

FOR SALE ±20,005 SF INDUSTRIAL PARK W/ M-54 ZONING

9364 JAMACHA ROAD
SPRING VALLEY, CA 91977

- Up to ±7,030 SF available for owner/user now
- Potential to occupy up to ±13,205 SF mid-2026
- Value-add investment opportunity via lease-up



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OFFERING SUMMARY

PROPERTY TYPE: Industrial

SUBMARKET: Spring Valley (County of San Diego)

BUILDING SIZE: Three buildings totaling $\pm 20,005$ SF

- Suites A,B&C - $\pm 6,800$ SF
- Suites D&E - $\pm 6,175$ SF
- Suites F&G - $\pm 7,030$ SF

LOT SIZE: Approximately 1.55 acres (67,518 SF)

OCCUPANCY: 65% / Suites F&G ($\pm 7,030$ SF) vacant, Suite E ($\pm 1,675$ SF) potentially available
*Suite D potentially available mid-2026 (see page 5; request Rent Roll from Broker)

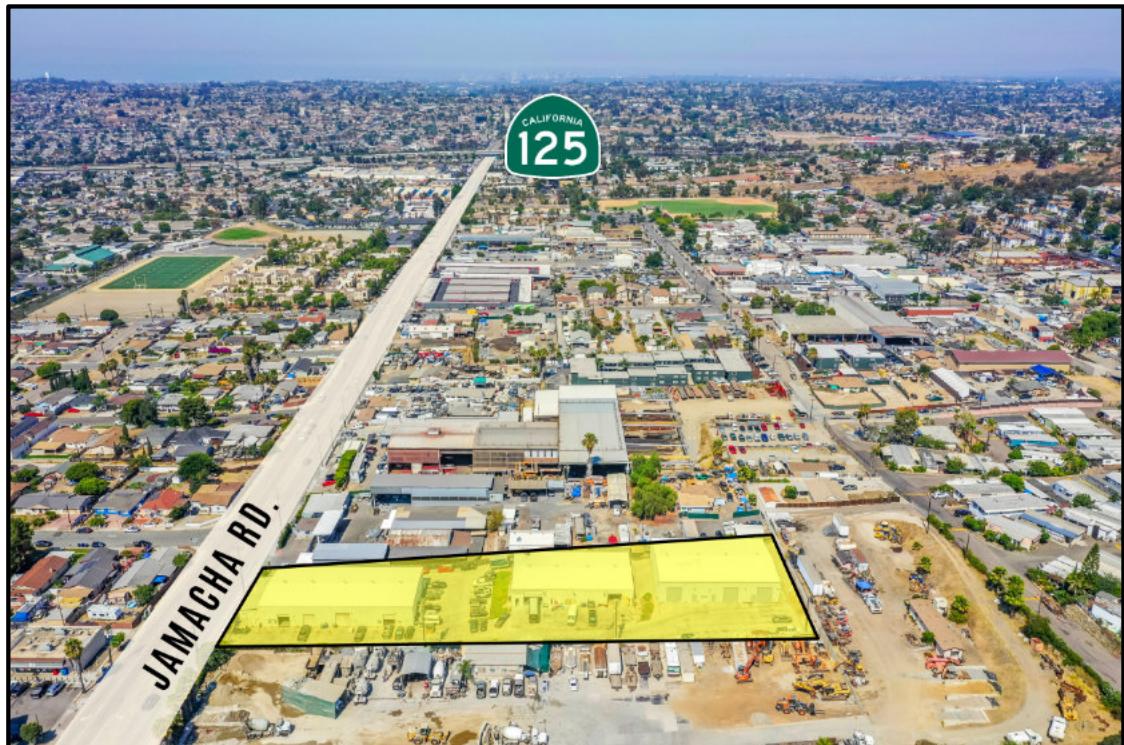
APN: 578-200-71-00

ZONING: M-54

ASKING PRICE: \$3,995,000 (\$200/SF)



LOCATION



- » Convenient location 1 mile from Highway 125
- » Spring Valley submarket has limited product supply of industrial properties



SUMMARY

CEG Advisors is pleased to offer for sale a well-located property in the Spring Valley submarket of San Diego County. The Property consists of three buildings totaling approximately 20,005 square feet on a parcel of 1.55 acres. Recently completed capital improvements include roof repair to all buildings and painting of the northernmost Suite F&G.

The Property offers an owner/user immediate occupancy with the near-term ability to occupy over 50% of the property while offsetting ownerships costs with tenant income. Alternatively, the Property offers an investor the opportunity to acquire a rarely marketed multi-tenant industrial property in the historically low vacancy East County submarket, with the ability to create value through the lease up of vacant space and pushing rents to market on renewals of existing tenants. Additionally, the Property offers valuable M-54 heavy industrial zoning in the County of San Diego which allows for a variety of uses that have a difficult time finding space.

AREA PROFILE | Spring Valley

Spring Valley is an unincorporated community in East County San Diego, positioned about 11 miles east of downtown San Diego. It enjoys strong transportation access via several freeways, as well as proximity to major arterial roads connecting to neighboring submarkets like La Mesa, Lemon Grove, and El Cajon. The area blends established residential neighborhoods with pockets of commercial corridors, and its relatively central East County location makes it a convenient base for regional distribution, commuter-oriented services, and small business operations.

Spring Valley's industrial market is small but competitive, with a fairly tight vacancy rate and a strong presence of small- to mid-sized industrial and mixed-use properties. The market's flexible M-54 zoning and prevalence of mixed-use assets create opportunities for both owner-users and investors seeking value-add potential, particularly in properties that can accommodate multiple uses. Overall, Spring Valley offers a strategically located, value-driven industrial environment with steady demand and limited supply.

SITE PLAN

9364
JAMACHA
ROAD



*Potential to occupy rear two buildings up to ±13,205 SF (66% of total property SF) with Suite D potentially available mid-2026