

HWY 67 INDUSTRIAL PARK

OFFERING MEMORANDUM

9444 Mission Park Place & 10996 Woodside Avenue, Santee, CA 92071



TWO INDUSTRIAL BUILDINGS TOTALLING 17,276 SF - FOR SALE



REPRESENTED BY
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OFFERING SUMMARY

Rocket Realty is pleased to offer for sale 9444 Mission Park Place & 10996 Woodside Avenue, a unique owner-user opportunity featuring two freestanding buildings with a footprint totaling +17,276 SF, with an additional 2,674 SF of bonus mezzanine, on +57,064 SF of land in Santee's established light industrial zone. Positioned with outstanding visibility from SR-67, the property offers rare exposure to high freeway traffic, making it a strategic site for signage and brand presence. Currently leased to multiple tenants on short-term agreements, the asset provides flexibility to generate immediate rental income while transitioning to full or partial owner occupancy. With its versatile layout, high-visibility location, and proximity to SR-67 and 1-8, this property stands out as an exceptional long-term hold in one of East County San Diego's most active commercial corridors.

Offering Price: \$5,750,000

Address: 9444 Mission Park Pl. & 10996 Woodside Ave.

Net Rentable Area: 17,276 SF + (2,674 SF Bonus Mezzanine)

Percentage Occupied :100% Occupied on Short-Term Leases

Land: 1.31 Total Acres

Parcel: Adjacent to Santee Drive-In Proposed Redevelopment

Parking Spaces: 31 Spaces (Additional Large Fenced Yard)

Zoning: Light Industrial (IL)

Utilities: Gas Available - Approx. 1,400 Amps of Total Power



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INVESTMENT HIGHLIGHTS

- Two-Building Flex Property with a footprint totaling $\pm 17,276$ SF, and additional $\pm 2,674$ of bonus mezzanine, on a total of $\pm 57,064$ SF of land
- Short-term leases in-place, allowing for immediate income with flexibility to occupy as an owner-user
- The buildings are gas served and have high (1,400 amps) power
- Highly visible location from SR-67 freeway and Woodside Avenue
- Extremely limited supply of owner-user industrial buildings in East County
- Extremely flexible Light Industrial (IL) Zoning
- Ample on-site parking and large gated yard area
- Recent capital improvements including new roofing
- Well-situated in East County San Diego with excellent access to SR-67, I-8, and regional commercial hubs
- Two Separate Legal Parcels



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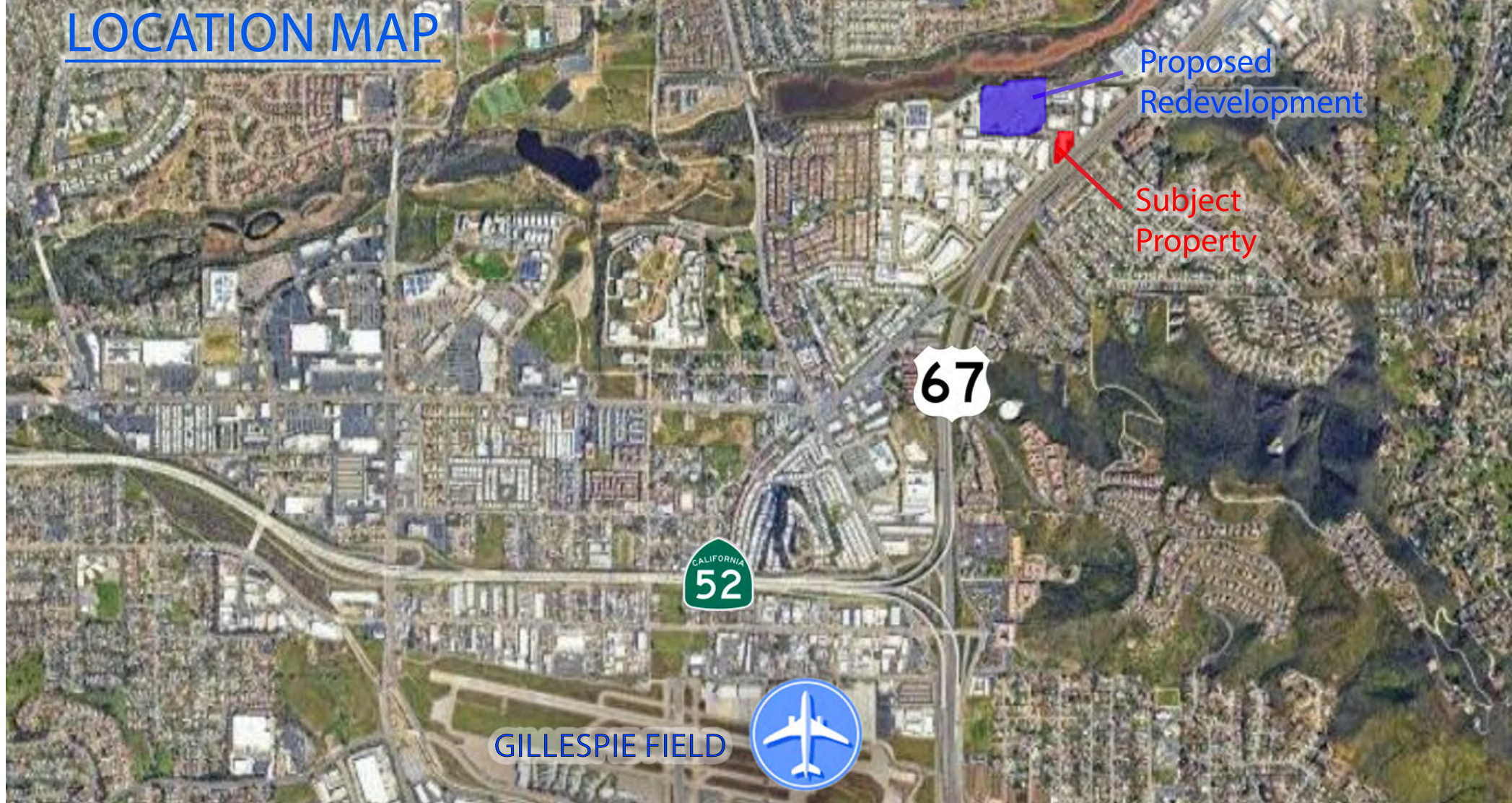
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LOCATION MAP



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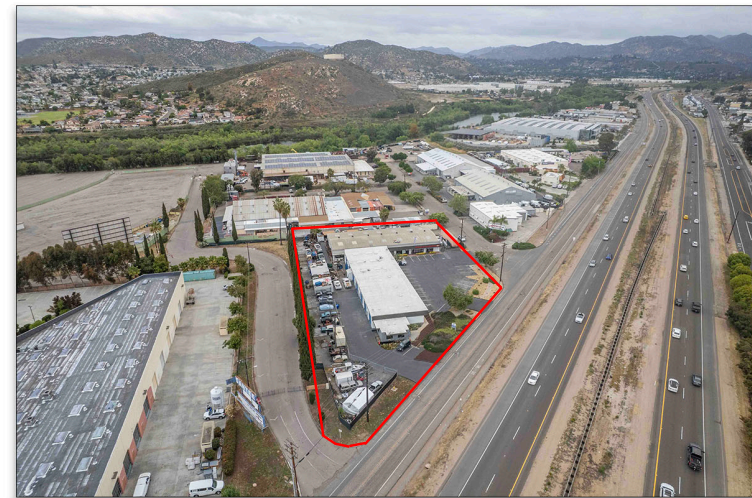
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MARKET OVERVIEW

HISTORY

Santee is a city in the eastern region of San Diego County, bordered by El Cajon to the south, Lakeside to the east, and San Diego's Mission Trails Regional Park to the west. Originally part of the Mission San Diego de Alcalá lands in the 1700s, the area remained largely agricultural and rural through the early 20th century. Named after Milton Santee, a developer and surveyor in the late 1800s, the city experienced moderate post-war growth and officially incorporated in 1980. Since then, Santee has transitioned into a dynamic suburban community with a strong mix of residential neighborhoods, commercial development, and light industrial activity. The extension of State Route 52 in the early 2000s significantly enhanced access to the central and coastal areas of San Diego, encouraging further commercial and industrial investment. Today, Santee continues to evolve with thoughtful planning, including walkable mixed-use centers and strategic zoning that supports business growth.

CURRENT MARKET

Santee's industrial market remains one of the most supply-constrained in East County, with few quality buildings available for sale and steadily increasing demand from both owner-users and tenants. The city benefits from direct access to SR-52, SR-67, and I-8, providing logistical convenience for service-based operations, contractors, and distributors. The community's balanced land use and light industrial zoning create a favorable environment for long-term business operations and real estate ownership. Santee's growing population, strong median household income, and proximity to major employment centers like Kearny Mesa and Mission Valley continue to support business expansion. Industrial vacancy rates in the broader East County area remain low, while rising rental rates and limited construction activity further drive interest in for-sale assets. With its strategic location, business-friendly policies, and stable ownership environment, Santee offers a compelling long-term position for investors and owner-users alike.



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MARKET OVERVIEW

SAN DIEGO COUNTY OVERVIEW

Spanning over 4,200 square miles and home to more than 3.3 million people, San Diego County ranks as the fifth largest county in the nation. From its coastal cities to its inland valleys and mountain towns, the region offers a unique blend of landscapes, lifestyles, and communities. With its Mediterranean climate, abundant outdoor recreation, and strong sense of place, San Diego continues to appeal to both individuals and businesses seeking stability, quality of life, and opportunity. The county includes 18 incorporated cities and a range of neighborhoods that support a diverse and growing population.

The county's strategic location along the U.S.–Mexico border provides powerful access to international markets, supported by robust infrastructure including major ports, freight and passenger rail, and San Diego International Airport. San Diego is also one of the only metropolitan areas in the country with all four major branches of the U.S. military—Navy, Marine Corps, Air Force, and Coast Guard—creating a strong foundation for the local economy and contributing to a highly skilled, tech-savvy workforce. Anchored by key industries such as defense, technology, life sciences, clean energy, and advanced manufacturing, San Diego continues to attract business investment, supported by its talent pool, infrastructure, and exceptional quality of life.

The region is also known for its world-class research institutions, including the University of California, San Diego (UCSD), San Diego State University (SDSU), and a robust network of private research organizations and healthcare institutions. These institutions have made San Diego a leader in biotech, telecommunications, and scientific innovation. Major employers such as Qualcomm, Illumina, and General Atomics continue to expand their regional footprint, driving employment growth and economic activity.

San Diego's transportation network further enhances its competitiveness, with access to an extensive freeway system, a growing light rail and commuter rail network, and two major ports that support both military and commercial operations. The region also benefits from a strong tourism economy, drawing millions of visitors each year to its beaches, cultural attractions, and historic landmarks, which contribute to a dynamic local service sector.

With a highly educated workforce, a reputation for innovation, and a balanced economy less dependent on any single sector, San Diego County continues to distinguish itself as one of the most attractive and resilient metropolitan areas in the country for business, investment, and long-term growth.



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9444 MISSION PARK PLACE - FLOOR PLAN



FIRST FLOOR



MEZZANINE LEVEL

* All suites can be combined as needed



*All dimensions are approximate. Buyer to verify.



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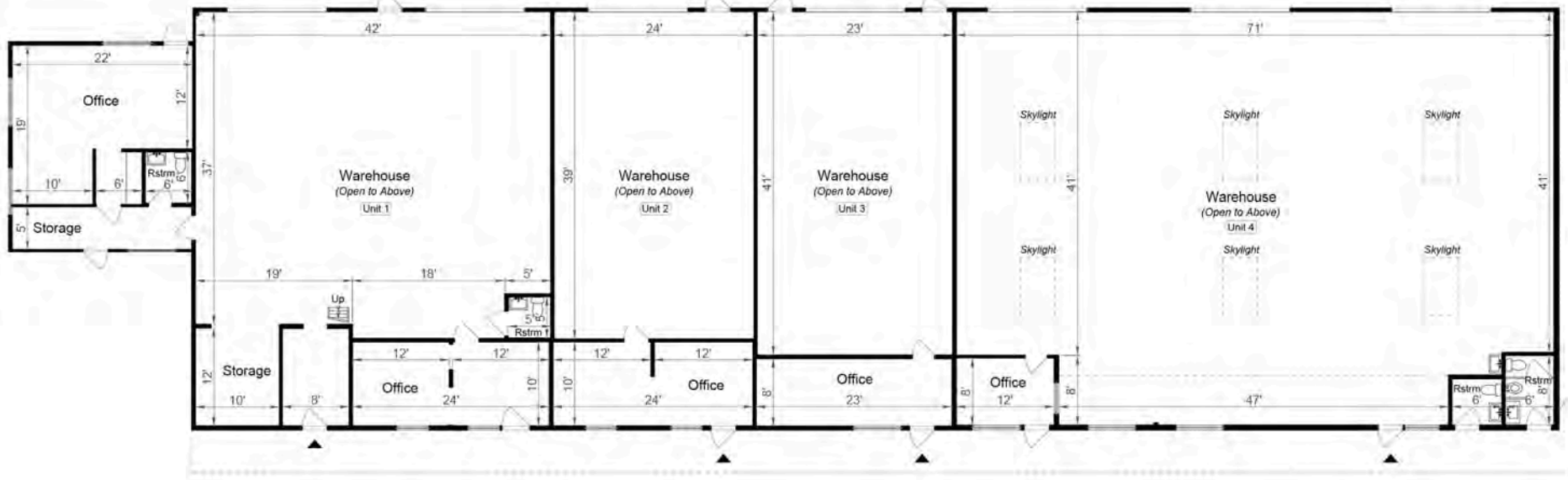
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10966 N. WOODSIDE AVE, - FLOOR PLAN

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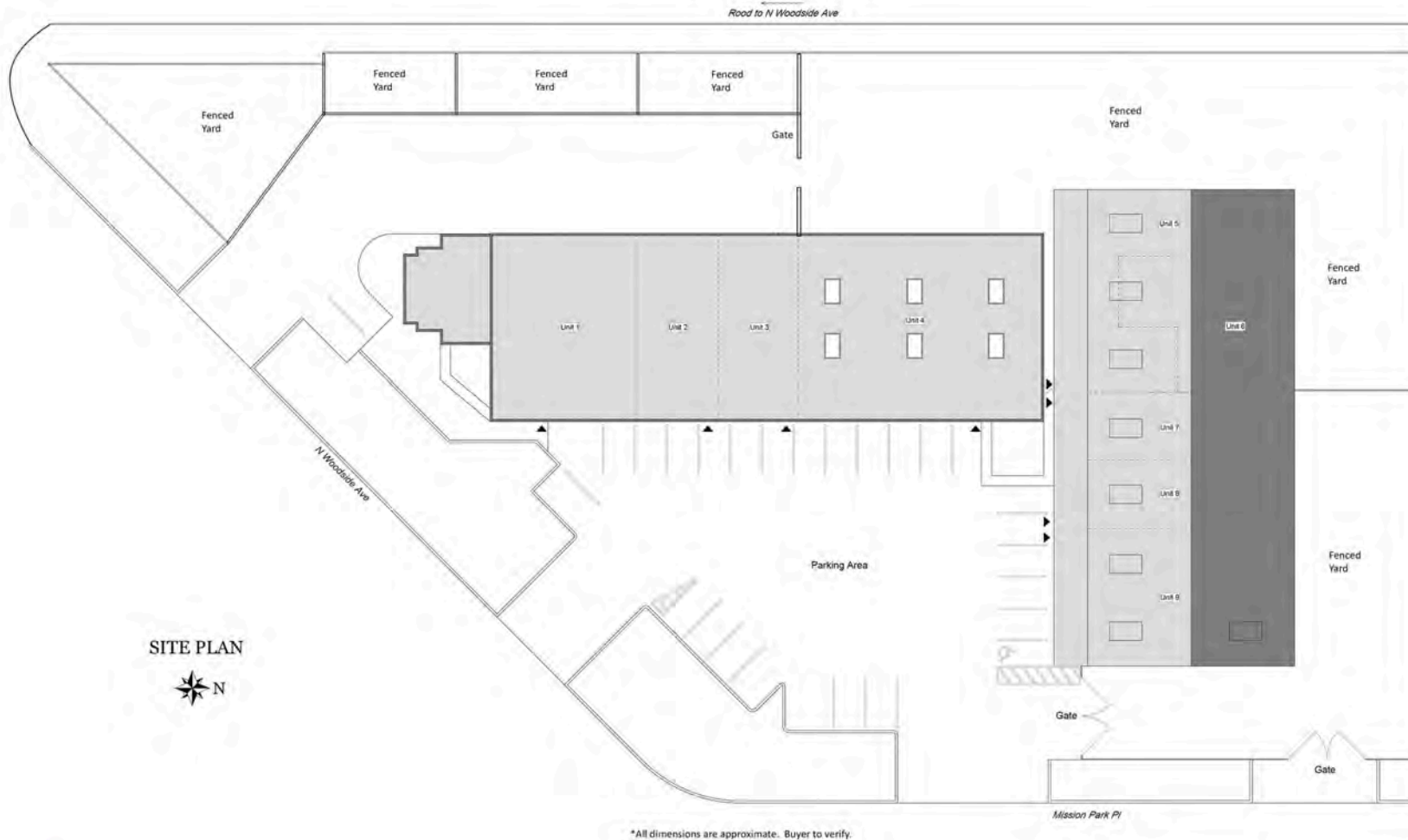
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SITE PLAN



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SALES COMPARABLES

Subject Property: 9444 Mission Park Pl. & 10996 Woodside Ave.



Sales Price: \$5,750,000
Square Feet: 17,276 + (2,674 Bonus Mezz.)
Price Per SF: \$332.83
Price Per SF w/ Mezz: \$288.22

9248 Olive Dr., Spring Valley, CA 91977



Sale Price: \$3,200,000
Square Feet: 7,500 SF
Price Per SF: \$426.67
Date Sold: 03-11-2025
Building Class: Class C
Submarket: East County
Conditions: Owner-User

8630 Argent St., Santee, CA 92071



Sale Price: \$4,000,000
Square Feet: 11,000 SF
Price Per SF: \$363.64
Date Sold: 09-05-2024
Building Class: Class B
Submarket: East County
Conditions: Owner-User

132-144 S. Orange Ave., El Cajon, CA 92020



Sale Price: \$1,750,000
Square Feet: 5,280 SF
Price Per SF: \$331.44
Date Sold: 11-24-2024
Building Class: Class C
Submarket: East County
Conditions: Owner-User

9323 Stevens Rd., Santee, CA 92071



Sale Price: \$4,700,000
Square Feet: 13,633 SF
Price Per SF: \$344.75
Date Sold: 05-02-2024
Building Class: Class B
Submarket: East County
Conditions: Owner-User



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EFFECTIVE COST OF OWNERSHIP

9444 9450 Mission Park Place & 10996 Woodside Ave

Purchase Price	Building Size	Price per SF	% Down	Interest Rate	Amortization	Monthly Payment
\$5,750,000	17,276	\$332.83	15.00%	6.25%	30	\$30,093.18

Debt Service	Annual
Loan Payments *1	\$361,118
Loan Payment per SF	\$20.90

Expenses	Annual
Property Taxes	\$63,337
Insurance	\$5,000
CAMs	\$20,731
Total Expenses	\$89,069
Operating Expense per SF	\$5.16

Income	Annual
Current Rent Before Taxes	\$307,585
Current Average Annual Per SF	\$17.80

Depreciation	Annual
Depreciation Savings *3	\$33,542

Average Principal Paydown	Annual
Principal Paid *4	\$77,038

Effective Ownership Cost	
Tenant Occupied *	5,112
Owner Occupied *	12,164
Percent Owner Occupied	70.41%
Expenses	
Debt Service	\$361,118.14
Operating Expenses	\$89,068.60
-	-
Income	
Annual Income	\$213,391.13
-	-
Annual Depreciation	\$33,541.67
-	-
Average Principal Paydown	\$77,038.18
=	-
Annual Effective	\$126,215.77
Monthly Effective Cost	\$10,517.98
Effective Cost per SF for Space Occupied	\$0.61

1. Based on Loan Amortization Table

2. Estimated expenses include est. property taxes, plus est. insurance, est. maintenance and est. utilities. Please consult your tax advisor about property expenses which may be tax deductible.

3. Assumes 35% effective tax rate (state & federal) plus deduction for depreciation based on 39 year straightline estimated schedule - 65% (bldg value) of sale price. Consult your tax advisor.

4. Average principal paydown is based on 10 year accumulation from Loan Amortization Table.

Note: Consult with your tax advisor. There are no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale.

There are several assumptions made in this scenario and buyer should not rely on this information when making a purchase decision.



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CONFIDENTIALITY / TERMS OF CONDITIONS

This Offering Memorandum has been prepared by Rocket Realty and is provided solely for your limited use in evaluating your potential interest in the acquisition of the referenced property.

The Memorandum includes selected details about the property but is not intended to be an exhaustive overview of its condition or operations. Neither Rocket Realty nor the property owner (the "Owner") makes any representation that the information presented is complete or free from error. This Memorandum is provided as a general reference, based on assumptions related to market trends, economic conditions, and other variables beyond the control of Rocket Realty or the Owner. Projections, assumptions, and statements contained herein are subject to change and may differ materially from actual results. Any square footage, acreage, or similar measurements are approximate.

This Memorandum may include brief summaries of documents such as leases or other agreements. These are provided for convenience only and should not be relied upon as comprehensive or accurate representations. All interested parties should conduct their own due diligence, including a review of original documents, and should not rely solely on this Memorandum for any decisions.

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The Owner retains the sole and absolute discretion to accept or reject any and all expressions of interest or offers to purchase, and may discontinue discussions at any time, without obligation or notice. No legal commitment or agreement shall exist unless and until a formal purchase agreement is fully executed and delivered, and any conditions therein have been satisfied or waived.

By accepting this Memorandum, you agree to treat its contents as confidential and will not share, reproduce, or distribute it without the express written consent of Rocket Realty or the Owner. You further agree not to use the contents in any way that may cause harm to the Owner or Rocket Realty.

Although Rocket Realty believes the information contained herein to be from reliable sources, it has not independently verified any of it and makes no guarantees. All projections, opinions, or estimates are provided for illustrative purposes and should not be considered as representations of future performance. The value of the property to you may depend on your own financial, tax, and legal considerations, which should be reviewed with appropriate advisors. You are encouraged to conduct a thorough, independent investigation to evaluate the property's suitability for your needs.

If, after reviewing this document, you choose not to pursue further interest in the property, we kindly request that you return or destroy all copies of this Memorandum.



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