For Lease

*See Site Plan

Scott Duhs 619.491.0614 Scott@DuhsCommercial.com CA License: 01048874





Join Albertson's, Rite-Aid, Big Lots, Dollar Tree, Chase Bank, Starbucks, Autozone and Petco in this fine center.

Highly visible center with high traffic counts.

Excellent tenant mix with strong regional presence.

Growing up in a neighborhood being surrounded by small, local businesses is great because you almost feel like everyone is family. Everyone is Spring Valley shares a love of where they come from.

This is not a flat country, and it has a lot of scenic elevations and hills. San Diego County has impressive natural beauty, and Spring Valley is one of the places where you can appreciate the environmental bounty.



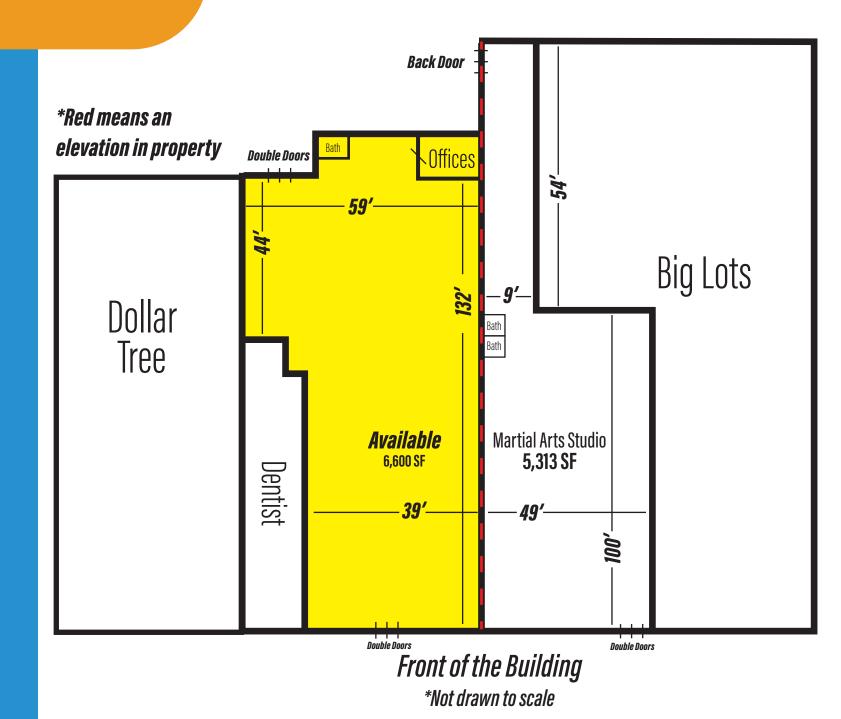
Spring Valley Shopping Center

481-687 Sweetwater Road (NWC Sweetwater Rd. & Jamacha Blvd) Spring Valley, California 91977

Site Plan



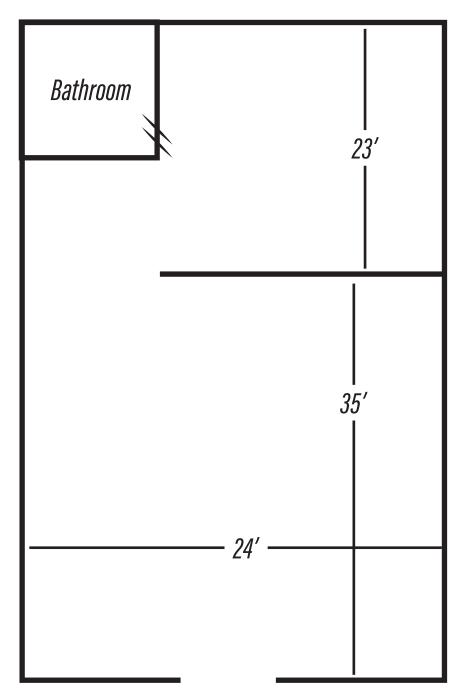
Floor Plan



Pad Building



Floor Plan



1,306 SF

Front of the Building

Aerial



D	emographics	3	REDWO	125)
Juon	A St Uses Ct	VILLAG	GE REDWOO VILLAG	OD GE Waite Dr 125 Spring Valley 94 Spring Valley
19 Chmon	Upas St	CITY HEIGHTS	S 54th St	Lamar St
K	+s quo	1 Mile	3 Miles AK PARK co	Troy St
	- M	20		× 8
	Population Juniper St.	(15) Home		Mallard St Skylin U
	2020 Estimate	24,616	148,862	386,642
Mr.	2027 Projection	24,536 RIDGEN	CTED	2 380,079 Phon (125)
OTE TO	Growth 2020-2027	-0.1%	0%	cha '
3	Growth 2010-2020	0.2% Hilliop Dr	0.3%	0.3% adway Jamacha Rd La Presa
MP ER	5 94 32 32	MT HOPE	€ Market St	ENCANTO Imperial JAMACHA-LOMITA
	Population By Race	ts tis	o market of	LOMITA LOMITA
	White Imperial Ave	15,330	85,114	238,421
	Black	3,506	22,413 VALENCIA PARI	50,847 skyline ^{Or}
	Am. Indain & Alaskan HEIGHTS	395	2,219	E 363
	Asian	3,526	28,373	
	Hawaiian & Pacific Island	351 S	1,982	4,286 Paradise Valley Rd 105.000
(75)	Hispanic	13,016	64,124 PARADISE	165,860
	Other	1,508	8,761 VILLAGE	20,770 BAY TERRACES
		EAU	2 Blvd	Alson M.
	Households	National City	N E FERNA	PARADISE HILLS &
	2020 Estimate	6,974	44,318	122,293 SUNNYSIDE
	2027 Projection	9,950	44,275	100100
	Growth 2020-2027	-0.1%	0% Lincoln Acr	CENTRAL SAN MIGUEL RANCH
	Growth 2010-2020	0.2%	0.3%	0.3% Sueetwater Roy Bonita
	UIOW III ZOIO ZOZO	0.270	CYPRESS GL	Sweetwater Roy (125)
75	2020 Avg Household Income	\$87,195	\$91,589	\$94,532 BONITA LONG
11	Occupied Housing	ψ01,133	ψ 31,3 03	\$94,532 BONITA LONG
		4120	20 000	72 944
	Owner Occupied	4,129	28,098	12,044
	Renter Occupie	2,821	16,177	49,279