# FOR SALE ±20,005 SF INDUSTRIAL PARK W/M-54 ZONING

#### 9364 JAMACHA ROAD SPRING VALLEY, CA 91977



### OFFERING SUMMARY

PROPERTY TYPE: Industrial

SUBMARKET: Spring Valley (County of San Diego)

BUILDING SIZE: Three buildings totaling ±20,005 SF

Suites A,B&C - ±6,800 SF

Suites D&E - ±6,175 SF

Suites F&G - ±7,030 SF

LOT SIZE: Approximately 1.55 acres (67,518 SF)

OCCUPANCY: 65% / Suites F&G (±7,030 SF) vacant, Suite E (±1,675 SF) potentially available

\*Suite D potentially available mid-2026 (see page 5; request Rent Roll from Broker)

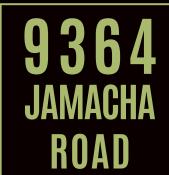
APN: 578-200-71-00

ZONING: M-54

ASKING PRICE: \$4,700,000







## LOCATION



- » Convenient location 1 mile from Highway 125
- » Spring Valley submarket has limited product supply of industrial properties



#### **SUMMARY**

CEG Advisors is pleased to offer for sale a well-located property in the Spring Valley submarket of San Diego County. The Property consists of three buildings totaling approximately 20,005 square feet on a parcel of 1.55 acres. Recently completed capital improvements include roof repair to all buildings and painting of the northernmost Suite F&G, with further improvements budgeted for Q3 & Q4 2025.

The Property offers an owner/user immediate occupancy with the near-term ability to occupy over 50% of the property while offsetting ownerships costs with tenant income. Alternatively, the Property offers an investor the opportunity to acquire a rarely marketed multi-tenant industrial property in the historically low vacancy East County submarket, with the ability to create value through the lease up of vacant space and pushing rents to market on renewals of existing tenants. Additionally, the Property offers valuable M-54 heavy industrial zoning in the County of San Diego which allows for a variety of uses that have a difficult time finding space.

#### AREA PROFILE | Spring Valley

Spring Valley is an unincorporated community in East County San Diego, positioned about 11 miles east of downtown San Diego. It enjoys strong transportation access via several freeways, as well as proximity to major arterial roads connecting to neighboring submarkets like La Mesa, Lemon Grove, and El Cajon. The area blends established residential neighborhoods with pockets of commercial corridors, and its relatively central East County location makes it a convenient base for regional distribution, commuter-oriented services, and small business operations.

Spring Valley's industrial market is small but competitive, with a fairly tight vacancy rate and a strong presence of small- to mid-sized industrial and mixed-use properties. The market's flexible M-54 zoning and prevalence of mixed-use assets create opportunities for both owner-users and investors seeking value-add potential, particularly in properties that can accommodate multiple uses. Overall, Spring Valley offers a strategically located, value-driven industrial environment with steady demand and limited supply.

## SITE PLAN

ROAD



\*Occupy rear two buildings up to ±13,205 SF (66% of total property SF) with Suite D potentially available mid-2026