers In Area

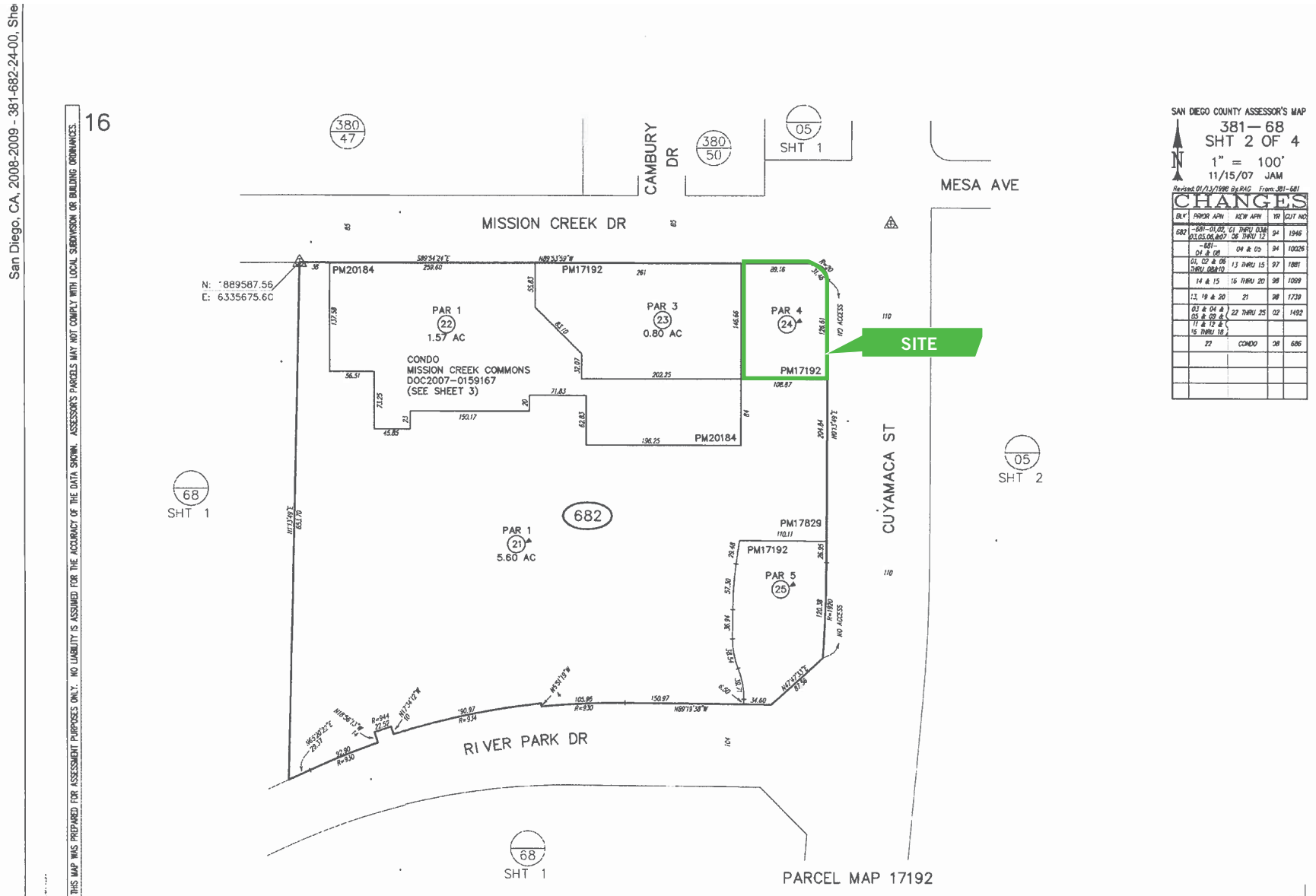


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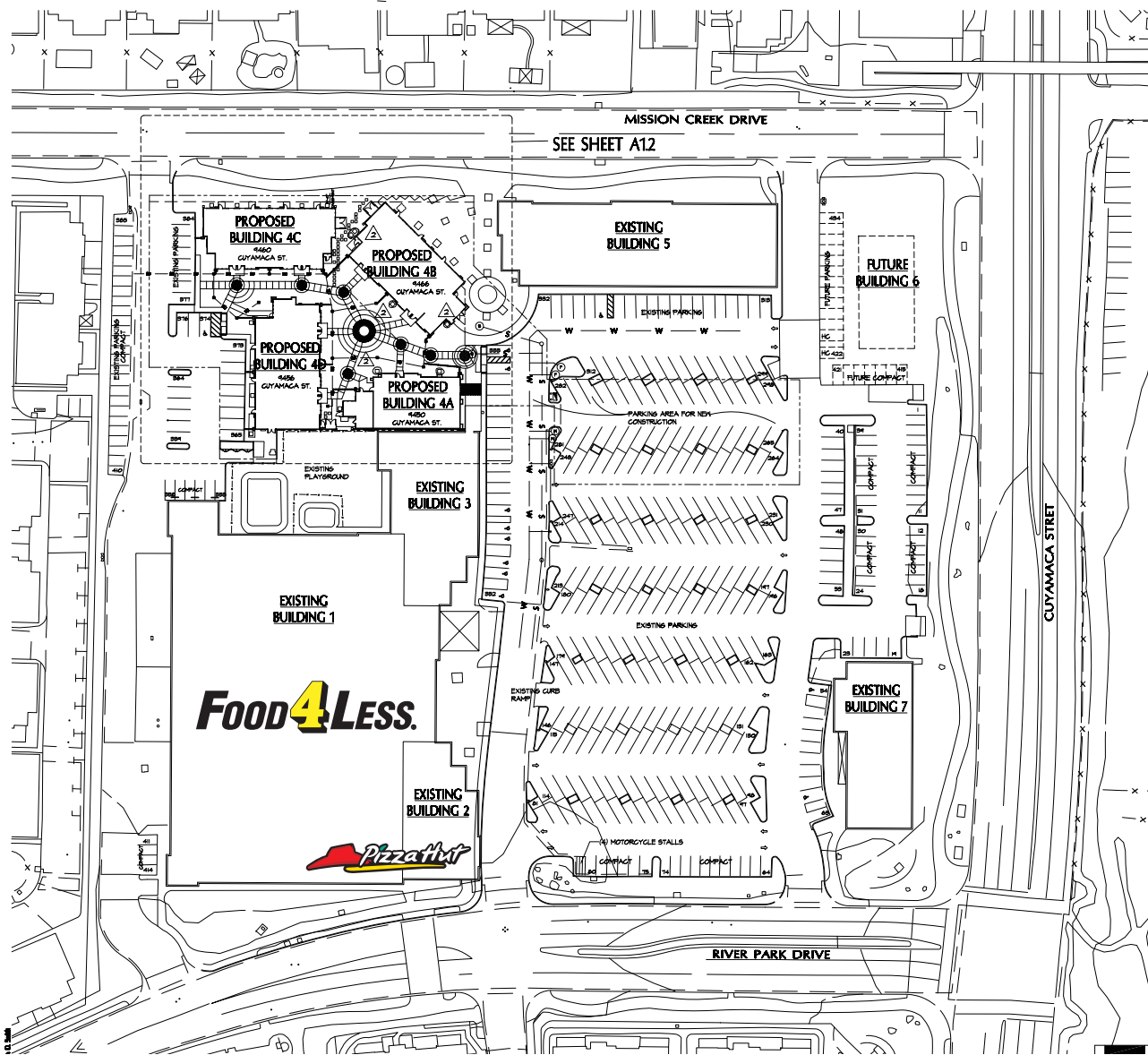
Cassidy Turley San Diego
Retail Division
4350 La Jolla Village Dr., Suite 500
San Diego, CA 92122
cassidyurley.com/sandiego

Parcel Map



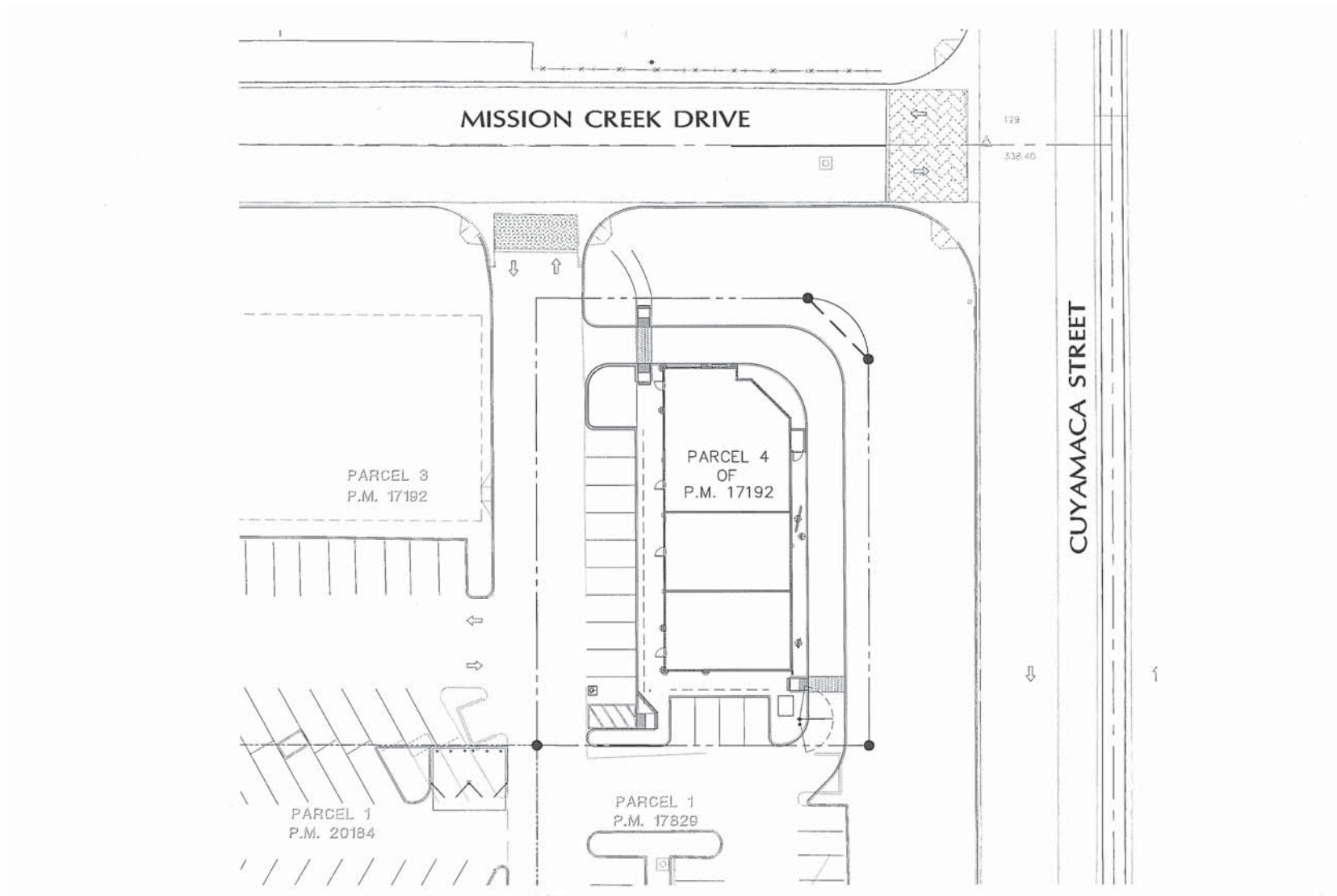
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Site Plan



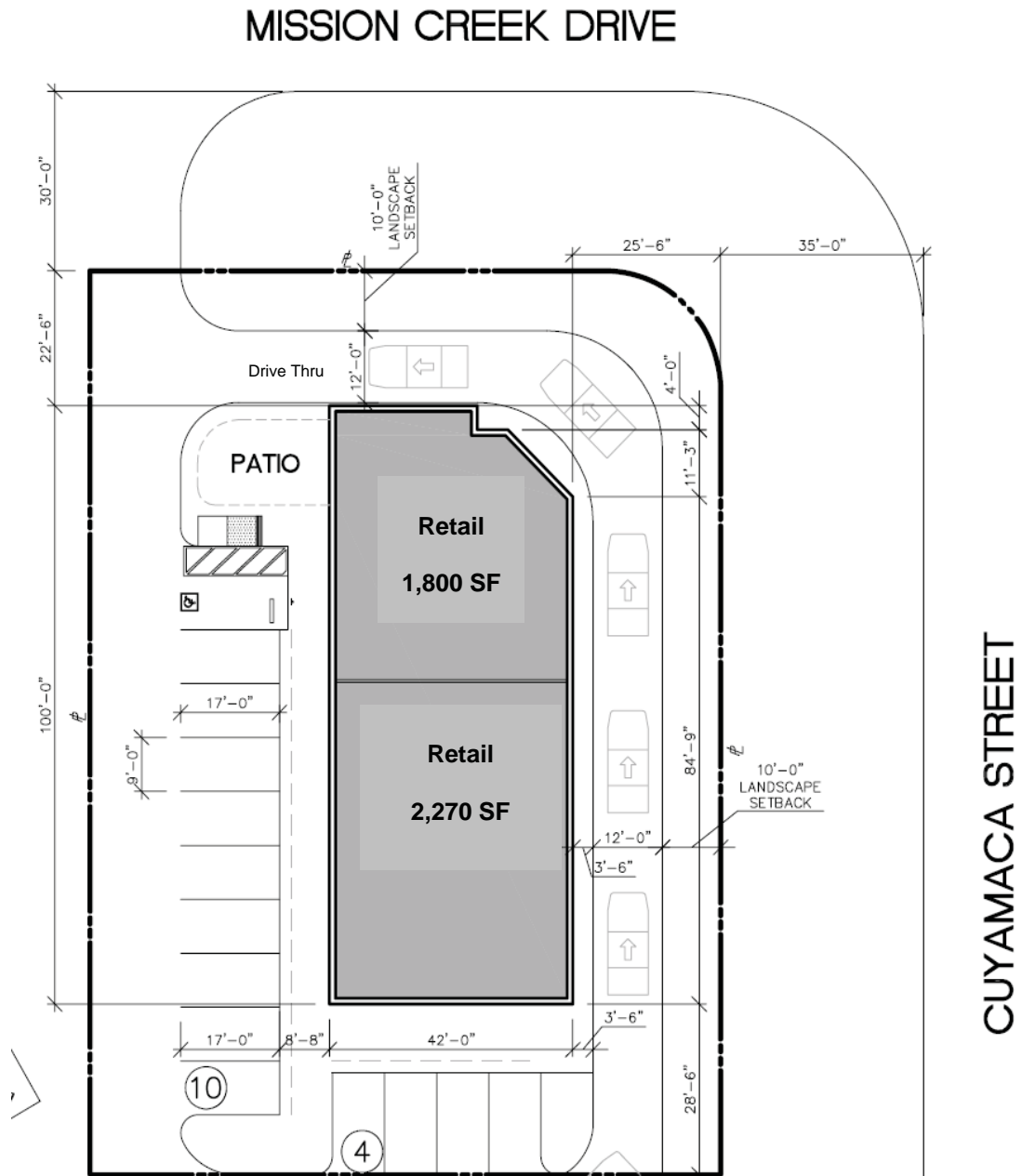
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Site Plan (for illustration purposes only)



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Site Plan (for illustration purposes only)



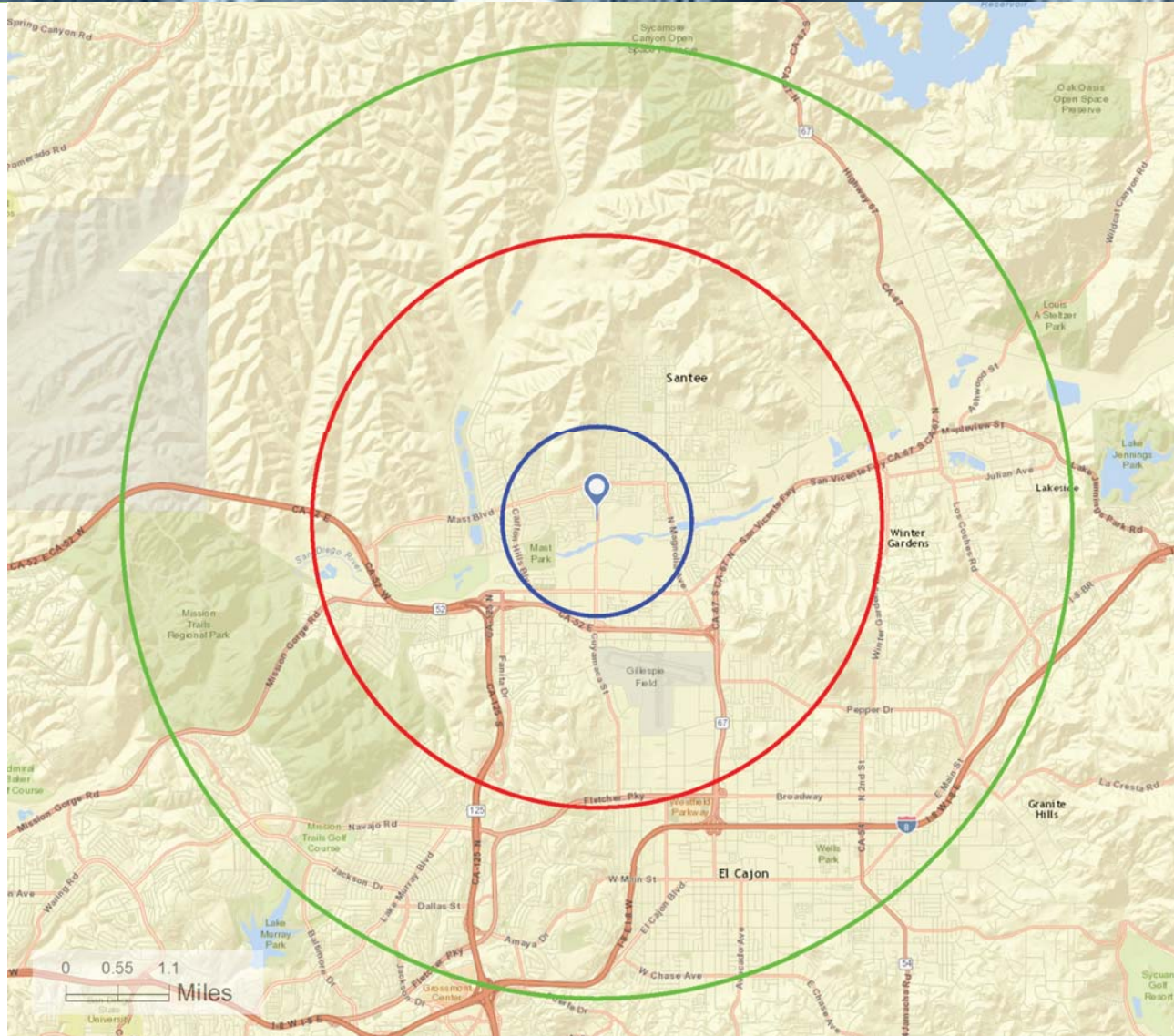
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SANTEE, CA 92071

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- 1 mile radius
- 3 mile radius
- 5 mile radius



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Demographics

	1 mile	3 mile	5 mile
Population			
2000 Population	16,277	78,796	226,998
2010 Population	16,193	79,670	232,810
2014 Population	16,649	82,261	237,851
2019 Population	17,516	86,862	248,333
2000-2010 Annual Rate	-0.05%	0.11%	0.25%
2010-2014 Annual Rate	0.66%	0.76%	0.51%
2014-2019 Annual Rate	1.02%	1.09%	0.87%
2014 Male Population	47.4%	48.7%	48.9%
2014 Female Population	52.6%	51.3%	51.1%
2014 Median Age	36.9	37.7	36.3
In the identified area, the current year population is 237,851. In 2010, the Census count in the area was 232,810. The rate of change since 2010 was 0.51% annually. The five-year projection for the population in the area is 248,333 representing a change of 0.87% annually from 2014 to 2019. Currently, the population is 48.9% male and 51.1% female.			
Median Age			
The median age in this area is 36.9, compared to U.S. median age of 37.7.			
Race and Ethnicity			
2014 White Alone	79.5%	79.8%	74.5%
2014 Black Alone	2.8%	2.6%	4.5%
2014 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2014 Asian Alone	4.4%	3.7%	3.7%
2014 Pacific Islander Alone	0.5%	0.5%	0.5%
2014 Other Race	6.1%	6.7%	9.6%
2014 Two or More Races	6.0%	5.9%	6.4%
2014 Hispanic Origin (Any Race)	18.2%	19.2%	24.1%
Persons of Hispanic origin represent 24.1% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.6 in the identified area, compared to 62.6 for the U.S. as a whole.			
Households			
2000 Households	5,388	28,089	82,708
2010 Households	5,609	29,027	83,975
2014 Total Households	5,772	29,919	85,578
2019 Total Households	6,095	31,619	89,383
2000-2010 Annual Rate	0.40%	0.33%	0.15%
2010-2014 Annual Rate	0.68%	0.71%	0.45%
2014-2019 Annual Rate	1.09%	1.11%	0.87%
2014 Average Household Size	2.73	2.71	2.74
The household count in this area has changed from 83,975 in 2010 to 85,578 in the current year, a change of 0.45% annually. The five-year projection of households is 89,383, a change of 0.87% annually from the current year total. Average household size is currently 2.74, compared to 2.73 in the year 2010. The number of families in the current year is 59,250 in the specified area.			
Data Note: Income is expressed in current dollars Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.			

	1 mile	3 mile	5 mile
Median Household Income			
2014 Median Household Income	\$67,710	\$64,489	\$53,875
2019 Median Household Income	\$77,944	\$75,325	\$61,226
2014-2019 Annual Rate	2.86%	3.16%	2.59%
Average Household Income			
2014 Average Household Income	\$78,463	\$78,691	\$69,563
2019 Average Household Income	\$87,244	\$88,645	\$79,184
2014-2019 Annual Rate	2.14%	2.41%	2.62%
Per Capita Income			
2014 Per Capita Income	\$28,059	\$28,791	\$25,369
2019 Per Capita Income	\$31,372	\$32,483	\$28,908
2014-2019 Annual Rate	2.26%	2.44%	2.65%
Households by Income			
Current median household income is \$53,875 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$61,226 in five years, compared to \$59,599 for all U.S. households			
Current average household income is \$69,563 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$79,184 in five years, compared to \$83,937 for all U.S. households			
Current per capita income is \$25,369 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$28,908 in five years, compared to \$32,168 for all U.S. households			
Housing			
2000 Total Housing Units	5,515	28,708	84,948
2000 Owner Occupied Housing Units	3,827	18,759	46,002
2000 Renter Occupied Housing Units	1,561	9,330	36,705
2000 Vacant Housing Units	127	619	2,241
2010 Total Housing Units	5,818	30,260	88,260
2010 Owner Occupied Housing Units	3,753	19,181	46,076
2010 Renter Occupied Housing Units	1,856	9,846	37,899
2010 Vacant Housing Units	209	1,233	4,285
2014 Total Housing Units	5,985	30,874	89,855
2014 Owner Occupied Housing Units	3,739	19,195	45,393
2014 Renter Occupied Housing Units	2,033	10,724	40,184
2014 Vacant Housing Units	213	955	4,277
2019 Total Housing Units	6,317	32,458	93,500
2019 Owner Occupied Housing Units	3,942	20,222	47,201
2019 Renter Occupied Housing Units	2,152	11,396	42,182
2019 Vacant Housing Units	222	839	4,117
Currently, 50.5% of the 89,855 housing units in the area are owner occupied; 44.7%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 88,260 housing units in the area - 52.2% owner occupied, 42.9% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 0.80%. Median home value in the area is \$319,406, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 4.35% annually to \$395,195.			
Data Note: Income is expressed in current dollars Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.			