



Mission Gorge Square

Pad Space Available with Drive-Thru

Trader Joe's and Ulta Beauty Anchored Center
with Shop Space Availabilities

9640-9760 Mission Gorge Rd. Santee, CA

Property Overview

Mission Gorge Square is a thriving neighborhood center strategically situated in the bustling retail hub of Santee. Its exceptional location is further enhanced by the presence of renowned retailers and crowd-drawing retailers Trader Joe's and Ulta Beauty. The Santee trade area boasts the highest sales volumes for grocery and daily needs in East San Diego, making Mission Gorge Square an ideal destination for businesses looking to enter this lucrative market.



Rent negotiable



Anchored by a new Trader Joe's & Ulta Beauty



Surrounded by dense residential communities



New monument signage



+36,000 cars per day



Visits

1.9M
per year

Visits YoY

+16.6%
per year

Traffic Count

36K
cars per day

Property overview and demographics

- 2,115 - 4,850 SF of shop space available
- Signalized intersection
- Estimated 276,835 people living within a 5-mile radius from the shopping center
- Average household income of \$120,419 within a 5-mile radius
- Tenants include: Trader Joe's, Ulta Beauty, El Pollo Loco, IHOP



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Monument signage available



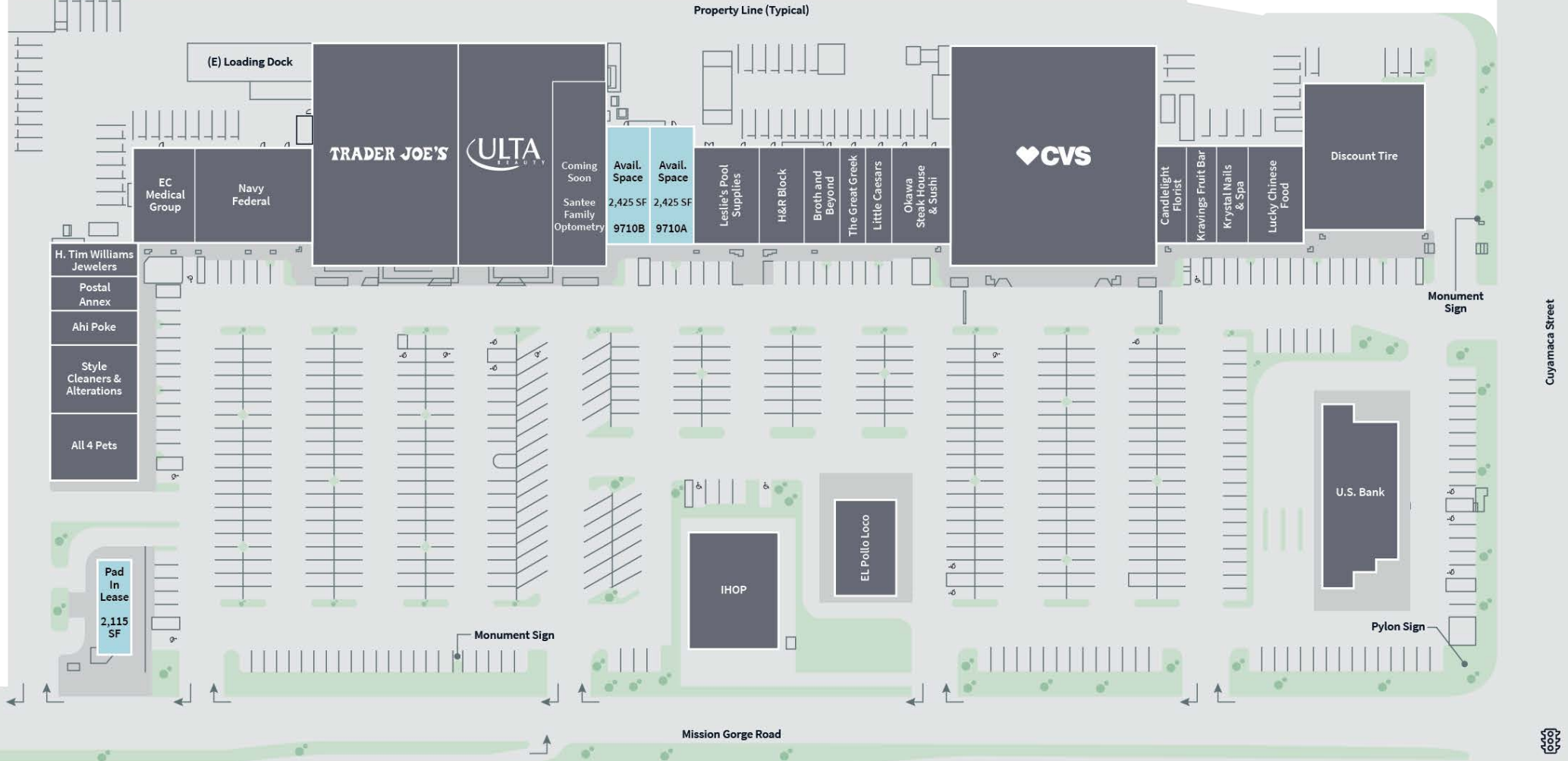
+36,000 cars per day

Nearby retailers:



Demographics

	1 mile radius	3 mile radius	5 mile radius
Total population	13,375	107,504	276,835
Avg. household income	\$114,398	\$127,365	\$120,419
Median home value	\$660,430	\$742,454	\$758,891
Total consumer expenditure	\$65,465,950	\$623,130,412	\$1,838,839,701



Square Footage

Rate/SF

Availability

9710A

2,425

Negotiable

Immediate

9710B

2,425

Negotiable

Immediate

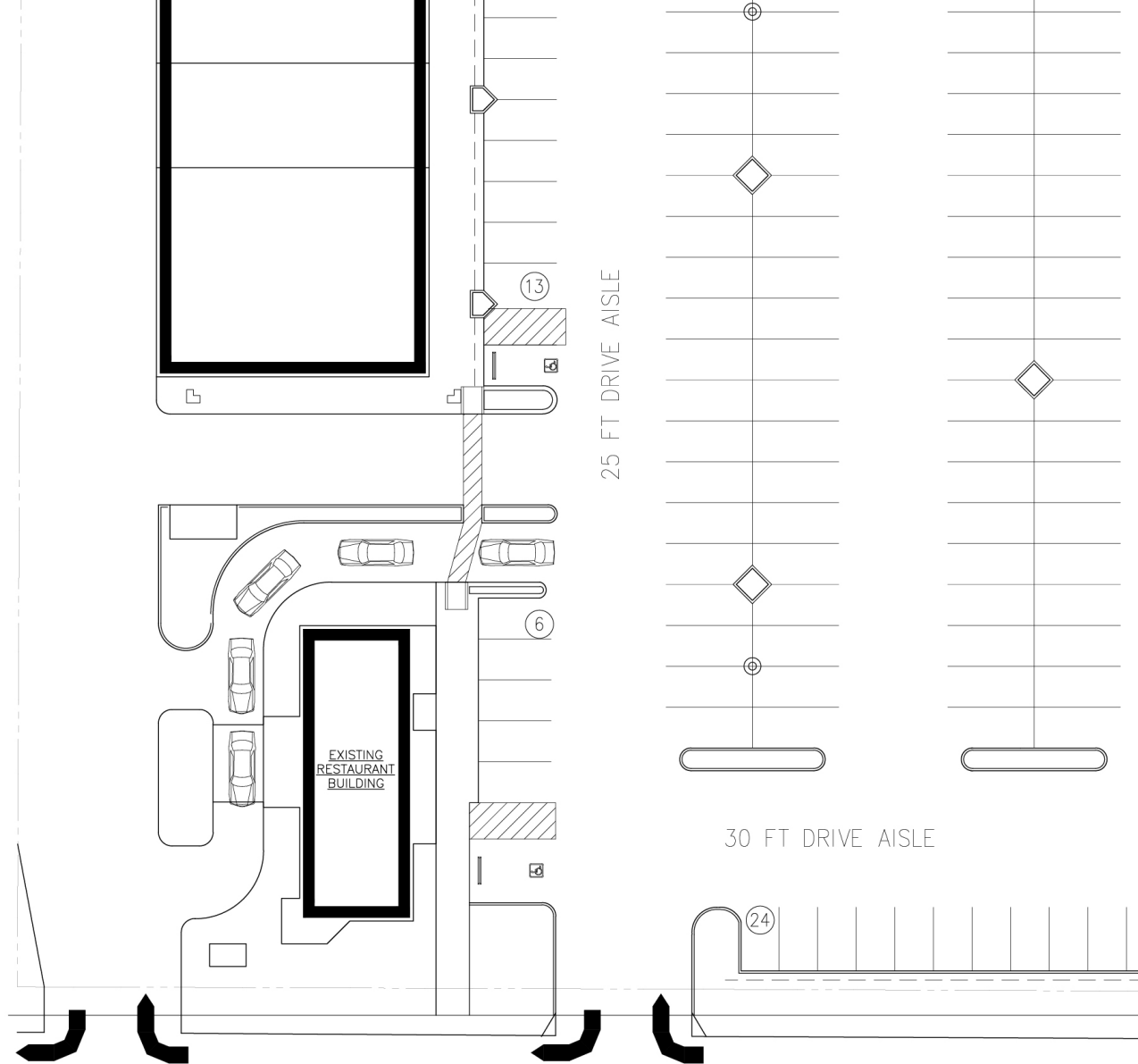
PAD

2,115

Negotiable

In Lease

LOD



MISSION GORGE ROAD

9650 - SITE PLAN
1" = 30'-0"



05NOV25

MISSION GORGE SQUARE
9650 MISSION GORGE ROAD
SANTEE, CALIFORNIA

9650 MISSION GORGE ROAD

STEPHEN G BROWN
PLANNING+DESIGN

Area map





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