

3270 BANCROFT DR

Spring Valley, CA 91977

Industrial For Lease
Leasing Brochure

OPTION 3
Yard & Storage

OPTION 1
Yard & Storage

OPTION 2
Office Building

OPTION 4
All 3 Parcels

MATTHEWS™



EXCLUSIVELY LEASED BY



Ben Turner

Senior Associate

(858) 324-1912

ben.turner@matthews.com

License No. 02150960 (CA)



Chris Nelson

FVP & Senior Director

(858) 257-4562

chris.nelson@matthews.com

License No. 02055962 (CA)

David Harrington

Broker of Record

Broker License No. 01320460 (CA)

Broker Firm No.02168060 (CA)

MATTHEWS™



**OPTION 4
All Parcels**

OPTION 1 - HIGHLIGHTS

±11,000 SF

Yard & Storage Building

\$5,000

Per Month + Utilities

C32 Zoning (Automotive Uses Grandfathered)

Fully Fenced & Secured

Utilities Available



OPTION 2 - HIGHLIGHTS

±7,500 SF

Parcel Size

\$3,000

Per Month + Utilities

Newly Renovated Office Building

Fully Fenced & Secured

Utilities Available

Great for Contractor Office / Storage Yard



OPTION 3 - HIGHLIGHTS

±16,500 SF

Parcel Size

\$7,000

Per Month + Utilities

C32 Zoning (Automotive Uses Grandfathered)

Fully Fenced & Secured

Utilities Available

Open Yard Space is ±5,500 SF



OPTION 4

±24,000 SF

Parcel Size

\$10,000

Per Month + Utilities





Kearny Mesa Industrial Hub

±217,000 VPD

 **University of San Diego**
±10,000 Students

 **I-8**
Regional Freight Corridor

El Cajon

±203,000 VPD

La Mesa

 **SR-94 (Martin Luther King Jr. Freeway)**
Direct Access to SR-94 — Primary East/West Corridor

Subject Property

±203,000 VPD


San Diego International Airport

 **Port of San Diego**
Major Trade & Import Hub. Supports over 71,000 jobs in the region.
\$13.8 Billion Annual Economic Impact

±176,000 VPD

 **SR-125**
Access to SR-125 Regional Corridor

10 Min
El Cajon / La Mesa

Naval Air Station North Island

Downtown San Diego
±11 Miles Away

15 Min
Downtown San Diego

 **Naval Base San Diego**
±40,000 Employees

National City

20 Min
San Diego Airport

±215,000 VPD

±124,000 VPD

25 Min
Otay Mesa Port of Entry

MARKET OVERVIEW

3270 Bancroft Dr
Spring Valley, CA 91977

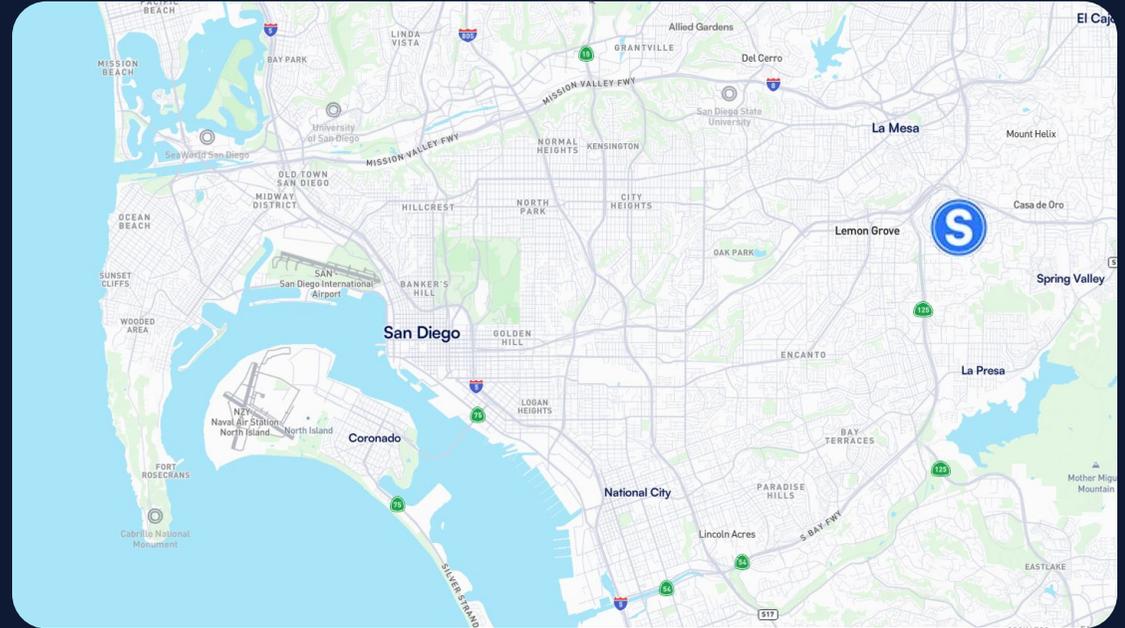
San Diego, CA - MSA



SPRING VALLEY, CA

Positioned in eastern San Diego County, the Spring Valley area benefits from proximity to one of Southern California’s most dynamic economic regions. Located just east of downtown San Diego and minutes from major employment centers such as La Mesa, El Cajon, and Chula Vista, the community offers convenient access to Interstate 8, State Route 94, and Interstate 125—key transportation corridors supporting regional commerce and logistics. The surrounding San Diego metropolitan area is known for its diversified economy anchored by defense, technology, life sciences, tourism, and international trade, all of which contribute to strong demand for industrial and flex space across the region.

The area also benefits from steady population growth and a relatively affluent residential base, supporting a robust workforce and consumer demand. With nearby port facilities, cross-border trade through the Otay Mesa Port of Entry, and one of the nation’s busiest international airports, San Diego County remains a strategic logistics hub linking the U.S. and Mexico supply chains.



Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	17,809	164,701	423,308
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,683	57,667	144,911
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$129,412	\$130,757	\$126,076

Greater San Diego Industrial Market Overview

Greater San Diego’s industrial market is defined by limited developable land, long-term supply constraints, and sustained demand from logistics, defense-related manufacturing, life sciences support users, and cross-border trade activity. The region functions as a critical Southern California distribution and production hub, supported by proximity to the U.S.–Mexico border, major freeway corridors, port facilities, and air cargo infrastructure. While new construction has increased in select submarkets, overall inventory growth remains measured due to zoning restrictions and high land costs, reinforcing the value of existing industrial assets. Market conditions have shifted toward balance as vacancy has normalized from historic lows, yet fundamentals remain supported by a diverse tenant base and strong regional employment drivers. Well-located infill industrial properties continue to benefit from replacement-cost pressure and tenant preference for proximity to population centers, labor, and transportation networks.

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.-Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



EXCLUSIVELY LEASED BY



Ben Turner

Senior Associate

(858) 324-1912

ben.turner@matthews.com

License No. 02150960 (CA)



Chris Nelson

FVP & Senior Director

(858) 257-4562

chris.nelson@matthews.com

License No. 02055962 (CA)

David Harrington | Broker of Record | Broker License No. 01320460 | Broker Firm No.02168060 (CA)

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **3270 Bancroft Dr, Spring Valley, CA 91977** (“Property”). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ 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 of the Property.

This Leasing Package 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 this Leasing Package.

MATTHEWS™