



**MATTHEWS™**

**INDUSTRIAL WAREHOUSE**

**FOR SUBLEASE**

10605 JAMACHA BLVD, SPRING VALLEY, CA 91978



Interactive  
Leasing Brochure





\$1.00 + NNN  
(\$0.23/SF NNN)  
RATE PER MONTH



1971  
YEAR BUILT



±22,000 SF  
TOTAL RBA



M-58  
ZONING



1 (GRADE LEVEL)  
DOOR



505-231-34-00  
APN



2 (DOUBLE WIDE)  
DOCK HIGH DOOR



1  
OPEN OFFICE



1  
KITCHEN



2  
RESTROOMS











# DOWNTOWN SAN DIEGO

± 17 MILES AWAY



**United**  
SITE SERVICES

**HORIZON**  
Cleaning Services

**H&M**  
HENKELS & McCOY

**LEGEND**  
SMELTING AND RECYCLING

ESTABLISHED 1956  
**OTAY**  
WATER DISTRICT

**CALIBER**  
COLLISION

± 30,000 VPD

**JamachaPoint**  
SELF STORAGE

**SUPPORT M.F.P. CO.**  
ESTABLISHED 1988

**Shade**  
PRO

**DryTECH**

**AFC** Flood & Fire

**SAS**  
ANYTIME RESTORATION

**STORAGE KING USA**  
SELF STORAGE

**SUBJECT**  
PROPERTY

SWEETWATER SPRINGS BLVD

JAMACHA BLVD ± 17,000 VPD







# SAN DIEGO, CA

San Diego, situated on the Southern California coast, is renowned for its year-round perfect climate, stunning beaches, and a lively cultural scene. Its picturesque coastline stretches for miles, offering an array of activities from surfing and sunbathing to sailing and whale-watching. The city's vibrant downtown area boasts a diverse array of dining options, from trendy gastropubs to upscale eateries, and is home to the historic Gaslamp Quarter, renowned for its bustling nightlife and live entertainment. Balboa Park, a cultural oasis, houses numerous museums, gardens, and the renowned San Diego Zoo, making it a hotspot for locals and tourists alike. Embracing its rich naval history, San Diego is home to the USS Midway Museum and the Maritime Museum of San Diego. With its laid-back atmosphere and a perfect blend of urban sophistication and beach-town charm, San Diego exudes an irresistible allure that captivates visitors from across the globe.

AREA OVERVIEW



168,480

AVERAGE POPULATION  
3 MILE

\$105,757

AVERAGE HOUSEHOLD INCOME  
3 MILE

81,649

2023 HOUSEHOLDS  
3 MILES





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# FOR SUBLEASE

## INDUSTRIAL WAREHOUSE

10605 JAMACHA BLVD, SPRING VALLEY, CA 91978

### EXCLUSIVELY LEASED BY:

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