

OFFERING MEMORANDUM

A ±7,500 SF PARTIALLY IMPROVED BUILDING IN SPRING VALLEY LISTED AT \$1,600,000

9404 SAN DIEGO STREET
SPRING VALLEY, CA 91977

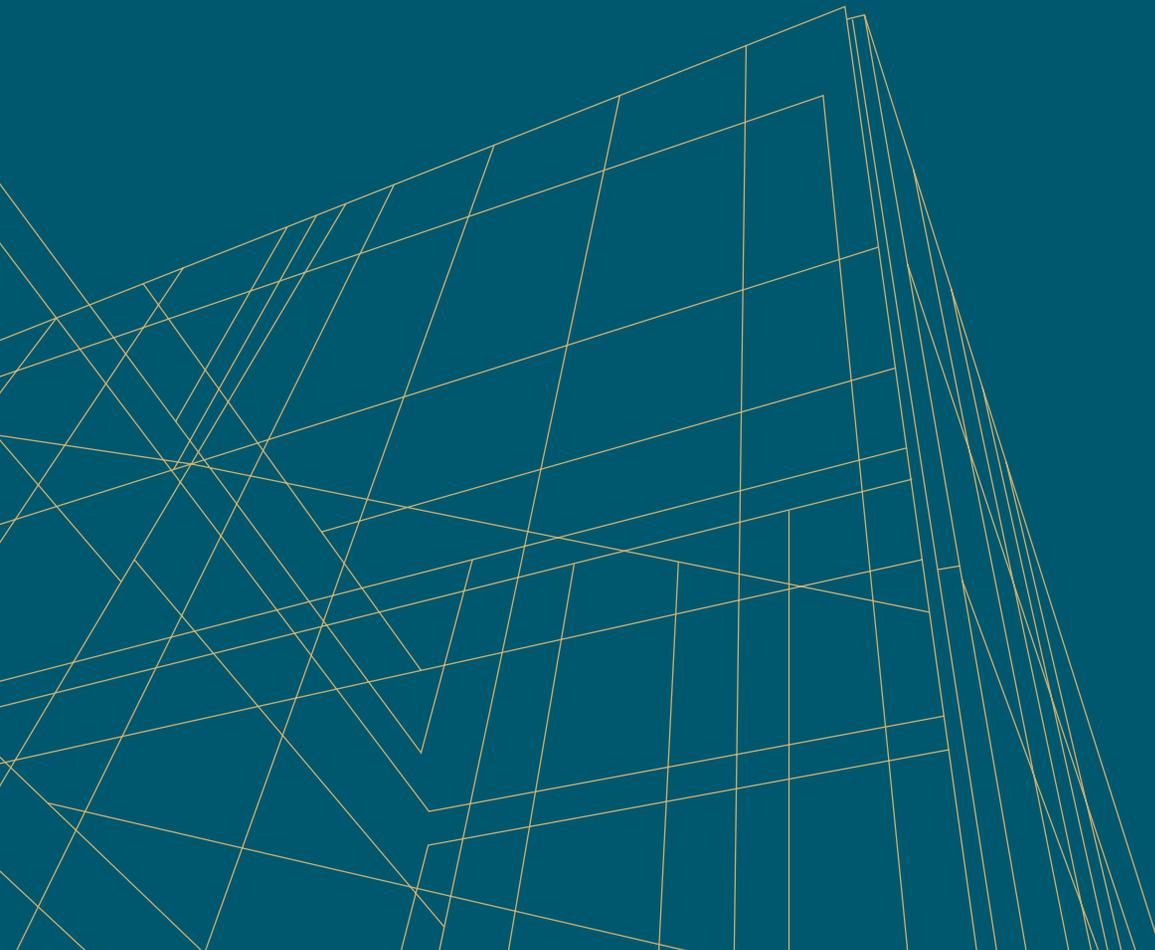


*Exclusively
Listed by*

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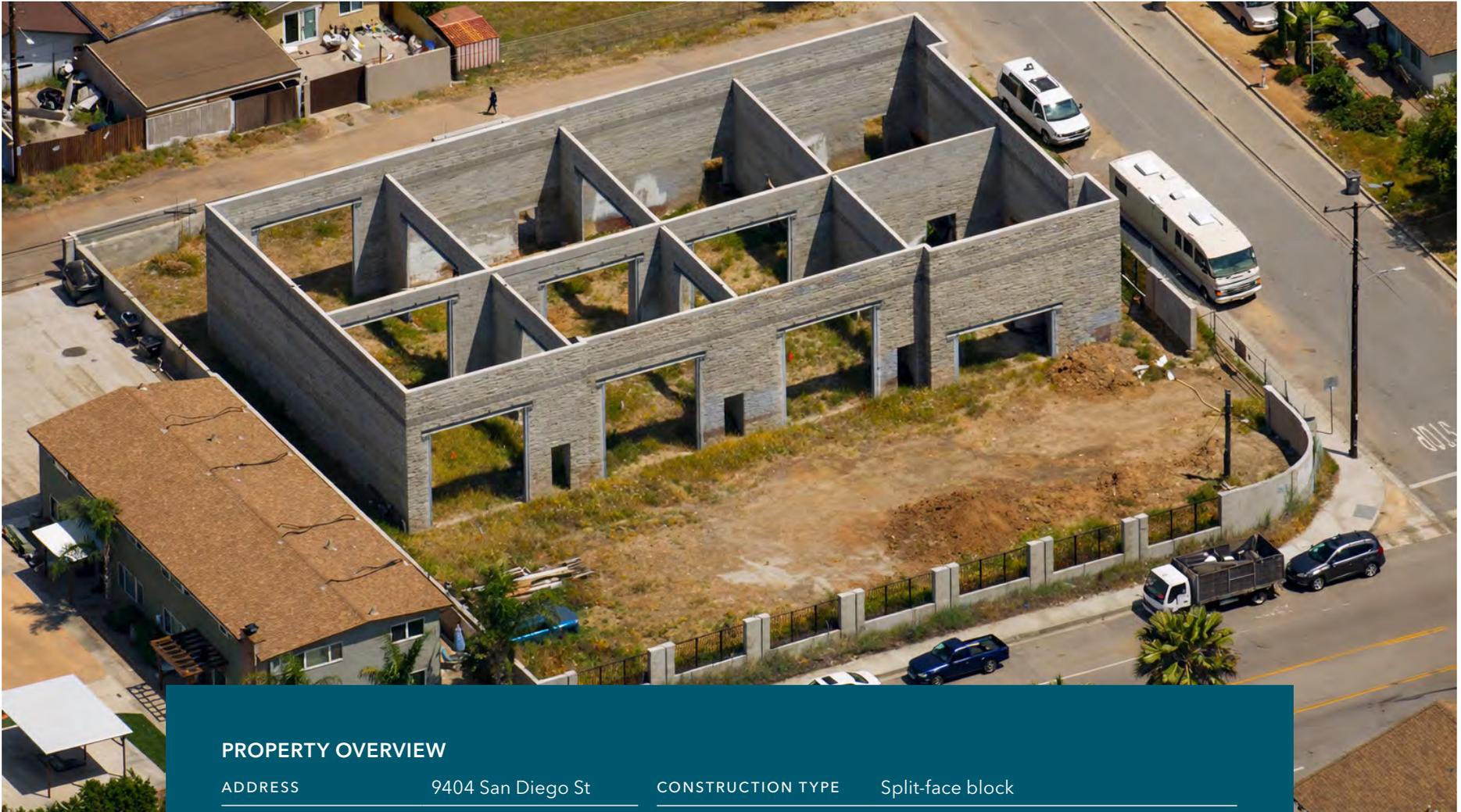
 **Kidder
Mathews**



PROPERTY OVERVIEW

Section 01

PROPERTY OVERVIEW



PROPERTY OVERVIEW

ADDRESS 9404 San Diego St

LAND AREA ±22,000 SF

BUILDING AREA ±7,500 SF

CONSTRUCTION TYPE Split-face block

STATUS Partially improved building with significant infrastructure in place

ZONE C36 General Commercial Zone

PROPERTY INFORMATION



KEY FEATURES & IMPROVEMENTS

- 1,600 amps of 3-phase power installed
- Electrical infrastructure designed to support dual risers (ideal for multi-tenant or specialized users)
- Transformer secured and ready for installation
- Significant electrical upgrades completed
- Wall penetrations completed for future slab and utility work
- Four (4) restrooms, including one with washer/dryer hookups
- Designed for large vehicle access (original automotive use)



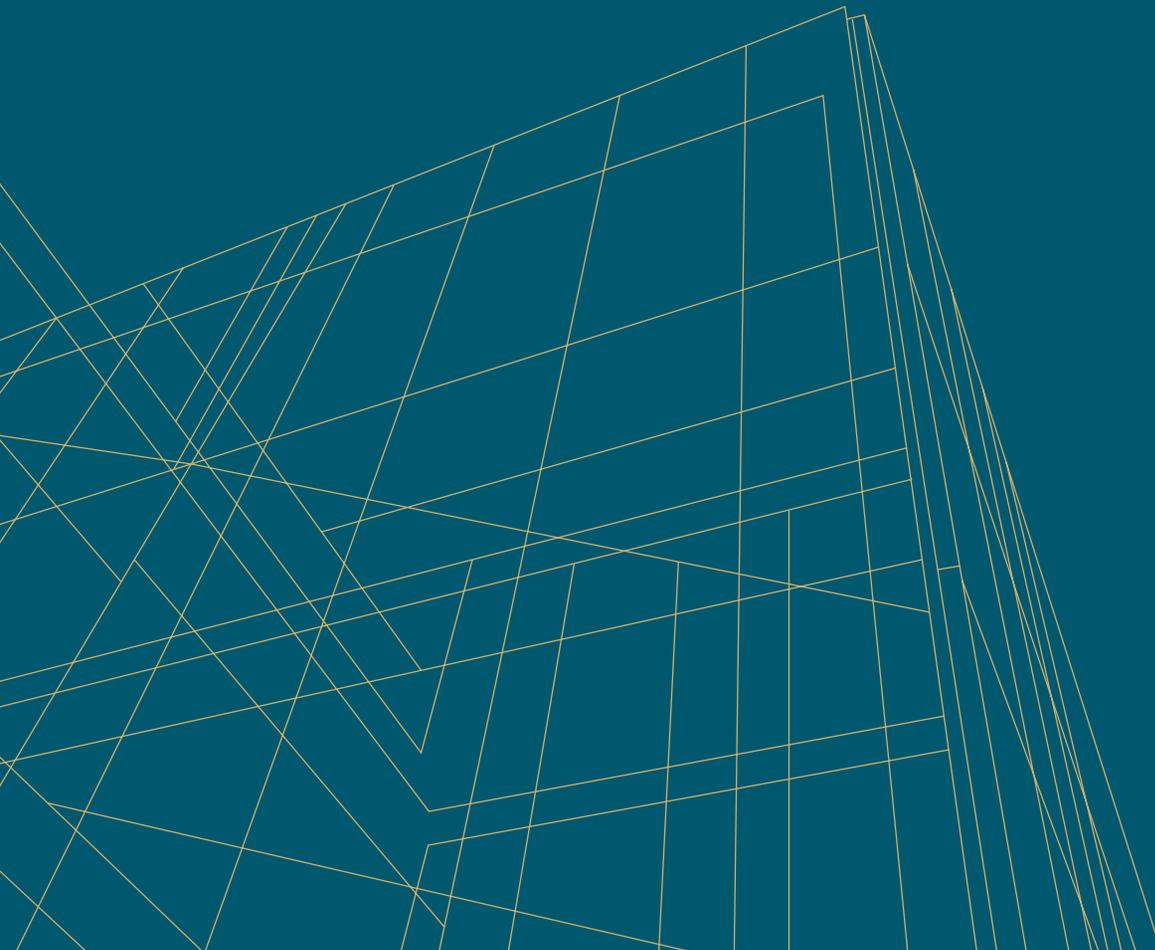
VALUE-ADD OPPORTUNITY

- Partially improved asset with substantial upfront infrastructure already completed
- Opportunity for an owner-user or investor to complete buildout to suit specific use
- Prior plans demonstrate flexibility for:
 - Automotive / body shop
 - Industrial / warehouse use
 - Specialty use - Urgent care facility, service-based operations)
- Reduced development timeline due to completed electrical and site prep work



INVESTMENT HIGHLIGHTS

- Ownership has already completed meaningful infrastructure improvements, reducing future costs
- Ability to customize final improvements without starting from scratch
- Well-suited for users requiring heavy power and functional layout
- Attractive for buyers seeking value-add industrial or specialty-use property
- Estimated \$600,000-\$700,000 to complete auto body shop



LOCATION OVERVIEW



SPRING VALLEY, SAN DIEGO

Spring Valley is a diverse, suburban community in San Diego County, offering a quieter, more affordable alternative to nearby downtown San Diego.

Known for its history as a natural spring, the area offers a mix of residential neighborhoods, scenic hiking trails, and easy access to local amenities and major freeways. Situated east of San Diego and Lemon Grove, it spans roughly 13 square miles, bordering La Mesa, El Cajon, and Rancho San Diego.

There is a mix of local eateries (especially along Campo Road), the Spring Valley Swap Meet, and convenient access to the Rancho San Diego Town Center, as well as Bancroft Ranch House Museum, a National Historic Landmark.

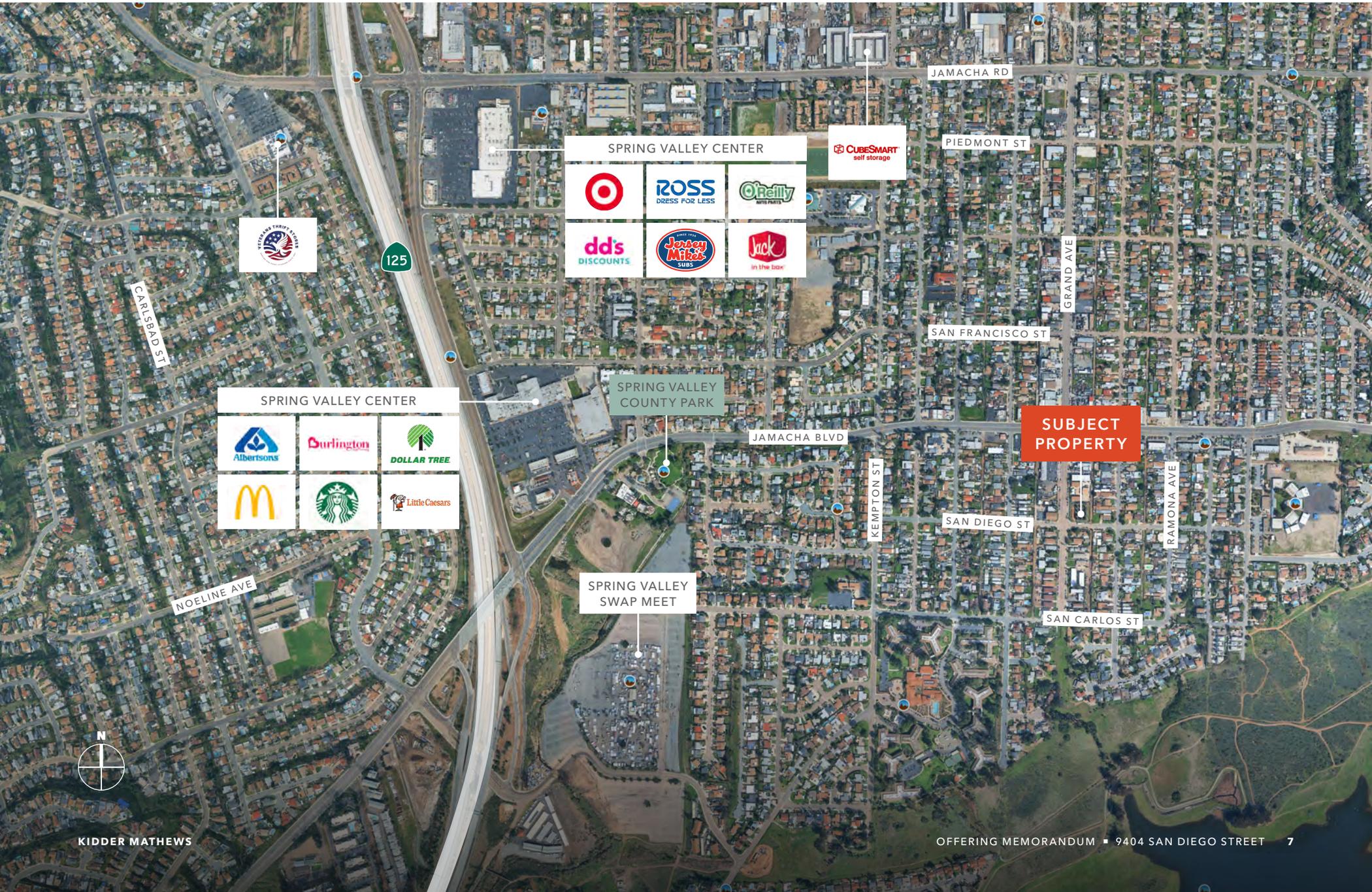
325,690

ESTIMATED POPULATION
WITHIN A 5 MILE RADIUS

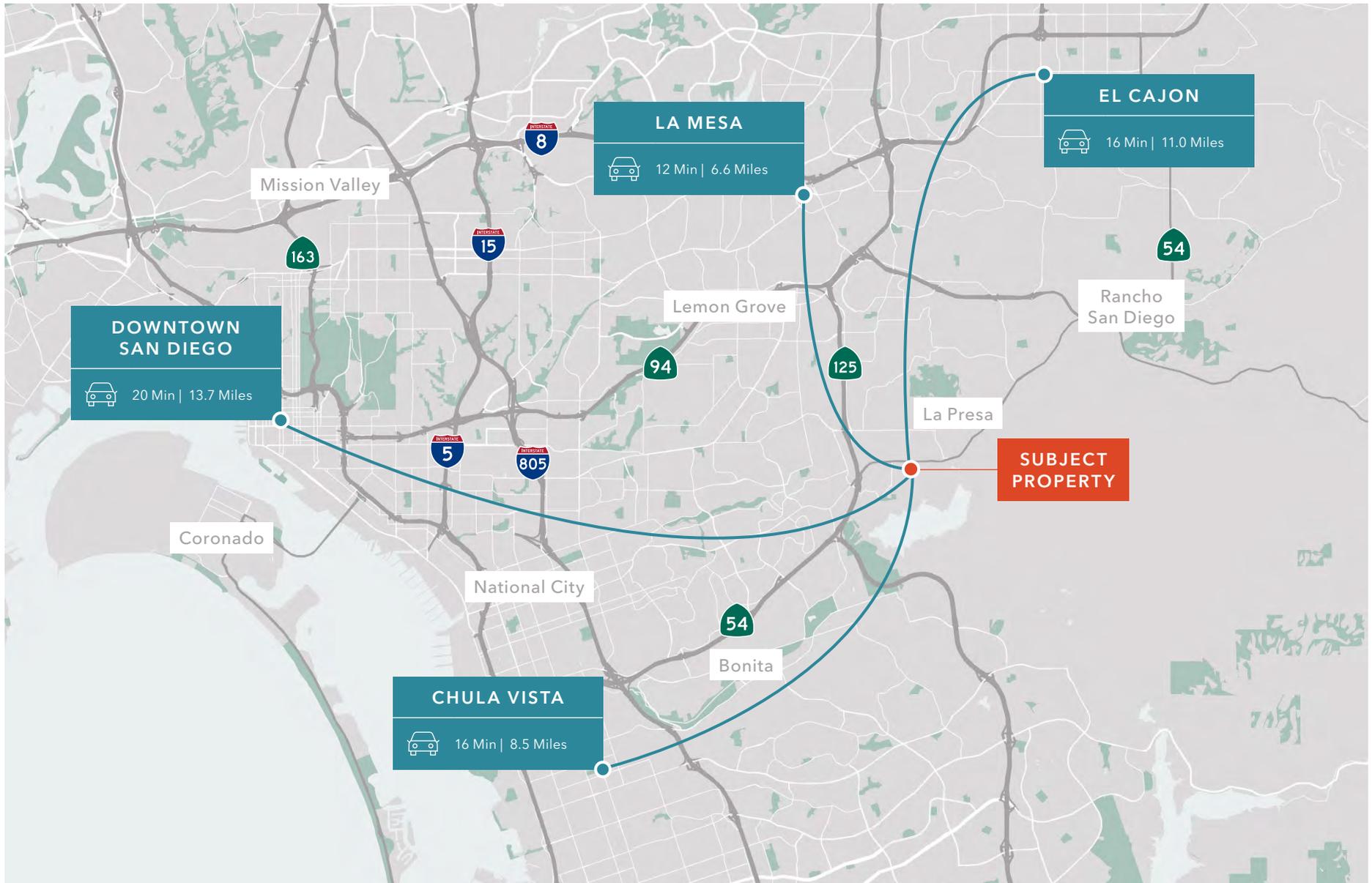
104,510

ESTIMATED HOUSEHOLDS
WITHIN A 5 MILE RADIUS

LOCATION OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	16,619	120,845	325,690
MEDIAN AGE	35.4	36.9	37.6
TOTAL BUSINESSES	427	2,246	9,658
TOTAL EMPLOYEES	2,705	14,058	63,036
WHITE COLLAR WORKERS	57%	58%	62%
BLUE COLLAR WORKERS	43%	42%	38%

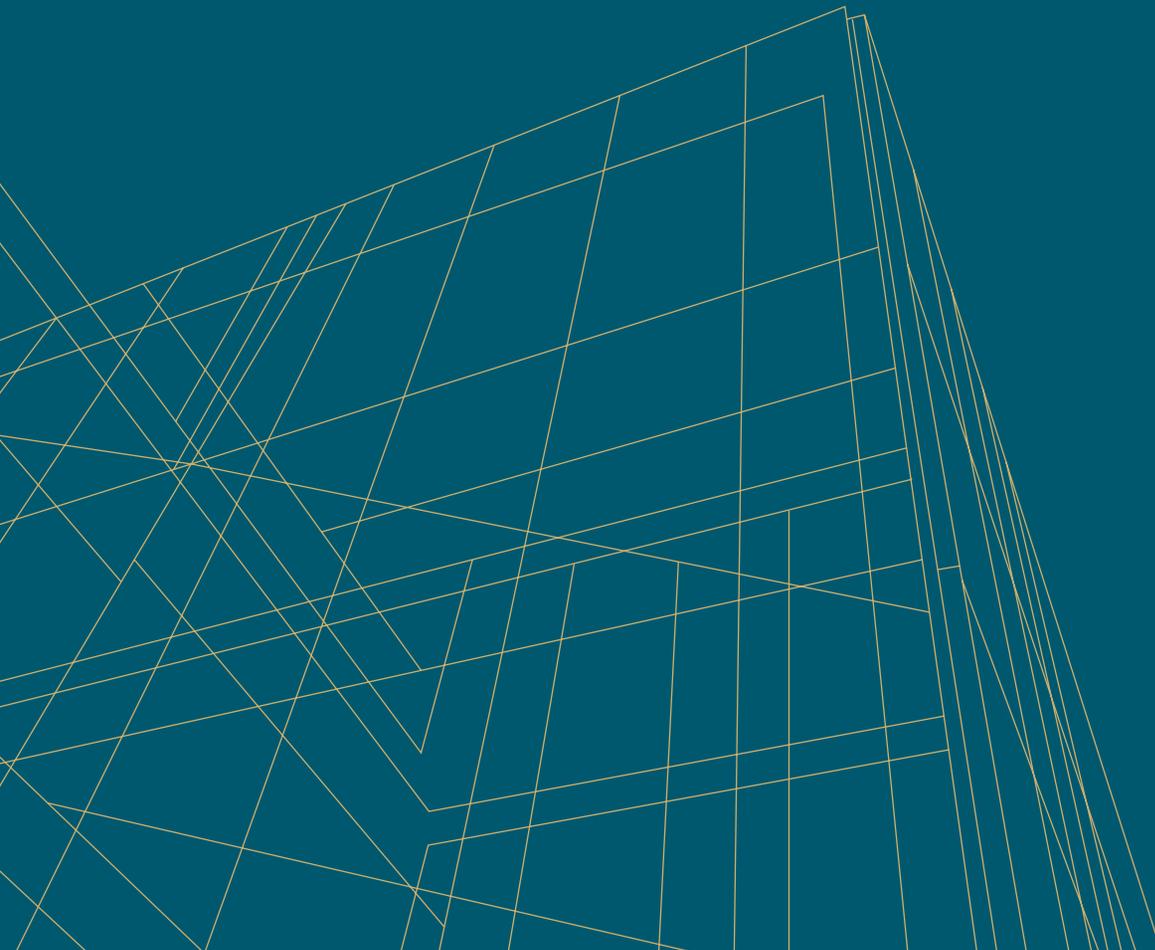
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	4,842	36,688	104,510
AVERAGE HOUSEHOLD SIZE	3.4	3.3	3.1
OWNER-OCCUPIED	63%	66%	63%
RENTER-OCCUPIED	37%	34%	37%

INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$138,053	\$134,168	\$139,865
2025 MEDIAN HH INCOME	\$106,718	\$106,175	\$111,749
2025 EST. PER CAPITA INCOME	\$40,371	\$40,852	\$44,998





KIDDER MATHEWS OVERVIEW

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona.

COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

500+

NUMBER OF BROKERS

32.5M+

ANNUAL SF OF LEASES

32.4M+

ANNUAL SF OF SALES

OUR SERVICES

Commercial Brokerage

Asset Services

ASSET SERVICES

54M+ SF

MANAGEMENT PORTFOLIO SIZE

800+

ASSETS UNDER MANAGEMENT

Valuation Advisory

Debt & Equity Finance

VALUATION ADVISORY

2,700

AVERAGE ANNUAL ASSIGNMENTS

42/23

TOTAL NO. OF APPRAISERS/MAI'S



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KIDDER.COM

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