

# ±1,170 SF - 2,152 SF RETAIL SUITES FOR LEASE

9470 Cuyamaca Street, Santee, CA 92071

## MISSION CREEK SHOPPING CENTER



YOUR NAME HERE

YOUR NAME HERE

**KEN ROBAK** | Lic. 01236527  
Executive Director | Brokerage  
(619) 469-3600  
Ken@PacificCoastCommercial.com

**NICK MANE** | Lic. 01939391  
Director - Sales & Leasing  
(760) 840-7140  
Nick@PacificCoastCommercial.com

**JASMINE GOLIA** | Lic. 02131001  
Sales & Leasing Associate  
(858) 337-7311  
Jasmine@PacificCoastCommercial.com

**OFFICE 619 469 3600** | 10721 Treena St, Ste 200, San Diego, CA 92131 | [www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. 01209930

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. Some images in this marketing brochure may have been digitally modified, including enhancements or alterations created by artificial intelligence (AI), which may change the appearance of the property. Unaltered images can be found at [\[click to view\]](#). The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.

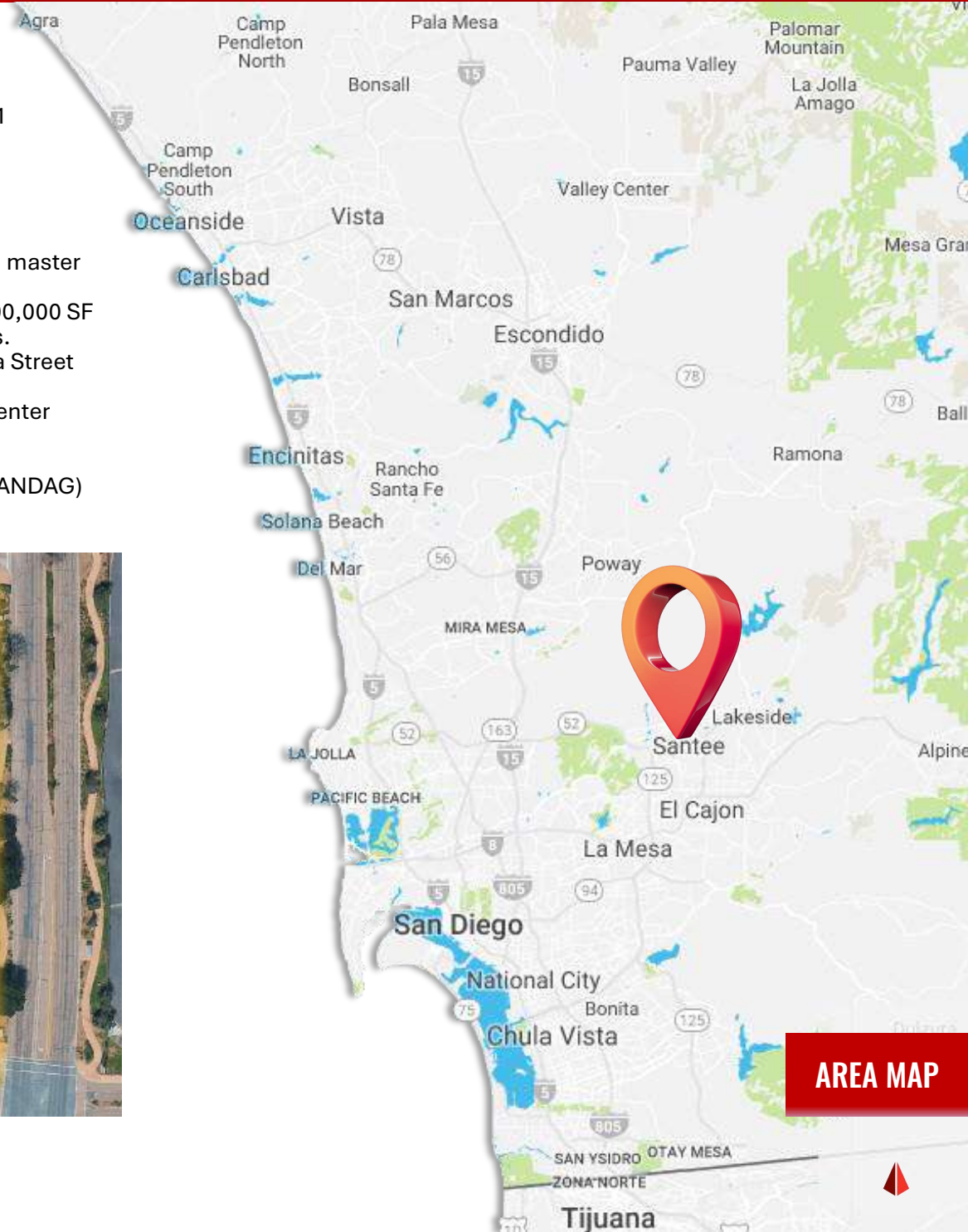


# PROPERTY FEATURES

**PROPERTY** 9470-9490 Cuyamaca Street, Santee, CA 92071

**AVAILABILITY** 9470 - Suite 100 ± 2,152 SF Corner Suite  
9470 - Suite 140 ± 1,170 SF Suite

- LOCATION**
- **Mission Creek Shopping Center** is part of the master planned Santee Town Center
  - Santee Town Center encompasses over 1,000,000 SF of Retail Space and over 30 National Tenants.
  - Building Signage with Visibility On Cuyamaca Street
  - 1/2 Mile from on/off ramp of Highway 52
  - Across from Santee Sports-Plex and Town Center Community Park
  - Minutes to Santee Trolley Square
  - High Traffic Count of 24,400 Cars Per Day (SANDAG)



**AREA MAP**

MISSION CREEK SHOPPING CENTER - SANTEE, CA

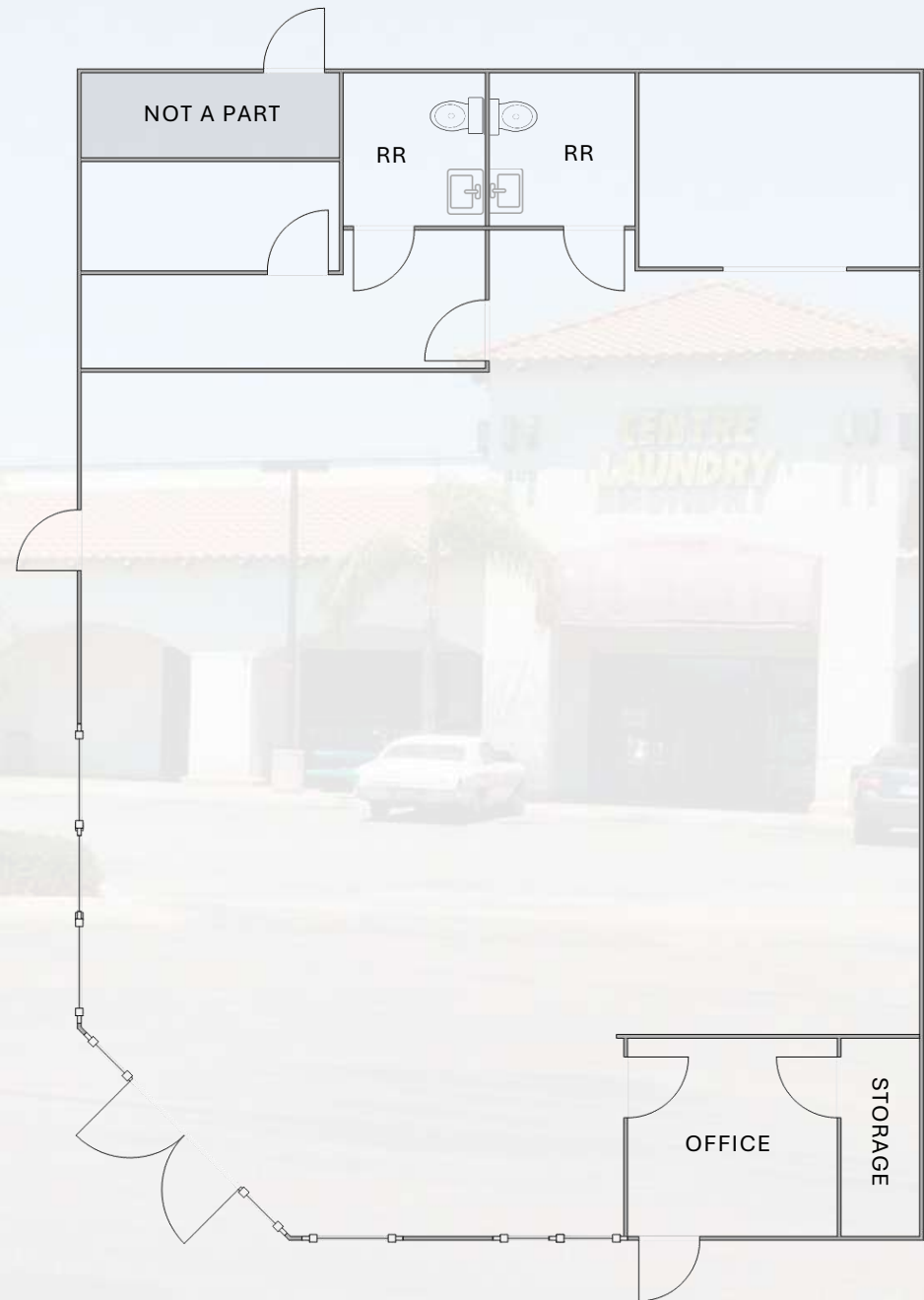


# FLOOR PLAN

## 9470 CUYAMACA STREET SUITE 100

±2,152 Rentable Square Feet

- Open Floor Plan
- Storage Rooms
- Private Office
- 2 Private Restrooms
- 2 Storefront Entrances
- Lease Rate: \$1.50/SF + NNN
- Available 7/1/2026

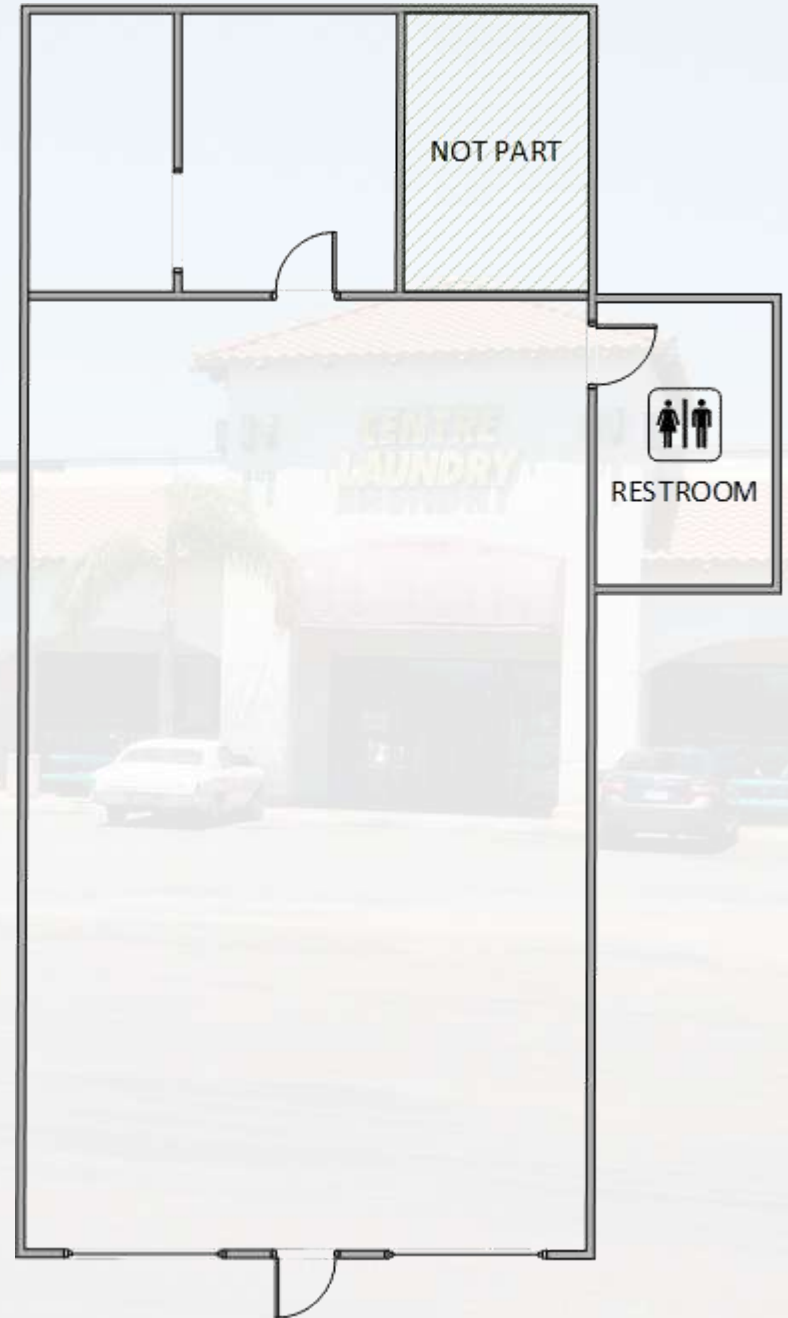


# FLOOR PLAN

## 9470 CUYAMACA STREET SUITE 140

±1,170 Rentable Square Feet

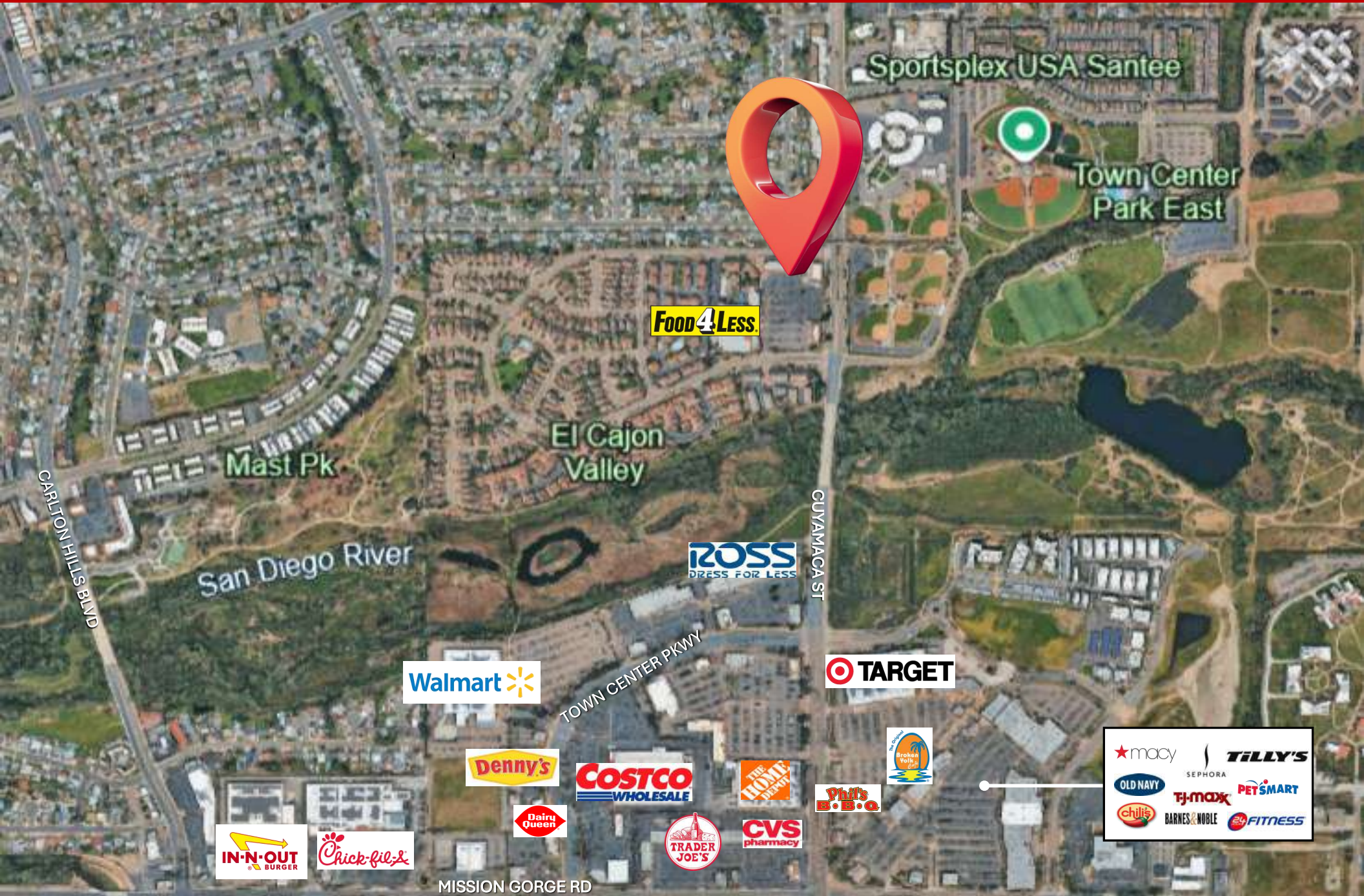
- Open Floor Plan
- Private Restroom
- Storage Room
- Lease Rate: \$1.50/SF + NNN
- Available Now



FLOOR PLAN NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.



# NEARBY AMENITIES



9470-9490 Cuyamaca Street



Retail Suite  
Mission Creek Shopping Center

**AVAILABLE  
FOR LEASE**

## contact information

### KEN ROBAK

Executive Director | Brokerage  
Ken@PacificCoastCommercial.com  
Lic. 01236527

### NICK MANE

Director - Sales & Leasing  
Nick@PacificCoastCommercial.com  
Lic. 01939391

### JASMINE GOLIA

Sales & Leasing Associate  
Jasmine@PacificCoastCommercial.com  
Lic. 02131001

### PACIFIC COAST COMMERCIAL

Tel (619) 469-3600  
10721 Trenea Street, Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com  
Lic. 01209930



## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Total Population:	18,063	83,787	247,713
Pop Growth 2025-2030	-0.2%	-0.1%	0%
Avg Household Income	\$128,286	\$132,159	\$117,205
Average Age:	39.4	40.1	39.1
Households			
2025 Total Households:	5,938	29,385	86,539
HH Growth 2025-2030	-0.2%	-0.1%	-0.1%
Median Household Inc:	\$111,941	\$108,581	\$90,755
Avg Household Size:	2.8	2.7	2.8
Housing			
Median Housing Value:	\$720,696	\$721,165	\$718,022
Median Year Built:	1977	1977	1974

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property

9470-9490 CUYAMACA STREET, SANTEE, CA 92071