

# FOR LEASE

CASA DE ORO

9716-9776 CAMPO ROAD, SPRING VALLEY, CA 91977

## DRIVE-THRU PAD AVAILABLE

### PROPERTY HIGHLIGHTS:

- Outstanding Location with Excellent Traffic Counts
- Great Visibility on Campo Road
- Across the Street from Big 5 and Dollar Tree
- Join Carquest & Little Caesars in this Fine Center
- Remodel Coming Soon!



**Scott Duhs**

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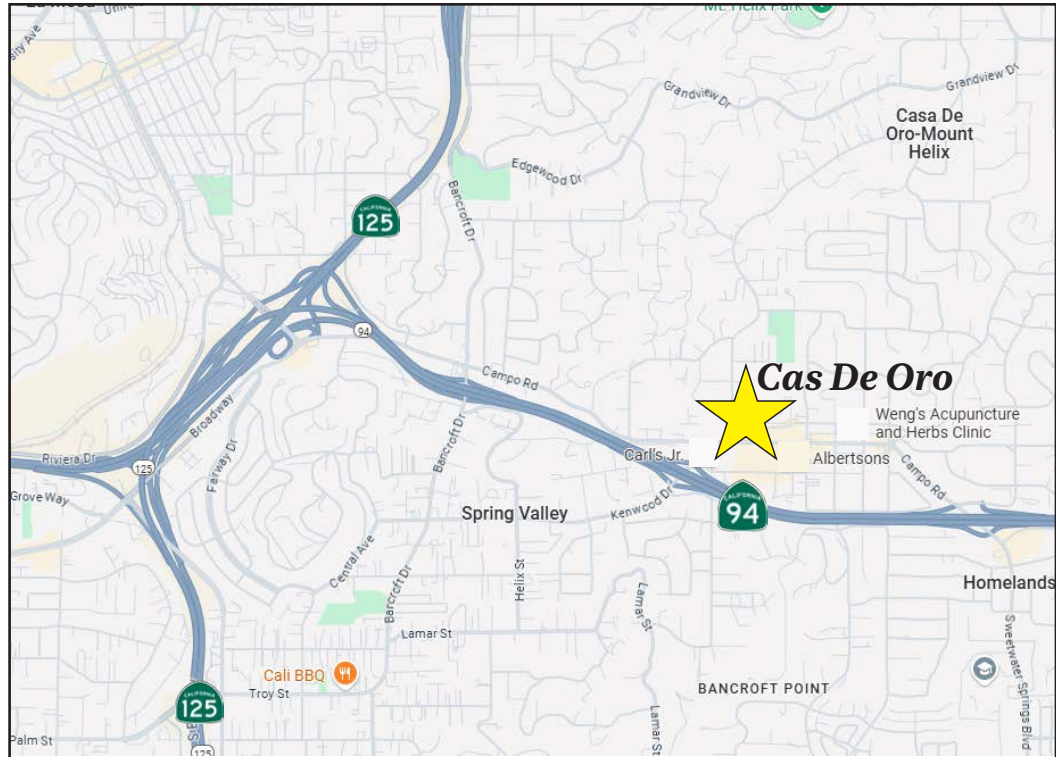


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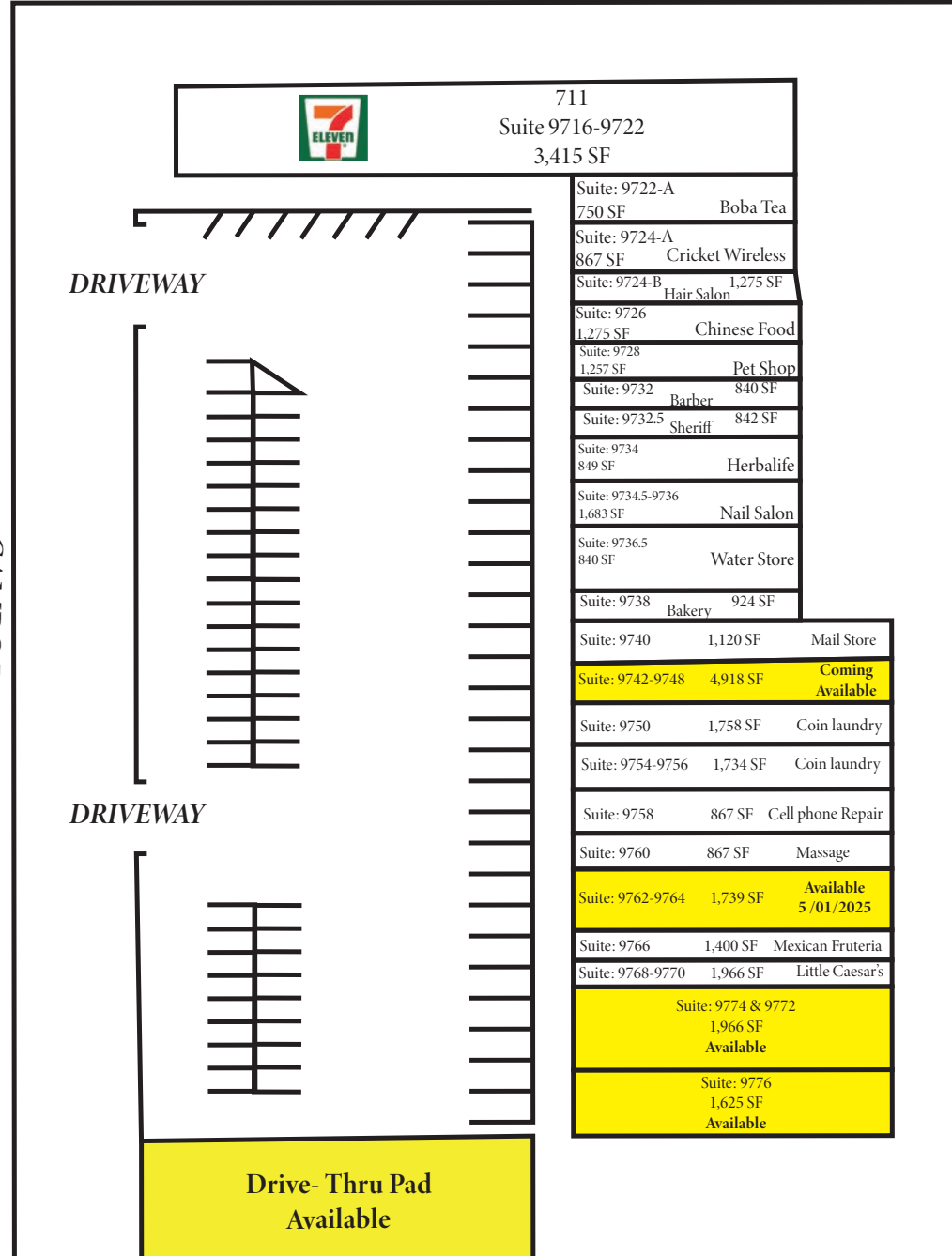
SITE SOURCE

# SITE PLAN

CONRAD DRIVE



CAMPO ROAD



711  
Suite 9716-9722  
3,415 SF



Suite: 9722-A	750 SF	Boba Tea
Suite: 9724-A	867 SF	Cricket Wireless
Suite: 9724-B	1,275 SF	Hair Salon
Suite: 9726	1,275 SF	Chinese Food
Suite: 9728	1,257 SF	Pet Shop
Suite: 9732	840 SF	Barber
Suite: 9732.5	842 SF	Sheriff
Suite: 9734	849 SF	Herbalife
Suite: 9734.5-9736	1,683 SF	Nail Salon
Suite: 9736.5	840 SF	Water Store
Suite: 9738	924 SF	Bakery
Suite: 9740	1,120 SF	Mail Store
Suite: 9742-9748	4,918 SF	Coming Available
Suite: 9750	1,758 SF	Coin laundry
Suite: 9754-9756	1,734 SF	Coin laundry
Suite: 9758	867 SF	Cell phone Repair
Suite: 9760	867 SF	Massage
Suite: 9762-9764	1,739 SF	Available 5/01/2025
Suite: 9766	1,400 SF	Mexican Fruteria
Suite: 9768-9770	1,966 SF	Little Caesar's
Suite: 9774 & 9772	1,966 SF	Available
Suite: 9776	1,625 SF	Available

Drive- Thru Pad Available

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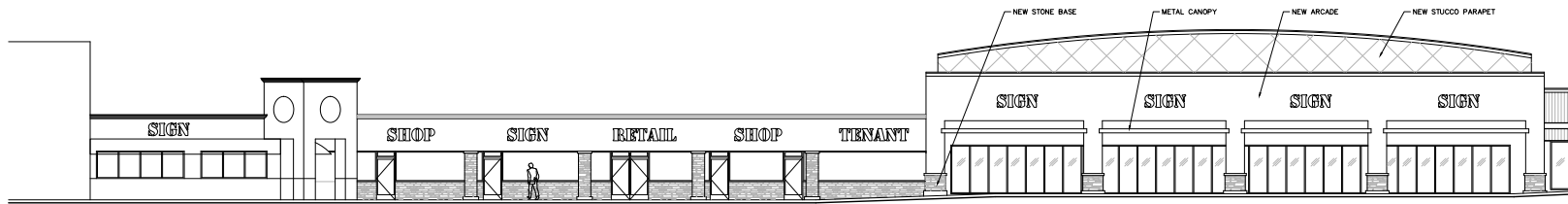
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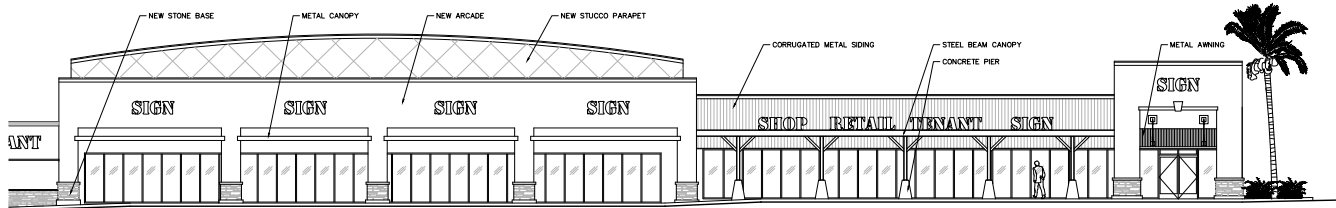
## POTENTIAL UPGRADE



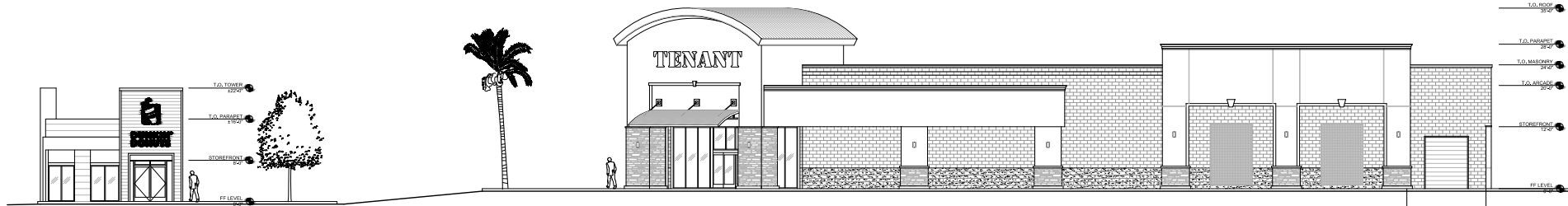
00 CAMPO RD. ELEVATIONS  
SCALE: NTS



01 SOUTH ELEVATIONS (LOT 2-4)  
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATIONS (LOT 4-5)  
SCALE: 1/8" = 1'-0"



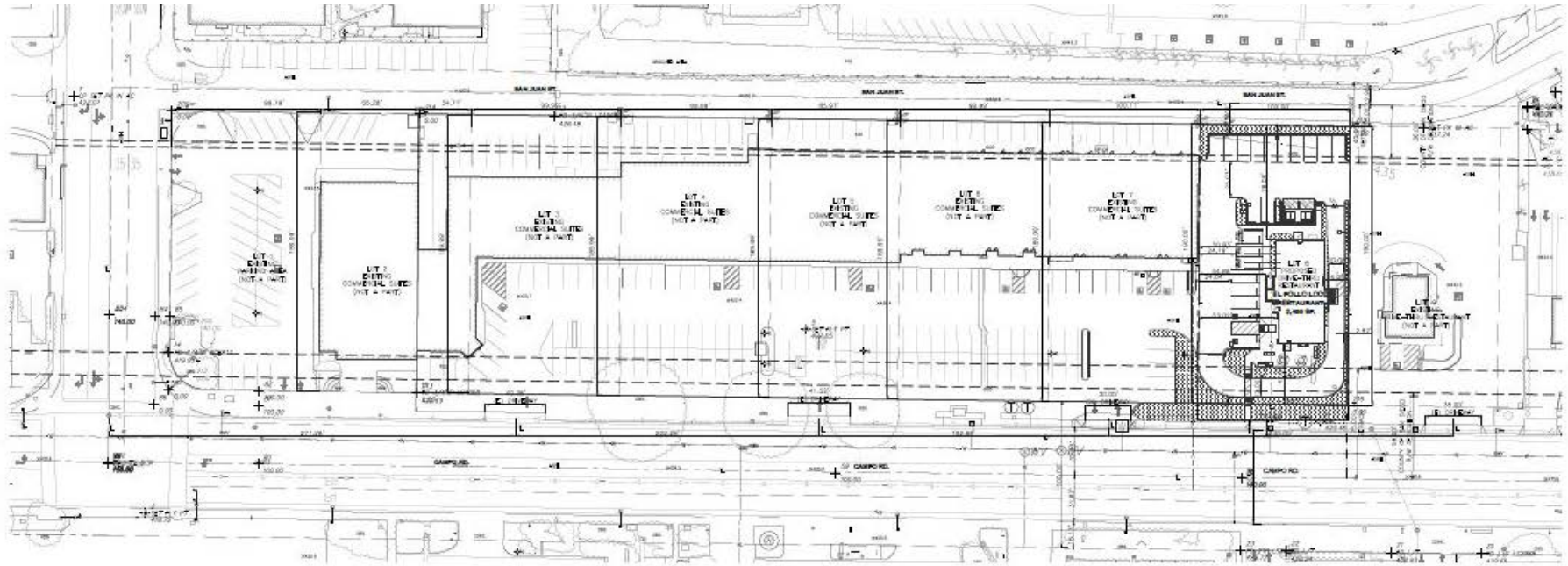
03 SOUTH ELEVATIONS (LOT 6-8)  
SCALE: 1/8" = 1'-0"



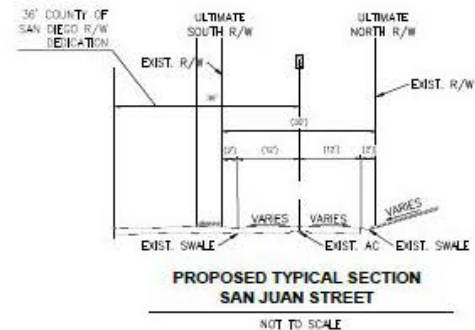
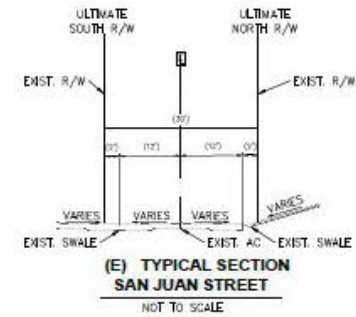
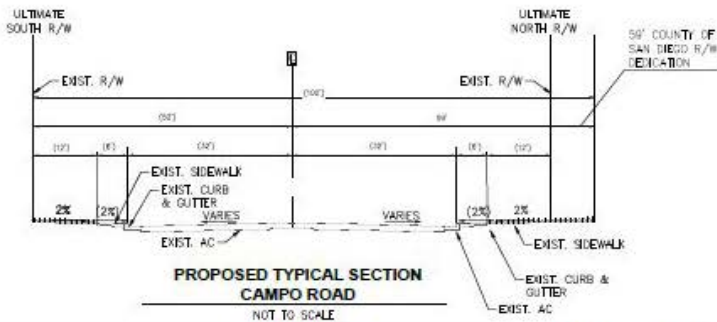
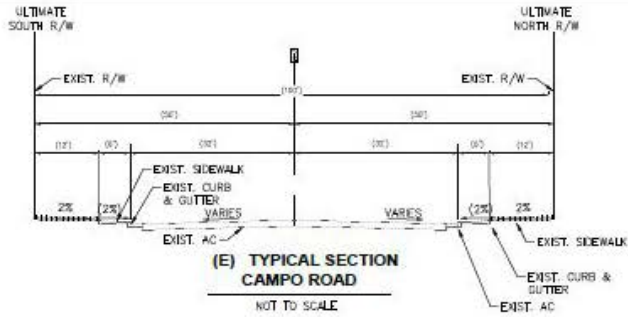
# PLOT PLAN

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01 PLOT PLAN (SHOPPING CENTER)





# AERIAL

CASA DE ORO

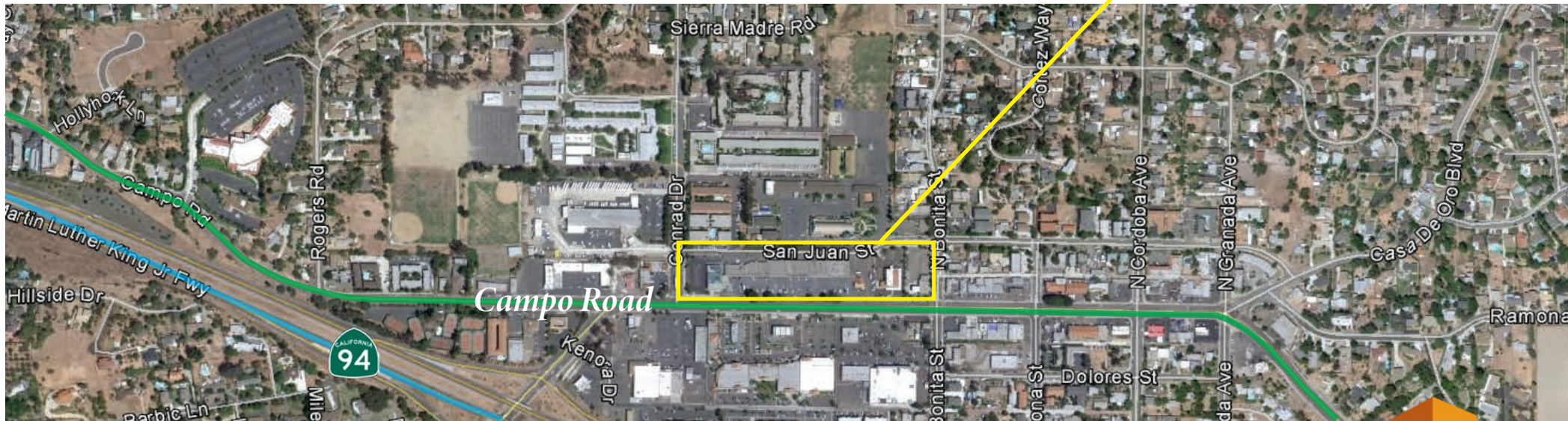
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## Demographics

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2023 Population:	15,067	134,050	379,491
Avg HH Income:	\$106,504	\$102,514	\$96,861

## 2022 Traffic Counts

Campo Rd. / Bonita St. : 15,343 cars per day



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