

GROUND LEASE OPPORTUNITY  
APPROXIMATELY 32,000 SF OF LAND  
BUILDABLE UP TO 20,000 SF  
POTENTIAL DRIVE-THRU

935

SWEETWATER ROAD  
SPRING VALLEY, CA 91977



For further information please contact:

NEWMARK | PACIFIC

JOHN JENNINGS  
Senior Managing Director  
t 858-875-5927  
john.jennings@nmrk.com  
CA RE License #01216740



**935** SWEETWATER ROAD  
SPRING VALLEY, CA 91977

GROUND LEASE OPPORTUNITY  
POTENTIAL DRIVE-THRU  
BUILDABLE UP TO 20,000 SF

## Property Highlights



### LOCATION

935 Sweetwater Road  
Spring Valley, CA 91977



### SEEKING

Daycare, Preschool,  
Fast Food Drive-thru, or Retail



### G.L.A

Approximately 32,000 SF of Land  
Buildable up to 20,000 SF  
Potential Drive-thru



### TRAFFIC COUNTS

CA-125: ± 136,639 AADT  
Sweetwater Road: ± 36,494 ADT  
Jamacha Road: ± 20,776 ADT



### SIGNAGE

Excellent Visibility  
and Signage Opportunities

## Notable Tenants



**ROSS**  
DRESS FOR LESS

Smart & Final  
extra!

**dd's**  
DISCOUNTS

O'Reilly  
AUTO PARTS

Chick-fil-A

SINCE 1956  
**Jersey Mike's**  
SUBS



PANDA EXPRESS  
+ GOURMET CHINESE FOOD

**Rally's**  
• CRAZY GOOD FOOD •

Chevron

# Site Plan

**AVAILABLE**  
Pad D  
Approximately  
±32,000 SF of Land  
Buildable up to  
±20,000 SF



# 935 SWEETWATER ROAD SPRING VALLEY, CA 91977

*Site Photos*



# 935 SWEETWATER ROAD

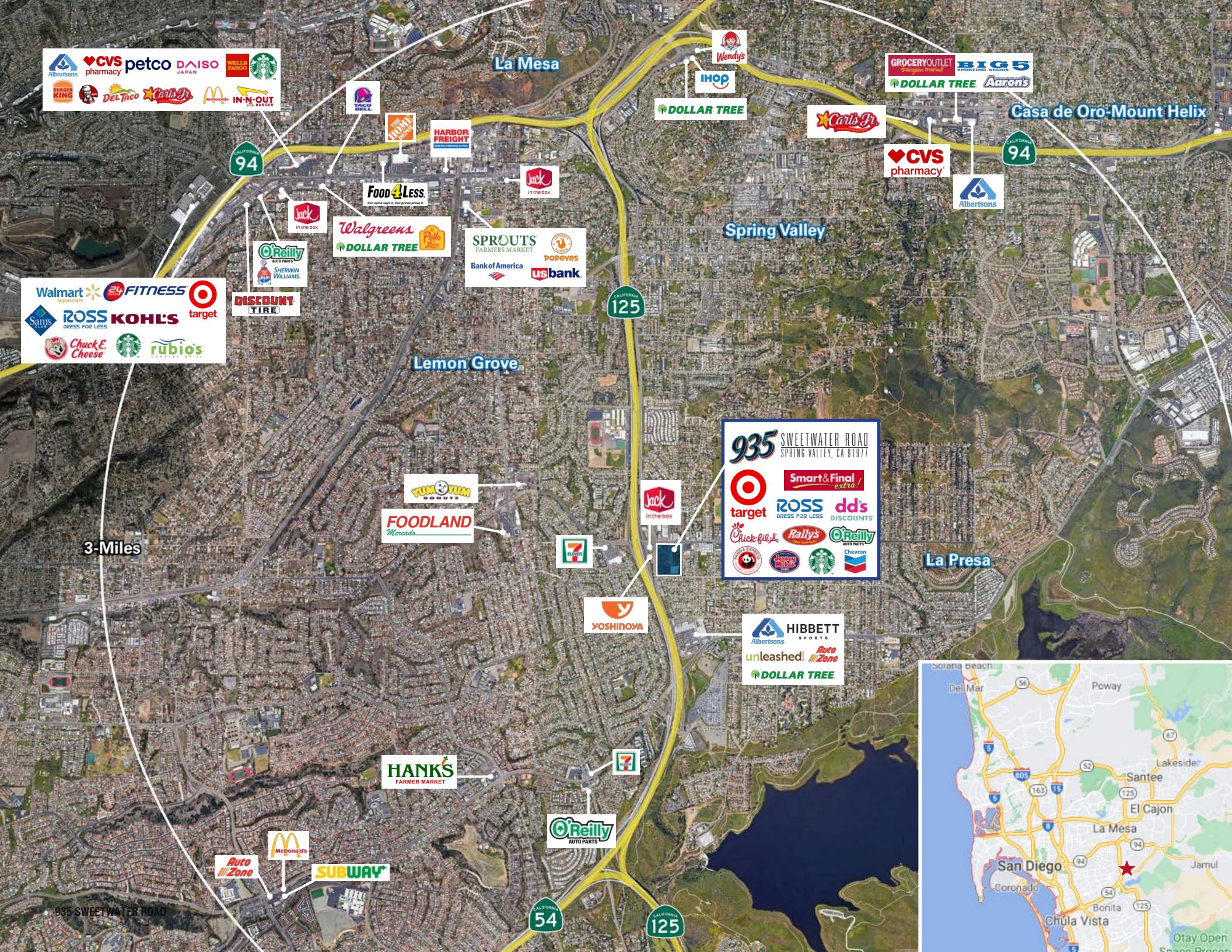
SPRING VALLEY, CA 91977

*Site Photos*



# Property Photos





# 935 SWEETWATER ROAD SPRING VALLEY, CA 91977



## 150,680

3-MILE TOTAL POPULATION



## 102,449

3-MILE DAYTIME POPULATION



## \$121,337

3-MILE AVG. HOUSEHOLD INCOME



## \$713,057

3-MILE MEDIAN HOME VALUE

For further information please contact:

### JOHN JENNINGS

Senior Managing Director  
t 858-875-5927  
john.jennings@nmrk.com  
CA RE License #01215740

4655 Executive Drive, Suite 800  
San Diego, CA 92121  
t 858-875-3600  
Corporate License #01796698

		1-MILE	3-MILE	5-MILE
POPULATION	2025 Population	25,287	150,680	396,187
	2030 Population	24,854	149,019	392,319
	Total Businesses	495	2,849	10,131
	Total Employees	3,396	19,719	83,518
	Total Daytime Population	17,244	102,449	300,651
	2025 Median Age	36.5	38.0	38.0
HOUSING	2025 Total Households	7,556	46,993	130,853
	2025 Housing Units	7,759	48,385	135,501
	Owner Occupied Housing Units	60.1%	60.7%	55.0%
	Renter Occupied Housing Units	37.3%	36.5%	41.5%
	Vacant Housing Units	2.6%	2.9%	3.4%
	2025 Median Home Value	\$660,878	\$713,057	\$763,508
INCOME	2025 Average Household Income	\$110,675	\$121,337	\$120,551
	2025 Median Household Income	\$89,349	\$98,527	\$94,720
	2025 Per Capita Income	\$33,177	\$37,730	\$39,890
INCOME BREAKDOWN	< \$15,000	5.3%	4.5%	5.5%
	\$15,000 - \$24,999	4.1%	3.8%	4.7%
	\$25,000 - \$34,999	5.2%	4.5%	5.2%
	\$35,000 - \$49,999	10.2%	8.4%	8.6%
	\$50,000 - \$74,999	16.0%	14.4%	14.4%
	\$75,000 - \$99,999	14.5%	15.2%	14.0%
	\$100,000 - \$149,999	21.8%	22.0%	20.3%
	\$150,000 - \$199,999	11.7%	12.9%	12.1%
	\$200,000+	11.3%	14.4%	15.3%

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.