

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



NEWMARK | PACIFIC

For further information please contact:

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**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:  $\pm$  136,639 AADT  
Sweetwater Road:  $\pm$  36,494 ADT  
Jamacha Road:  $\pm$  20,776 ADT



### SIGNAGE

Excellent Visibility  
and Signage Opportunities

## Notable Tenants



Site Plan

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





125

Albertsons

unleashed!

HIBBETT

DOLLAR TREE

Starbucks

target

Smart & Final  
extra!

O'Reilly  
AUTO PARTS

ROSS  
DRESS FOR LESS

dd's  
DISCOUNTS

Starbucks  
Panda  
Chick-fil-A

Chick-fil-A

YOSHINOYA

Jack  
in the box

*SITE*

Rally's

Chevron

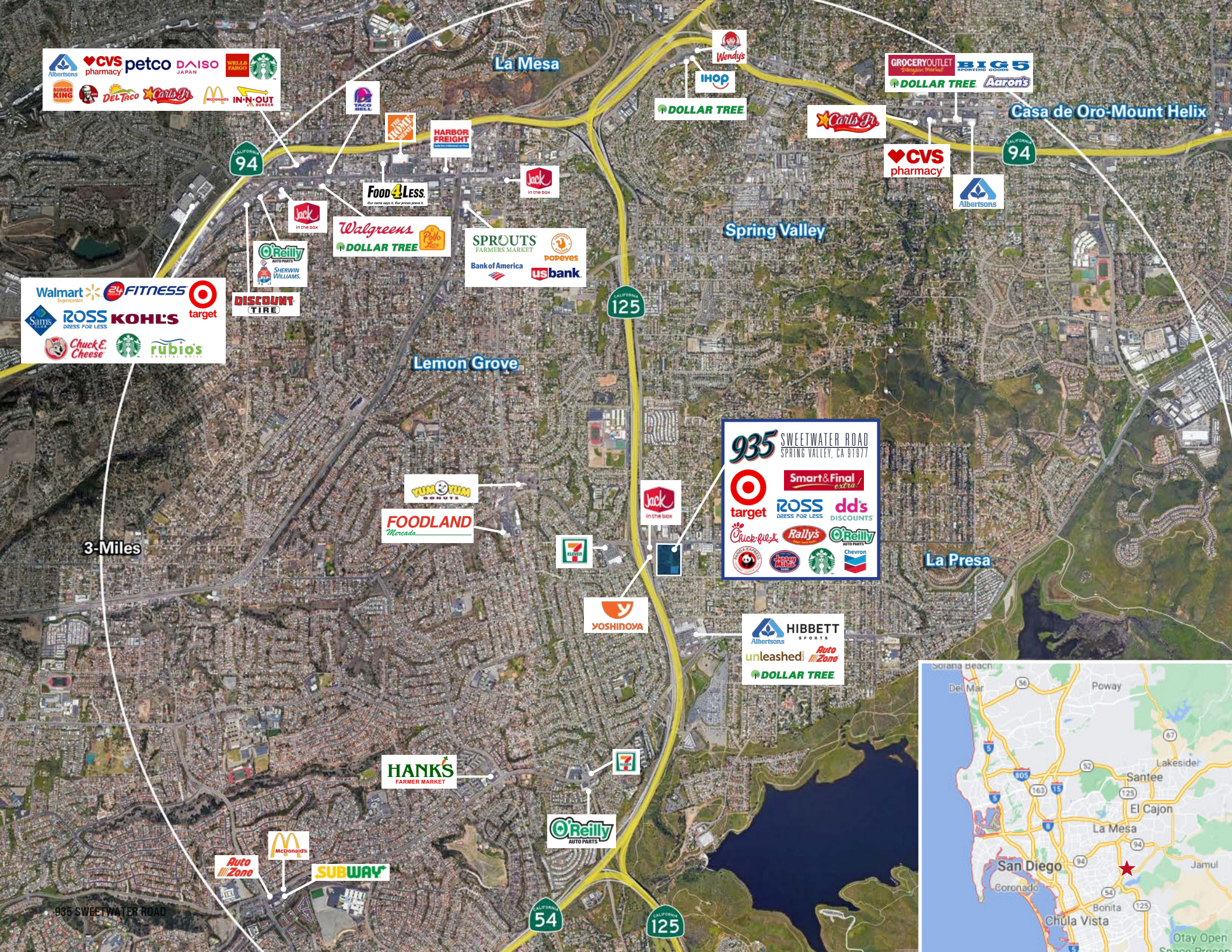
Sweetwater Road (±36,494 ADT)

Jamacha Road (±20,776 ADT)



# Property Photos





Albertsons CVS pharmacy petco DAISO JAPAN NEW YEAR FARMER'S MARKET Starbucks  
BURGER KING DEL TACO Caribby's McDonald's IN-N-OUT

TACO BELL

THE FARMER'S MARKET

HARBOR FREIGHT

Jack in the box

Food 4 Less

Jack in the box

Walgreens DOLLAR TREE

O'Reilly AUTO PARTS SHERWIN WILLIAMS

SPROUTS FARMERS MARKET Bank of America us bank

Wendy's IHOP DOLLAR TREE

GROCERY OUTLET BIG 5 SPORTING GOODS DOLLAR TREE Aaron's

Caribby's

CVS pharmacy

Albertsons

Walmart 24 FITNESS target Sams Club E. Cheese Starbucks rubio's

DISCOUNT TIRE

Lemon Grove

935 SWEETWATER ROAD SPRING VALLEY, CA 91977  
target Smart & Final extra! ROSS DISCOUNTS dd's Chick-fil-A Rally's O'Reilly AUTO PARTS Chevron

YUM! YUM BURGERS

FOODLAND Mercado

7-Eleven

Jack in the box

YOSHINOYA

Albertsons HIBBETT SPORTS unleashed! Auto Zone DOLLAR TREE

La Presa

HANKS FARMER MARKET

7-Eleven

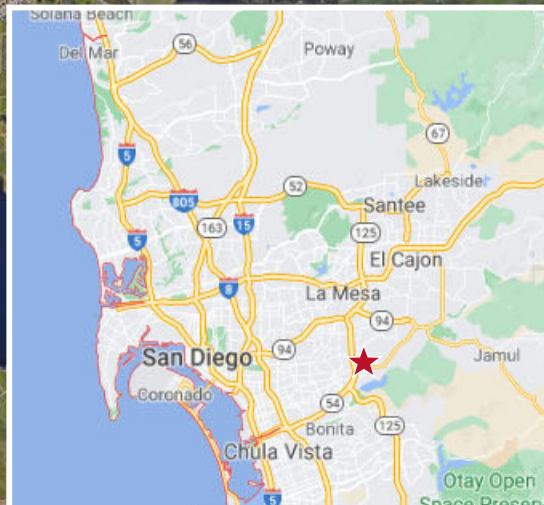
O'Reilly AUTO PARTS

McDonald's

Auto Zone

SUBWAY

935 SWEETWATER ROAD



# 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

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		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%

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