

9011

OLIVE DRIVE



INTERACTIVE PDF



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

FOR SALE | ±3,465 SF NEWLY RENOVATED WAREHOUSE/OFFICE | SPRING VALLEY, CA

PROPERTY HIGHLIGHTS

- ±3,465 SF
- Two Offices
- Two Restrooms
- Two Drive-In Doors
- Concrete Paved & Fenced Yard
- M54 Zoning
- Recently Renovated



\$1,395,000
LIST PRICE



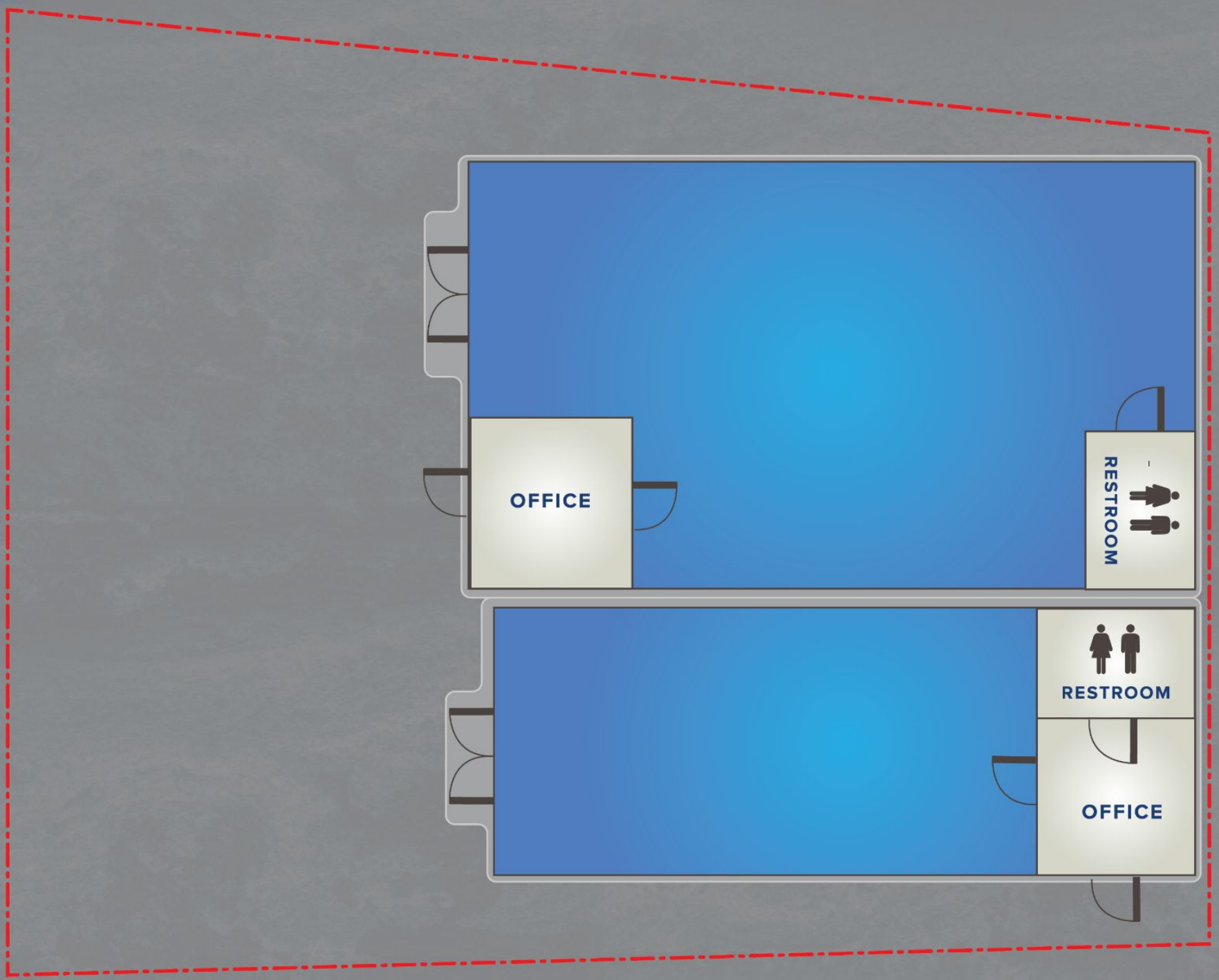
±3,465 SF
SQUARE FOOTAGE



±0.18 AC
LOT SIZE



9011 OLIVE DR
SPRING VALLEY, CA





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TENANT MAP

THE HOME DEPOT
HARBOR FREIGHT
 Quality Tools at Ridiculously Low Prices
FOOD 4 LESS **SUBWAY**

DARK HORSE coffee **Starbucks**
Denny's

BMO **Harris Bank**
AutoZone
LA MESA-SPRING VALLEY SCHOOLS

HONDA **Berry's ATHLETIC SUPPLY**
 Since 1952
UNYX **Public Storage** **BV TIRES**
AUTOLINE COLLISION

BANCROFT DR ± 21,844 VPD

SUBJECT PROPERTY

SPROUTS FARMERS MARKET
BANK OF AMERICA **POPEYES**

MOUNT VERNON ELEMENTARY SCHOOL
500 STUDENTS

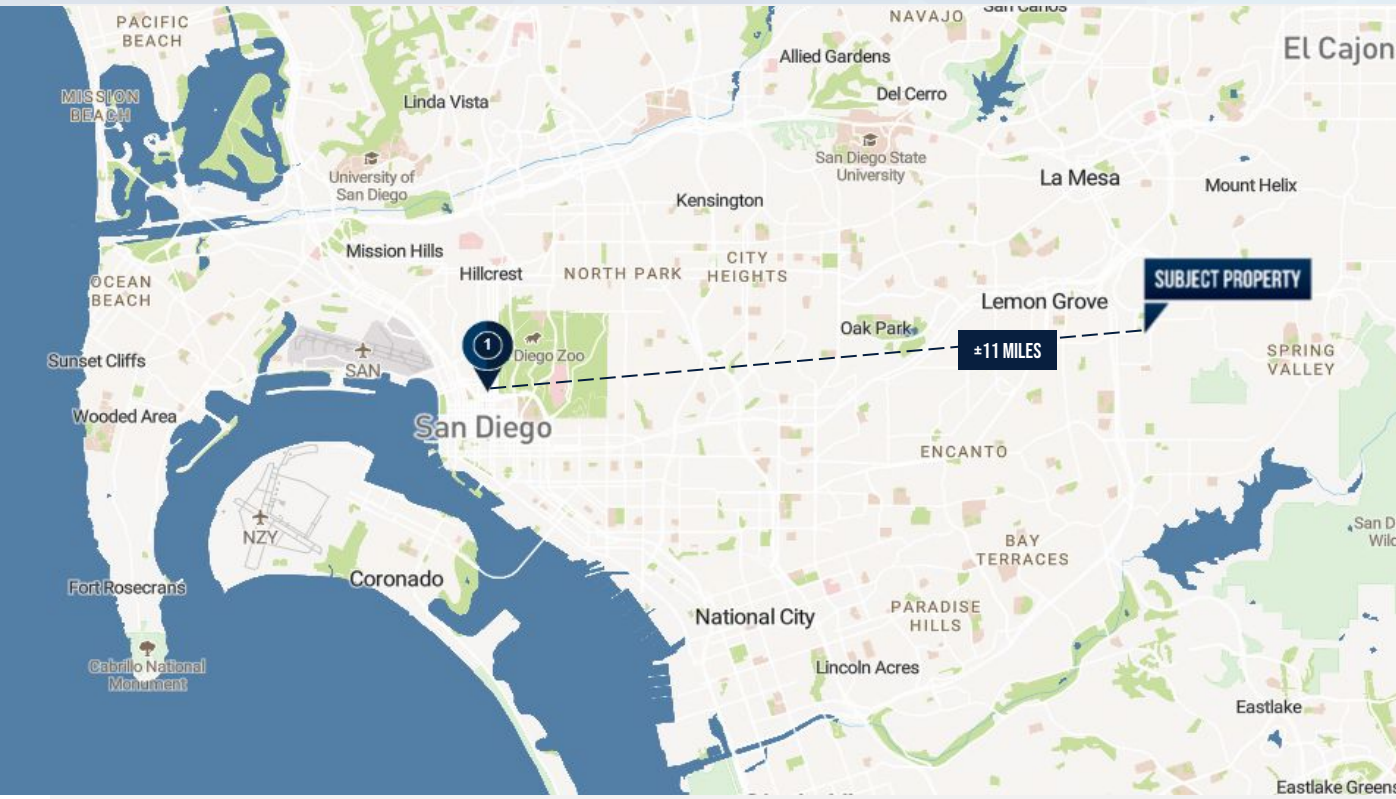
San Diego Marine Performance
ATLAS TREE SERVICE
CI **ALL ACCESS SERVICES**
T N MACHINING, INC. **BURNS & SONS Trucking**

Carl's Jr.
Albertsons **DOLLAR TREE**
STARBUCKS **Pizza-hut**
Chevron **CVS pharmacy**

CHAMPION TIRE **CALIBBQ**
 SLOW FOOD - FAST
Pacific Patio
SAN DIEGO AUTO CLUB

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SPRING VALLEY, CA

SPRING VALLEY, CA



Spring Valley, CA, is located 11 miles east of San Diego. Known for its outdoor recreation, Spring Valley is home to several parks, including Spring Valley County Park and the nearby Sweetwater Reservoir, which offers hiking, fishing, and scenic views. The area is also recognized for its suburban feel, attracting families and professionals who want a quieter lifestyle while staying connected to urban amenities.

Spring Valley is served by the Grossmont-Cuyamaca Community College District, providing nearby options for higher education. Additionally, the community is close to San Diego State University and other colleges in the greater San Diego area.

The local economy in Spring Valley is primarily driven by small businesses, retail, healthcare, and services. Its affordability and proximity to San Diego make it an appealing location for real estate development, with many people choosing to live here while commuting to jobs in San Diego.

Spring Valley benefits significantly from its location. Residents enjoy easy access to San Diego's job market, entertainment, shopping centers, and cultural institutions without the higher cost of living found in the city. This makes Spring Valley an attractive option for those seeking a balance between suburban living and big-city conveniences.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	17,454	159,228	418,578
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,541	55,429	143,736
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$127,456	\$122,508	\$118,717

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SPRING VALLEY, CA



ECONOMY

This Southern California metropolis with a laid back vibe is also home to cutting-edge businesses in life sciences, genomics, biotechnology, telecommunications, Smart City technology, software, electronics, and other major innovative industries. Additionally, San Diego is one of the most pet-friendly cities in the country.

The vitality of San Diego's economy is reliant upon the strength of the region's four economic drivers - innovation, military, tourism, and local. San Diego is one of the top 10 visitor and meeting destinations in the U.S., with a growing sector focused on arts and culture. More than 35 million people visit San Diego each year. Many of San Diego's business leaders first visited the region as a tourist or convention delegate. Tourism, a key driver behind the region's local economy, accounted for 13 percent of the region's total jobs. Overall, San Diego has a gross metro product of \$264 billion.



MAJOR EMPLOYERS IN SAN DIEGO

EMPLOYERS	EMPLOYEES
United States Navy	41,607
University of California, San Diego	38,749
University of California	35,802
Sharp Healthcare	18,770
County of San Diego	18,025
Scripps Health	15,334
San Diego Unified School District	13,559
Qualcomm, Inc.	13,000
City of San Diego	11,820
Kaiser Permanente	9,630

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9011 Olive Dr, Spring Valley, CA 91977** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

OFFERING MEMORANDUM

9011 OLIVE DRIVE

EXCLUSIVELY LISTED BY:



BEN TURNER
ASSOCIATE

DIRECT +1 (858)324-1912
ben.turner@matthews.com
LICENSE NO. 02150960(CA)



CHRIS NELSON
VP & SENIOR DIRECTOR

DIRECT +1 (858) 257-4562
chris.nelson@matthews.com
License No. 02055962 (CA)



BROKER OF RECORD
DAVID HARRINGTON
LICENSE NO. (02168060 (CA)