

Santee Gateway I

10538 Mission Gorge Rd., Santee, CA 92071

Highlights

- ❖ Exceptional Regional Trade Area
- ❖ Most Traveled Intersection, 83,000 ADT
(SANDAG & Pacific Traffic Data Services, May 2008)
- ❖ Trade Area poised for significant growth
(3,000+/- new housing 17% increase *City of Santee '05*)



Regional Traffic Generators

- ❖ Cities of Santee, El Cajon & Lakeside
- ❖ El Cajon Industrial Base
- ❖ Immediately Adjacent *Walgreens*
- ❖ Hwy 52 Expansion to State Route 67
(under construction, 2011)
- ❖ New \$66 Million Edgemoor Hospital
(planned)
- ❖ 1.5 Million S.F. of New Office R&D
(under construction)

BOARDWALK
DEVELOPMENT, INC.

Ben Longwell
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ben@boardwalkdevelopment.com

The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.

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Site Plan



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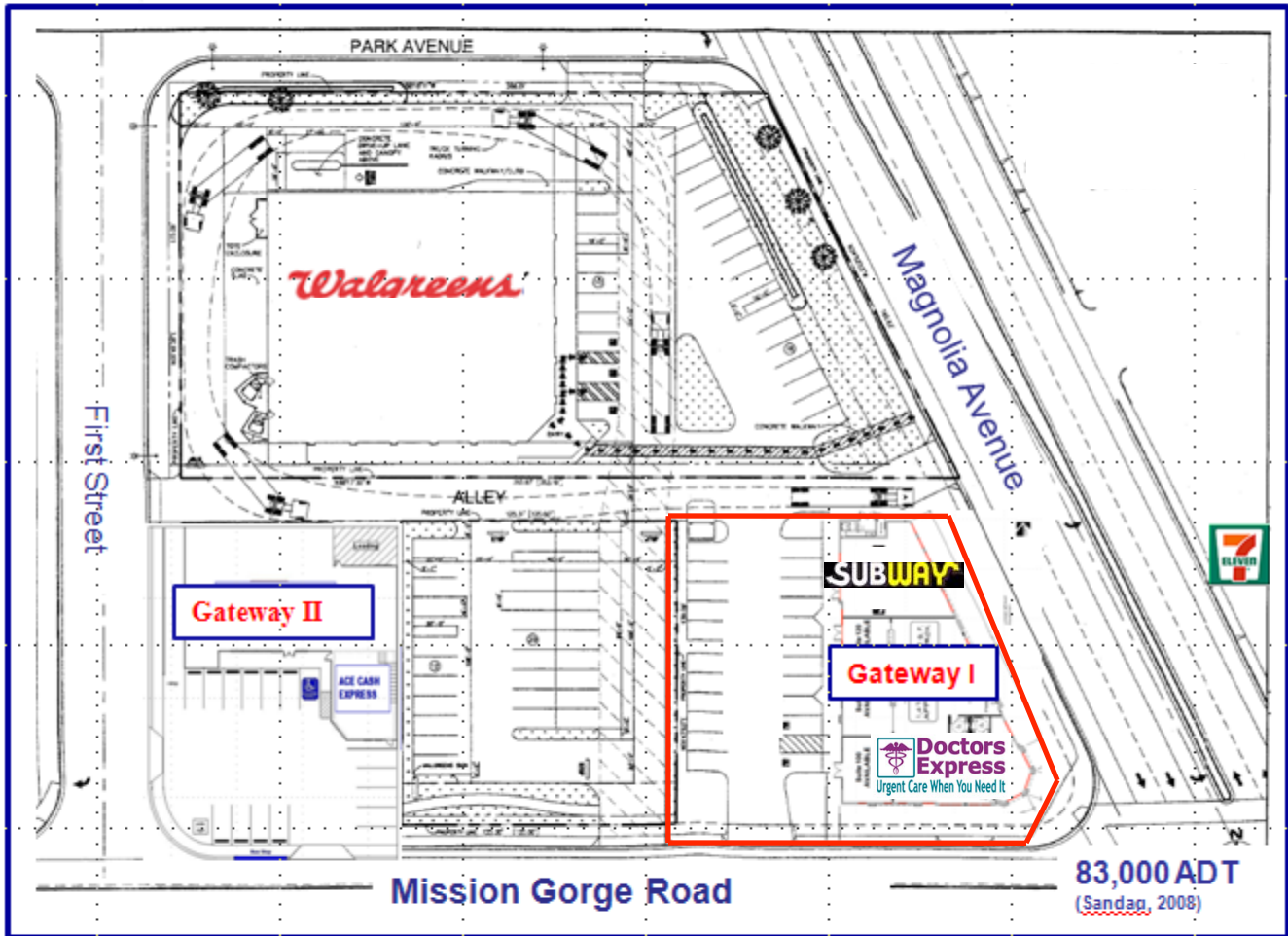
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Adjacent Plot Plans



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Trade Area



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Regional Influence



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FULL DEMOGRAPHIC PROFILE
Mission Gorge Rd. & Magnolia Ave.

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Population	1-Mile Radius	3-Mile Radius	5-Mile Radius
2006 Male Population	4,678	58,944	128,388
2006 Female Population	5,300	60,456	132,224
% 2006 Male Population	46.88%	49.37%	49.26%
% 2006 Female Population	53.12%	50.63%	50.74%
2006 Total Adult Population	7,247	83,655	185,416
2006 Total Daytime Population	14,362	110,259	223,946
2006 Total Daytime Work Population	9,081	52,479	94,069
2006 Median Age Total Population	35	32	34
2006 Median Age Adult Population	43	42	44
2006 Age 0-5	800	11,156	23,887
2006 Age 6-13	1,284	16,584	34,455
2006 Age 14-17	648	8,006	16,853
2006 Age 18-20	409	5,188	11,071
2006 Age 21-24	484	6,058	12,680
2006 Age 25-29	638	7,733	16,131
2006 Age 30-34	649	7,557	15,860
2006 Age 35-39	736	8,434	17,883
2006 Age 40-44	887	9,978	21,084
2006 Age 45-49	788	9,569	20,590
2006 Age 50-54	664	8,024	17,762
2006 Age 55-59	518	6,844	15,431
2006 Age 60-64	414	4,476	10,839
2006 Age 65-69	242	2,696	6,913
2006 Age 70-74	247	2,215	5,889
2006 Age 75-79	270	2,187	5,707
2006 Age 80-84	181	1,569	4,275
2006 Age 85+	120	1,127	3,300
% 2006 Age 0-5	8.02%	9.34%	9.17%
% 2006 Age 6-13	12.87%	13.89%	13.22%
% 2006 Age 14-17	6.49%	6.71%	6.47%
% 2006 Age 18-20	4.10%	4.35%	4.25%
% 2006 Age 21-24	4.85%	5.07%	4.87%
% 2006 Age 25-29	6.39%	6.48%	6.19%
% 2006 Age 30-34	6.50%	6.33%	6.09%
% 2006 Age 35-39	7.38%	7.06%	6.86%
% 2006 Age 40-44	8.89%	8.36%	8.09%
% 2006 Age 45-49	7.90%	8.01%	7.90%
% 2006 Age 50-54	6.65%	6.72%	6.82%
% 2006 Age 55-59	5.19%	5.73%	5.92%
% 2006 Age 60-64	4.15%	3.75%	4.16%
% 2006 Age 65-69	2.43%	2.26%	2.65%
% 2006 Age 70-74	2.48%	1.86%	2.26%
% 2006 Age 75-79	2.71%	1.83%	2.19%
% 2006 Age 80-84	1.81%	1.31%	1.64%
% 2006 Age 85+	1.20%	0.94%	1.27%

FULL DEMOGRAPHIC PROFILE (Continued)

Mission Gorge Rd. & Magnolia Ave.

Income	1-mi.	3-mi.	5-mi.
2006 Median Household Income	\$52,088	\$51,383	\$50,192
2006 Per Capita Income	\$22,828	\$23,694	\$24,356
2006 Average Household Income	\$61,828	\$63,535	\$64,910
2006 Household Income < \$10,000	241	2,344	5,461
2006 Household Income \$10,000-\$14,999	166	2,126	5,152
2006 Household Income \$15,000-\$19,999	262	2,359	5,753
2006 Household Income \$20,000-\$24,999	210	2,609	5,707
2006 Household Income \$25,000-\$29,999	173	2,377	5,623
2006 Household Income \$30,000-\$34,999	244	2,741	5,754
2006 Household Income \$35,000-\$39,999	189	2,316	5,030
2006 Household Income \$40,000-\$44,999	99	2,524	5,431
2006 Household Income \$45,000-\$49,999	180	2,270	4,803
2006 Household Income \$50,000-\$59,999	371	4,329	9,312
2006 Household Income \$60,000-\$74,999	541	6,464	13,466
2006 Household Income \$75,000-\$99,999	626	6,713	13,823
2006 Household Income \$100,000-\$124,999	210	2,892	5,909
2006 Household Income \$125,000-\$149,999	113	1,294	3,044
2006 Household Income \$150,000-\$199,999	35	762	1,894
2006 Household Income \$200,000-\$249,999	4	93	373
2006 Household Income \$250,000-\$499,999	19	304	1,199
2006 Household Income \$500,000+	n/a	13	54
2006 Household Income \$200,000+	24	410	1,626
% 2006 Household Income < \$10,000	6.54%	5.26%	5.58%
% 2006 Household Income \$10,000-\$14,999	4.51%	4.77%	5.27%
% 2006 Household Income \$15,000-\$19,999	7.11%	5.30%	5.88%
% 2006 Household Income \$20,000-\$24,999	5.70%	5.86%	5.84%
% 2006 Household Income \$25,000-\$29,999	4.70%	5.34%	5.75%
% 2006 Household Income \$30,000-\$34,999	6.63%	6.16%	5.88%
% 2006 Household Income \$35,000-\$39,999	5.13%	5.20%	5.14%
% 2006 Household Income \$40,000-\$44,999	2.69%	5.67%	5.55%
% 2006 Household Income \$45,000-\$49,999	4.89%	5.10%	4.91%
% 2006 Household Income \$50,000-\$59,999	10.07%	9.72%	9.52%
% 2006 Household Income \$60,000-\$74,999	14.69%	14.52%	13.77%
% 2006 Household Income \$75,000-\$99,999	17.00%	15.08%	14.14%
% 2006 Household Income \$100,000-\$124,999	5.70%	6.49%	6.04%
% 2006 Household Income \$125,000-\$149,999	3.07%	2.91%	3.11%
% 2006 Household Income \$150,000-\$199,999	0.95%	1.71%	1.94%
% 2006 Household Income \$200,000-\$249,999	0.11%	0.21%	0.38%
% 2006 Household Income \$250,000-\$499,999	0.52%	0.68%	1.23%
% 2006 Household Income \$500,000+	0.00%	0.03%	0.06%
% 2006 Household Income \$200,000+	0.65%	0.92%	1.66%

FULL DEMOGRAPHIC PROFILE (Continued)
Mission Gorge Rd. & Magnolia Ave.

2007 White Population	8,240	85,635	202,667
2007 Black Population	320	2,774	8,265
2007 Asian/Hawaiian/Pacific Islander	435	3,700	9,043
2007 American Indian/Alaska Native	48	561	1,412
2007 Other Population (Incl 2+ Races)	1,058	11,511	29,378
2007 Hispanic Population	1,748	19,393	50,436
2007 Non-Hispanic Population	8,353	84,788	200,330
% 2007 White Population	81.58%	82.20%	80.82%
% 2007 Black Population	3.17%	2.66%	3.30%
% 2007 Asian/Hawaiian/Pacific Islander	4.31%	3.55%	3.61%
% 2007 American Indian/Alaska Native	0.48%	0.54%	0.56%
% 2007 Other Population (Incl 2+ Races)	10.47%	11.05%	11.72%
% 2007 Hispanic Population	17.31%	18.61%	20.11%
% 2007 Non-Hispanic Population	82.69%	81.39%	79.89%
2000 Non-Hispanic White	8,000	81,048	188,003
2000 Non-Hispanic Black	292	2,323	7,471
2000 Non-Hispanic Amer Indian/Alaska Native	102	701	1,606
2000 Non-Hispanic Asian	233	2,173	6,045
2000 Non-Hispanic Hawaiian/Pacific Islander	51	286	753
2000 Non-Hispanic Some Other Race	7	183	445
2000 Non-Hispanic Two or More Races	292	4,077	9,845
% 2000 Non-Hispanic White	89.12%	89.27%	87.78%
% 2000 Non-Hispanic Black	3.25%	2.56%	3.49%
% 2000 Non-Hispanic Amer Indian/Alaska Native	1.14%	0.77%	0.75%
% 2000 Non-Hispanic Asian	2.60%	2.39%	2.82%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.57%	0.32%	0.35%
% 2000 Non-Hispanic Some Other Race	0.08%	0.20%	0.21%
% 2000 Non-Hispanic Two or More Races	3.25%	4.49%	4.60%