

11487 & 11491 WOODSIDE AVENUE

SANTEE, CA 92071

*±7,854 - ±15,708 SF
Industrial Warehouse
+ Fenced Yard
Available for Lease*

JEFF BROWN
858.369.3016
jeff.brown@kidder.com
LIC N° 01496665

DANNA TIU
858.369.3004
danna.tiu@kidder.com
LIC N° 02153012

KIDDER.COM



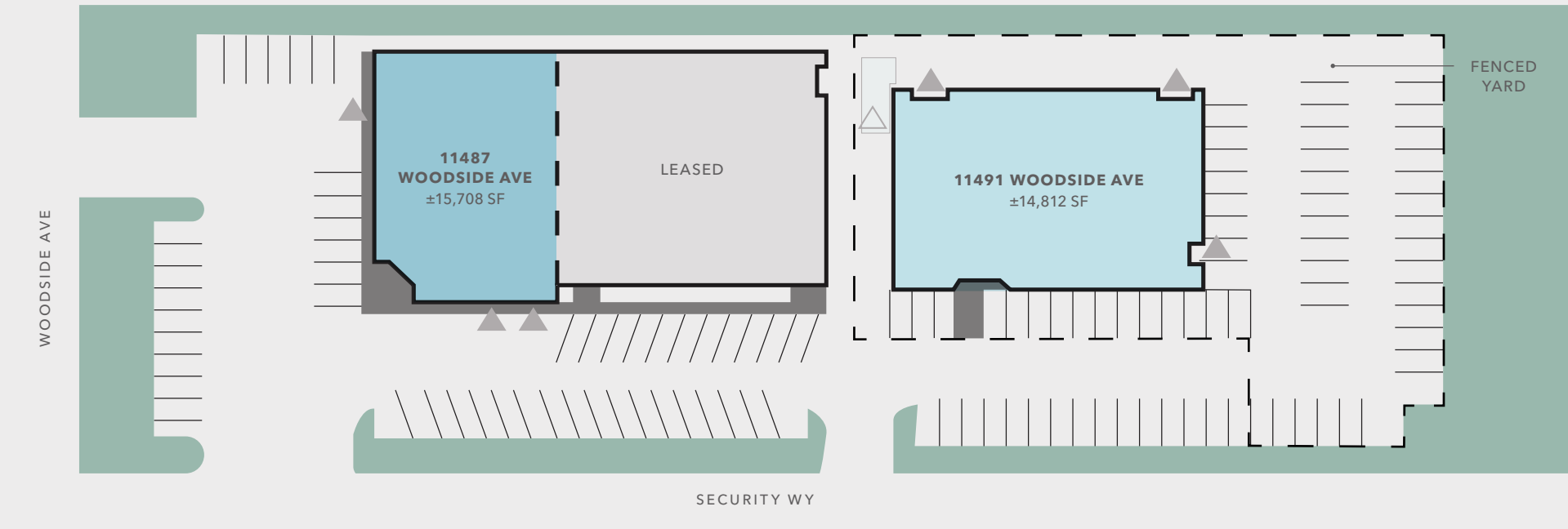
11487 - 11491 Woodside Ave is comprised of 3 industrial buildings with ample warehouse space & proximity to CA-67.

NO. OF BUILDINGS	3
TOTAL BUILDING SF	±41,420
AVAILABLE SF	11487: ±7,854 - ±15,708 11491: ±14,812 + Fenced yard
TOTAL LAND AC	±3.44
BUILDING HEIGHT	Up to 20'
POWER	1,400 AMP, 3 Phase 120/240
LOADING	Grade-level doors & a dock-high platform
ZONING	City of Santee, I-L

TWO
SPACES AVAILABLE

NOW
AVAILABLE DATE



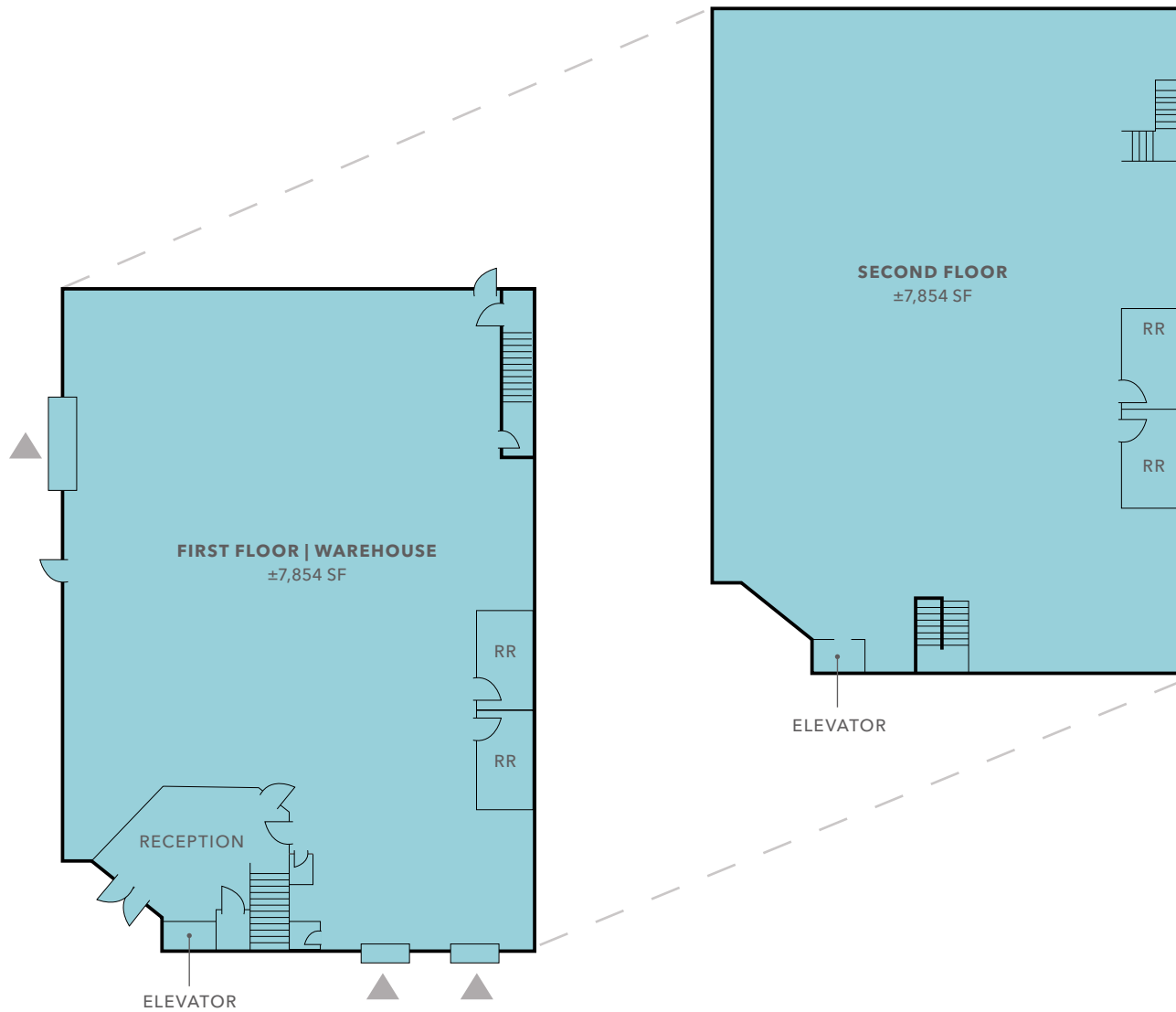


CURRENT AVAILABILITIES

	Square Footage	Loading	Lease Rate (SF/MO)	Date Available	Notes
11487 Woodside Ave	±7,854 - ±15,708	3 Grade-level doors	\$1.25 + \$0.25 NNN	Now	Street facing two-story building, elevator, and reception area
11491 Woodside Ave	±14,812	3 Grade-level doors & 1 dock-high platform	\$1.45 + \$0.25 NNN	Now	Fenced yard, 20' clear height in industrial suite. Two-story office space

▲ Grade level loading △ Dock-high platform

11487 WOODSIDE AVE FLOOR PLAN



$\pm 7,854 - \pm 15,708$

AVAILABLE SF

THREE (3)

GRADE LEVEL DOORS

3/1,000

PARKING

\$1.25/SF

LEASE RATE + \$0.25/SF NNN

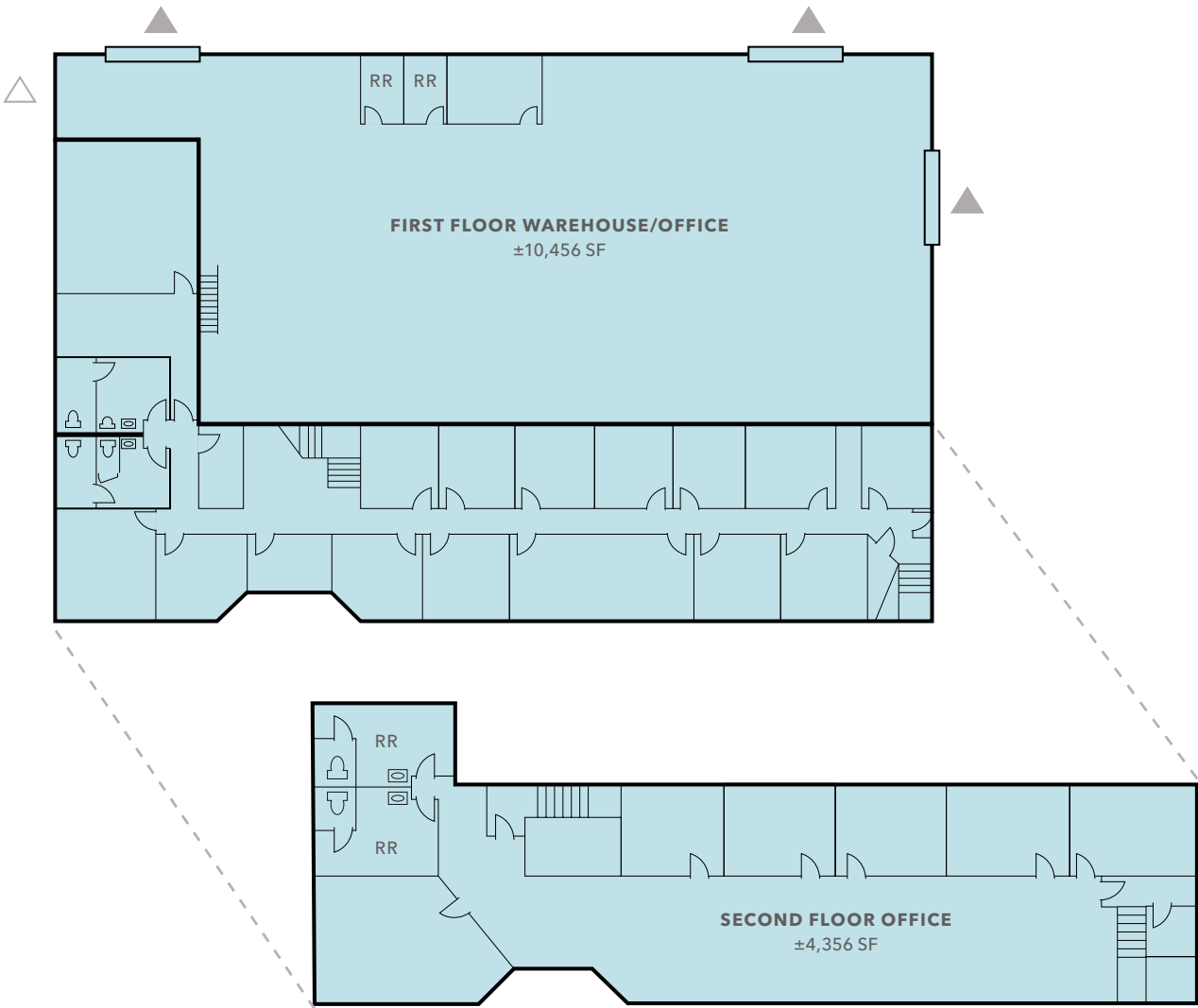
NOW

DATE AVAILABLE

▲ Grade level loading

*Not to scale

11491 WOODSIDE AVE FLOOR PLAN



±14,812

AVAILABLE SF

ONE

DOCK-HIGH PLATFORM

THREE

GRADE LEVEL DOORS

\$1.45/SF

LEASE RATE + \$0.25/SF NNN

NOW

DATE AVAILABLE

△ Dock-high platform

▲ Grade level loading

*Not to scale

11487 & 11491 WOODSIDE AVENUE



AVAILABLE FOR LEASE



KIDDER MATHEWS





DEMOGRAPHICS

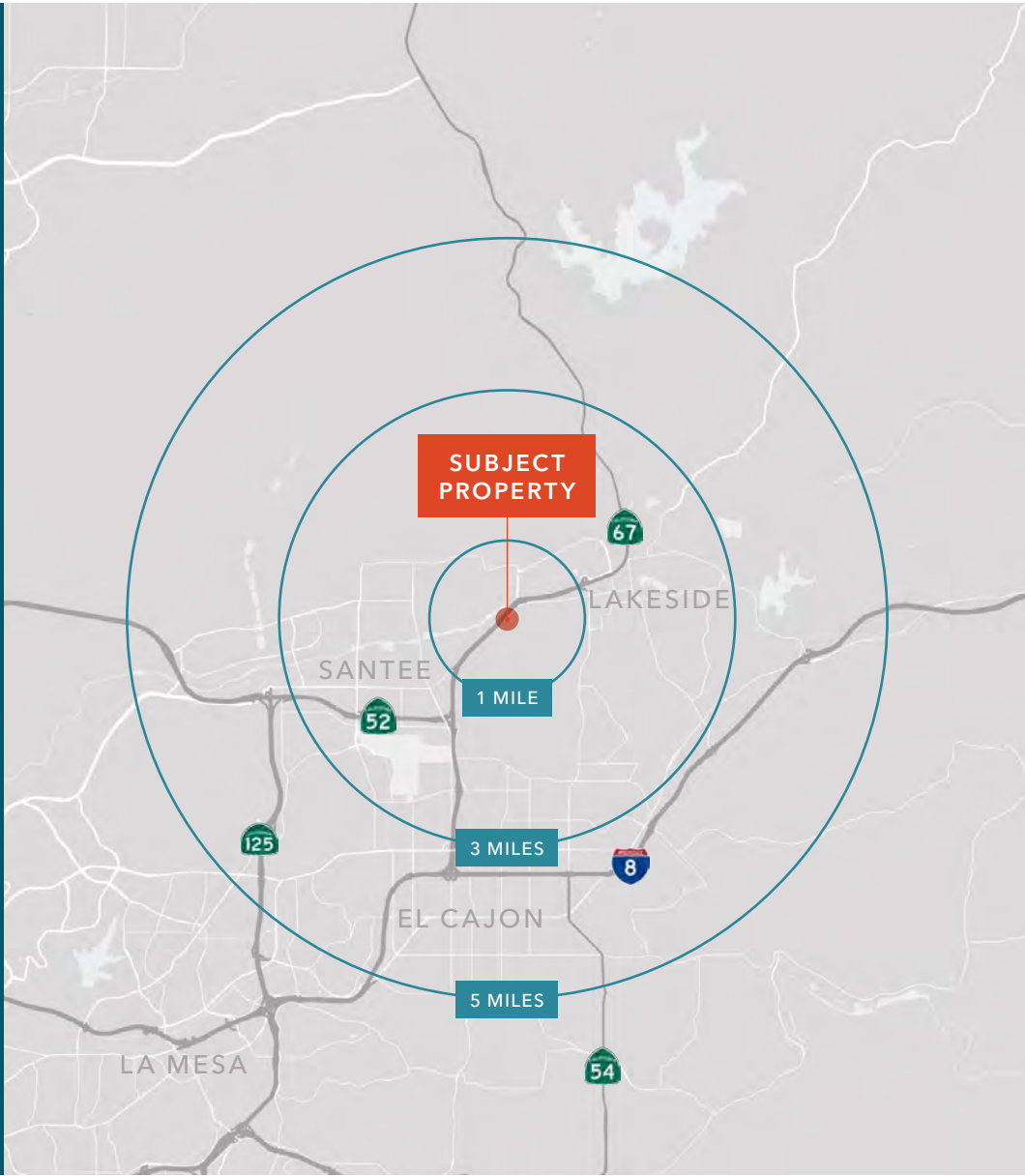
POPULATION

	1 Mile	3 Miles	5 Miles
2026 ESTIMATE	11,870	106,740	238,581
MEDIAN AGE	37.8	38.3	38.2
TOTAL BUSINESSES	472	4,380	8,773
TOTAL EMPLOYEES	4,301	37,488	72,678
WHITE COLLAR WORKERS	67.1%	61.8%	61.1%
BLUE COLLAR WORKERS	32.9%	38.2%	38.9%
EST. AVG HOUSEHOLD INCOME	\$159,092	\$137,839	\$127,194

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 ESTIMATE	4,206	37,666	84,331
AVERAGE HOUSEHOLD SIZE	2.8	2.8	2.8
OWNER-OCCUPIED	54.8%	59.5%	54.3%
RENTER-OCCUPIED	45.2%	40.5%	45.7%

Data Source: ©2026, Sites USA





11487 & 11491 WOODSIDE AVENUE

*For more information on
this property, please contact*

JEFF BROWN
858.369.3016
jeff.brown@kidder.com
LIC N° 01496665

DANNA TIU
858.369.3004
danna.tiu@kidder.com
LIC N° 02153012

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

