



Property  
Video

WOODSIDE AVE

SHADOW HILL RD

**SHADOW HILL ROAD**  
WITH SUBDIVISION OF BACK  
PORTION APPROX. 15,000 SF

**FOR SALE**

**9317**

**SHADOW HILL ROAD**

SANTEE, CA 92071

**Leshya Montoya**

Associate Director - Sales & Leasing

619.992.5863

Leshya@PacificCoastCommercial.com

Lic. 02007808



# OFFERING SUMMARY

## **Unique Redevelopment Opportunity For Commercial Strip – 9317 Shadow Hill Rd., Santee, CA 92071**

±2,400 SF Restaurant on 15,000-17,000 +/- SF Rear Parcel | Offered at \$1,600,000 – \$1,800,000

*(Subject to Subdivision by Close of Escrow)* DEVELOPERS should look to the City for an Up-Zone to the back portion for Multifamily or Mixed-Use with the help of SB-684. Nearby property similar in size of the back portion was approved for 17 Townhomes at 8932 First Avenue. Project was approved in 6 months.

This offering is ideal for investors or owner/users looking to reimagine a neighborhood commercial asset in a growing residential area with limited existing services. This property presents a rare opportunity in Santee under unique sale conditions. The offering consists of the rear half of a larger parcel totaling 15,000-17,000 +/- SF with a ±2,400 SF second-generation restaurant space. The sale is contingent upon a successful subdivision, as the entire parcel is not being sold at this price.

The rear parcel featuring ample parking (+/-25 stalls) and multiple points of egress/ ingress from both an alleyway and Shadow Hill Road sits on a highly visible corner with direct highway exposure. The surrounding neighborhood is primarily residential, with limited commercial amenities within a one-mile radius, making this a prime opportunity for a new retail strip, neighborhood restaurant, or other community-serving commercial uses.

### **Sale Conditions:**

- Offering Price: \$1,600,000 – \$1,800,000
- Subject to Subdivision by Close of Escrow (COE)
- Entire parcel is ±31,368 SF (0.72 AC)
- Only the rear ±15,000-17,000 SF portion is included in this sale
- This portion will receive a separate APN upon subdivision
- Property has separate access/frontage from Shadow Hill Rd.
- Seller may complete subdivision at the right price or negotiate cost-sharing based on offer terms

**Lease Details:**The existing lease is in its final year, expiring in May 2026, allowing a potential investor or owner/user to initiate subdivision and submit redevelopment plans to the city during the lease term.

### **Disclaimer:**

This offering price is for Shadow Hill Rd. address ONLY WITH A SUBDIVISION BY COE. Different provisions and pricing if someone wants to buy the entire parcel with both addresses including Woodside Ave. Price Undisclosed. Seller may or may not consider a sale of the entire property. DO NOT DISTURB TENANT- TENANT HAS FIRST RIGHT OF REFUSAL OF ALL OFFERS PER LANDLORD AND IS NOT AWARE OF PUBLIC MARKETING.

Drone shows overview of full property and not just the portion seller is willing to let go of at this price. Verify with agent where the division line would be approximately. There are no maps at this point to illustrate lot split. Showing and subdivision to take place only with accepted offer.

Drone: <https://youtu.be/0iTwNaKphME?si=dfQ7FQj2FmkRbR6B>

# FOR SALE COMPARABLES



<b>Address</b>	9317 Shadow Hill Road Santee, CA 92071	9530 Winter Garden Blvd Lakeside, CA 92040	10503 Mission Gorge Rd Santee, CA 92071	9825 Maine Ave Lakeside, CA 92040
<b>Asking Price</b>	\$1,600,000 - \$1,800,000	\$2,929,723	\$940,000	\$799,000
<b>Price Per SF</b>	\$640 - \$720	\$539.35	\$442.35	\$396.72
<b>Building Size</b>	2,500 SF	5,432 SF	2,125 SF	2,014 SF
<b>Land Area</b>	0.34	0.38 AC	0.17 AC	0.12 AC
<b>Year Built</b>		1989	1985	1920



<b>Address</b>	NEW Rockcrest Rd & Winter Gardens Blvd Lakeside, CA 92040	8461-65 Winter Gardens Blvd Lakeside, CA 92040	100632 Prospect Ave Santee, CA 92071	10350 Mission Gorge Rd Santee, CA 92071
<b>Asking Price</b>	\$1,095,000	\$1,475,000	\$1,150,000	\$2,650,000
<b>Price Per SF</b>	\$1,634,328.36/AC	\$508.62	\$947.28	\$408.63
<b>Building Size</b>	-	2,900 SF	1,214 SF	6,485 SF
<b>Land Area</b>	0.67 AC	0.40 AC	0.31 AC	0.40 AC
<b>Year Built</b>	-	1966	1958	-

# SOLD COMPARABLES



<b>Address</b>	9317 Shadow Hill Road Santee, CA 92071	12106 Woodside Ave Lakeside, CA 92040	12211 Woodside Ave Lakeside, CA 92030	12215 Woodside Ave Lakeside, CA 92040
<b>Sale Price</b>	-	\$1,300,000 (\$1,090.60/SF)	\$1,590,000 (\$531.77/SF)	\$945,000 (390.98/SF)
<b>Sale Date</b>	-	10/15/2024	6/28/2024	11/21/2024
<b>Building Size</b>	2,500	1,192 SF	2,990 SF	2,417 SF
<b>Land Area</b>	0.34	0.30 AC	0.44 AC	0.23 AC
<b>Year Built</b>		1972	1960	1960



<b>Address</b>	10180 Riverford Rd Lakeside, CA 92040
<b>Sale Price</b>	\$2,300,000 (35.20/SF)
<b>Price Per SF</b>	5/31/2025
<b>Building Size</b>	-
<b>1.50 AC</b>	0.67 AC
<b>Year Built</b>	-

# LOCATION

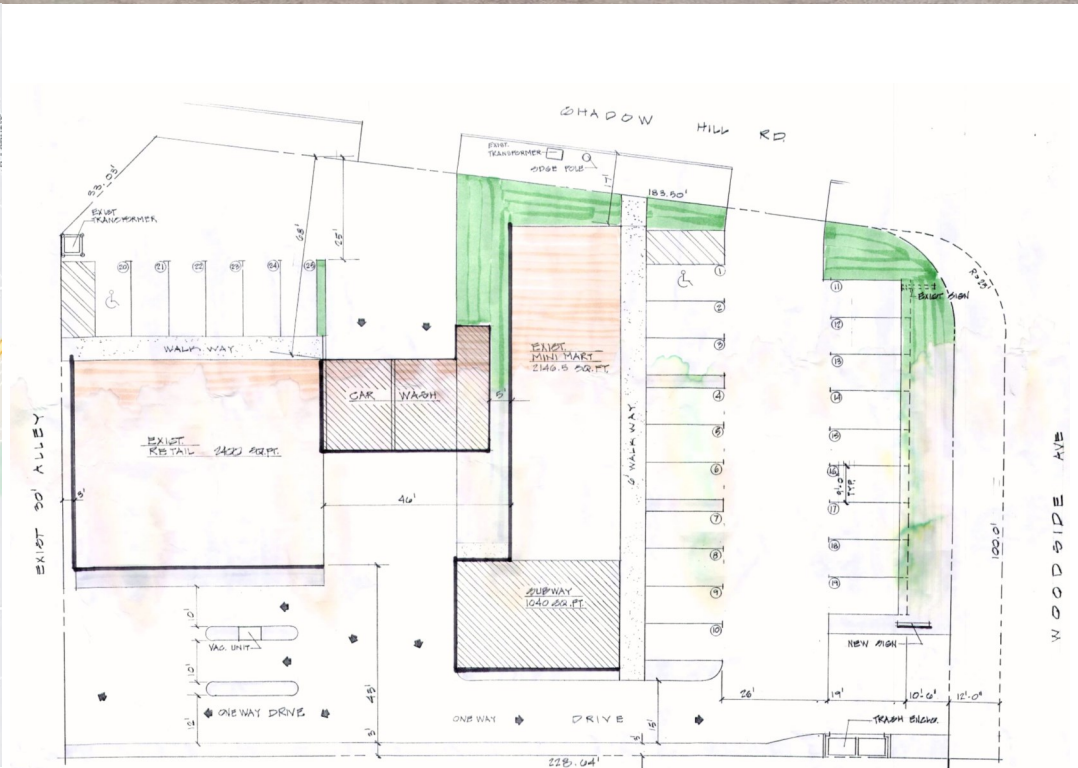
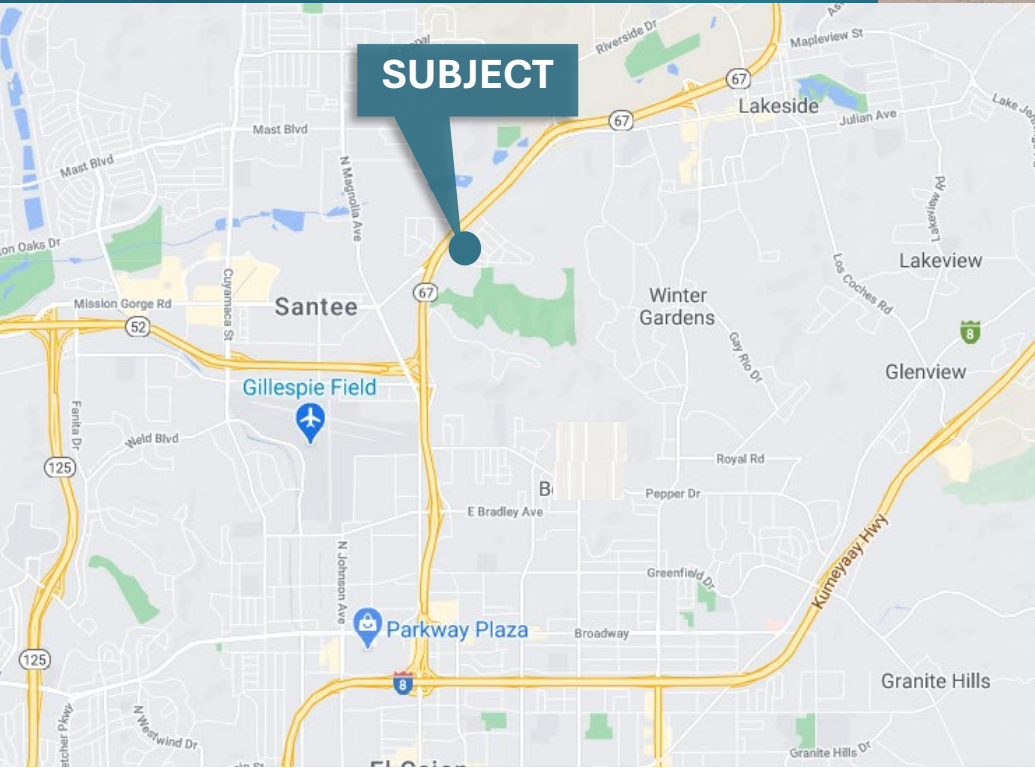
This property is situated on the highly visible corner of Woodside Avenue and Shadow Hill Road

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2023)	12,579	121,598	261,070
Population (2028)	12,624	120,561	258,179
Total Businesses	532	5,942	10,376
Total Employees	4,532	50,935	81,307
Consumer Spending	\$190.4M	\$1.6B	\$3.3B

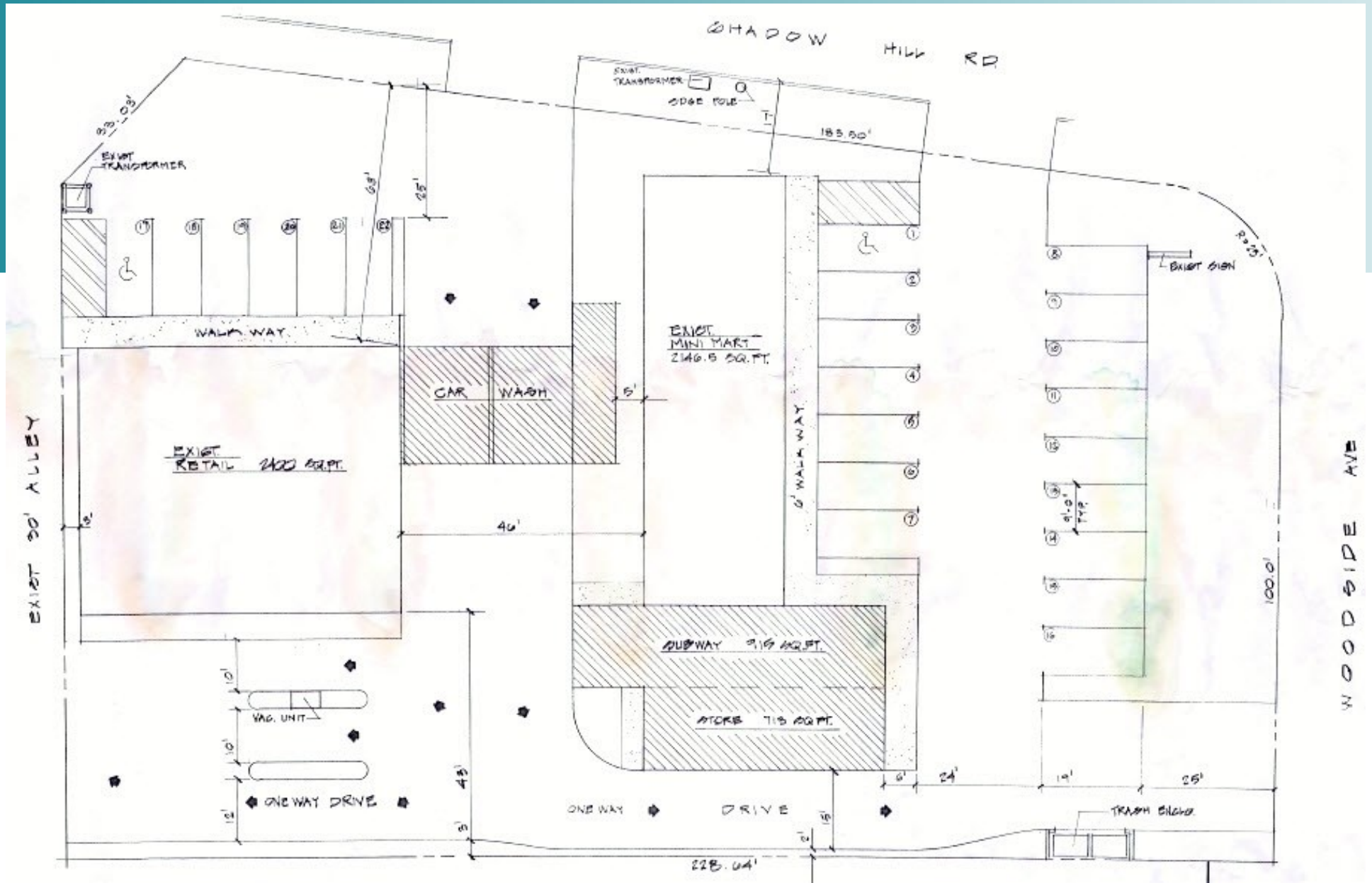
**COMING SOON**



**2ND GENERATION RESTAURANT / BAR**



# ARCHITECT PLANS



\*Plans are not to scale; used for reference only.

# NEARBY FAST FOOD



**Leshya Montoya** | Lic. 02007808  
Associate Director - Sales & Leasing  
619.992.5863  
Leshya@PacificCoastCommercial.com

Office 619.469.3600 | Lic. 01209930  
10721 Treena Street, Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to purchase or lease.