

CONTRACTOR'S FACILITY | OFFICE AND YARD

± 37,026 SQ. FT. PARCEL

FOR SALE

*First time on the market in close to 50 years



10445

PROSPECT AVENUE

SANTEE, CA 92071

KENNEY STREET

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**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

 **ROBAK**
ADVISORY GROUP

 **TCN**
WORLDWIDE
REAL ESTATE SERVICES

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Property Size:

± 37,026 Square Foot Parcel (0.85 AC)

Building Sizes:

± 1,600 Office Building

± 1,600 SF Covered Area

Tenants:

- All Tenants are Month-to-Month
- **DO NOT DISTURB TENANTS**

Highlights:

- 7 Separately Fenced Yards
- Common Area Driveway
- Power to Yards
- Property is connected on Kenney St. and Prospect Ave.

APN:

384-250-12

Zoning:

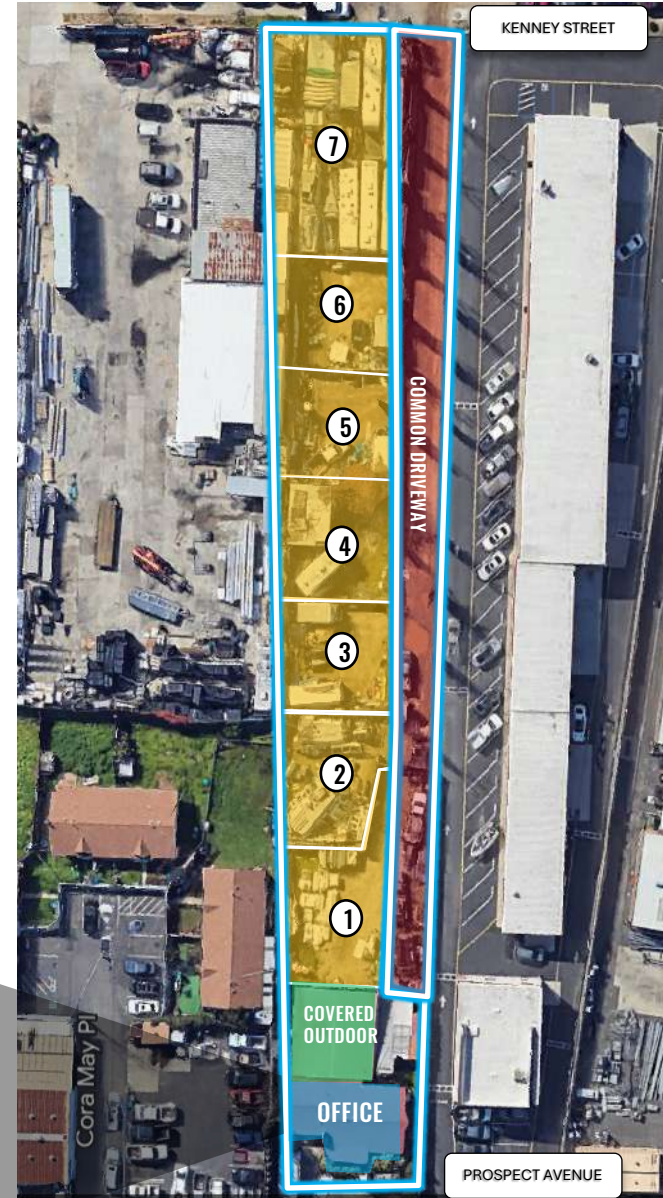
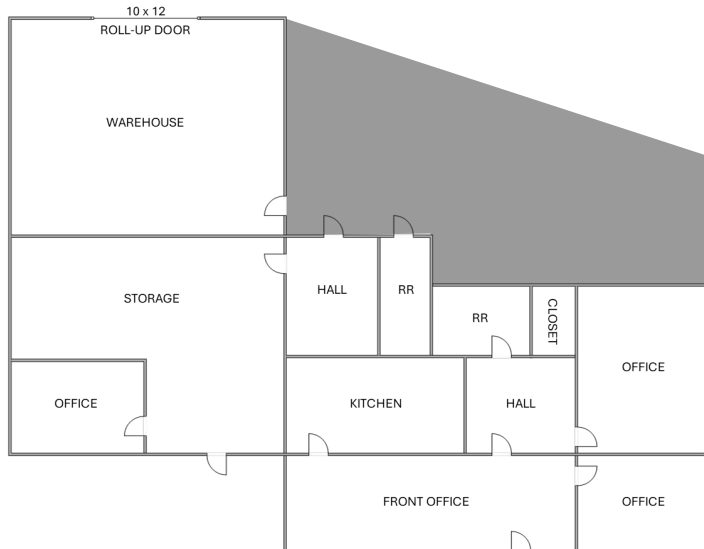
IG - General Industrial Outside Storage,
Legal Non-Conforming Buyer to Verify

Sale Price:

\$2,500,000



[Click Here for Drone Tour](#)



Floor Plan & Site Plan are Not Fit to Scale; for Reference Purposes Only.

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Demographics

296,046 

Population (2023)

292,585 

Population (2028)

107,631 

Total Households

38.4 

Median Age

\$600,731 

Median Home Value

\$101,425 

Avg Household Income

\$3.9B+ 

Consumer Spending

12,487 

Total Businesses

99,734 

Daytime Employees

Within a 5 Mile Radius (Information Source: CoStar)

San Clemente

Camp Pendleton
Marine Corps Base

Fallbrook

Bonsall

Oceanside

Carlsbad

Encinitas

Del Mar

La Jolla

Coronado

National

San Marcos

Vista

Escondido

Rancho Bernardo

Poway

Valley Center

San Diego

La Mesa

Lemon Grove

El Cajon

Santee

Lakeside

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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, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.

