

9155 Birch St

Spring Valley, CA 91977

Leasing Brochure

Industrial Opportunity
For Lease



MATTHEWS™

9155 Birch St

Spring Valley, CA 91977

Leasing Brochure

Exclusively Listed By



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MATTHEWS™





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Property Overview

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Spring Valley, CA 91977



Leasing Highlights

Property Highlights

- **Lot Size & Usability:** ±47,480 SF parcel (±1.09 acres) offering highly functional yard space suited to a broad range of industrial or service-oriented applications
- **Zoning & Use Flexibility:** M54 zoning designation permits outdoor storage and active operational uses by right, providing enhanced flexibility for both users and investors
- **Site Security:** Secured site with full perimeter fencing and automated gate control, ensuring restricted access and operational security
- **Onsite Facilities:** Onsite structures include a dedicated office and restroom facilities, supporting administrative functions and employee needs
- **Infrastructure Readiness:** Existing utility infrastructure, including electrical service and site lighting, allows for immediate occupancy and operational readiness
- **Operational Efficiency:** Efficient configuration supports outdoor storage, equipment staging, fleet parking, or other yard-intensive operations
- **Strategic Location:** Prime location with immediate access to SR-125, SR-94, and I-8, offering superior connectivity to regional logistics and workforce centers
- **Lease Terms:** Offered at a gross lease rate of \$20,000 per month
- **Availability:** January 1, 2026



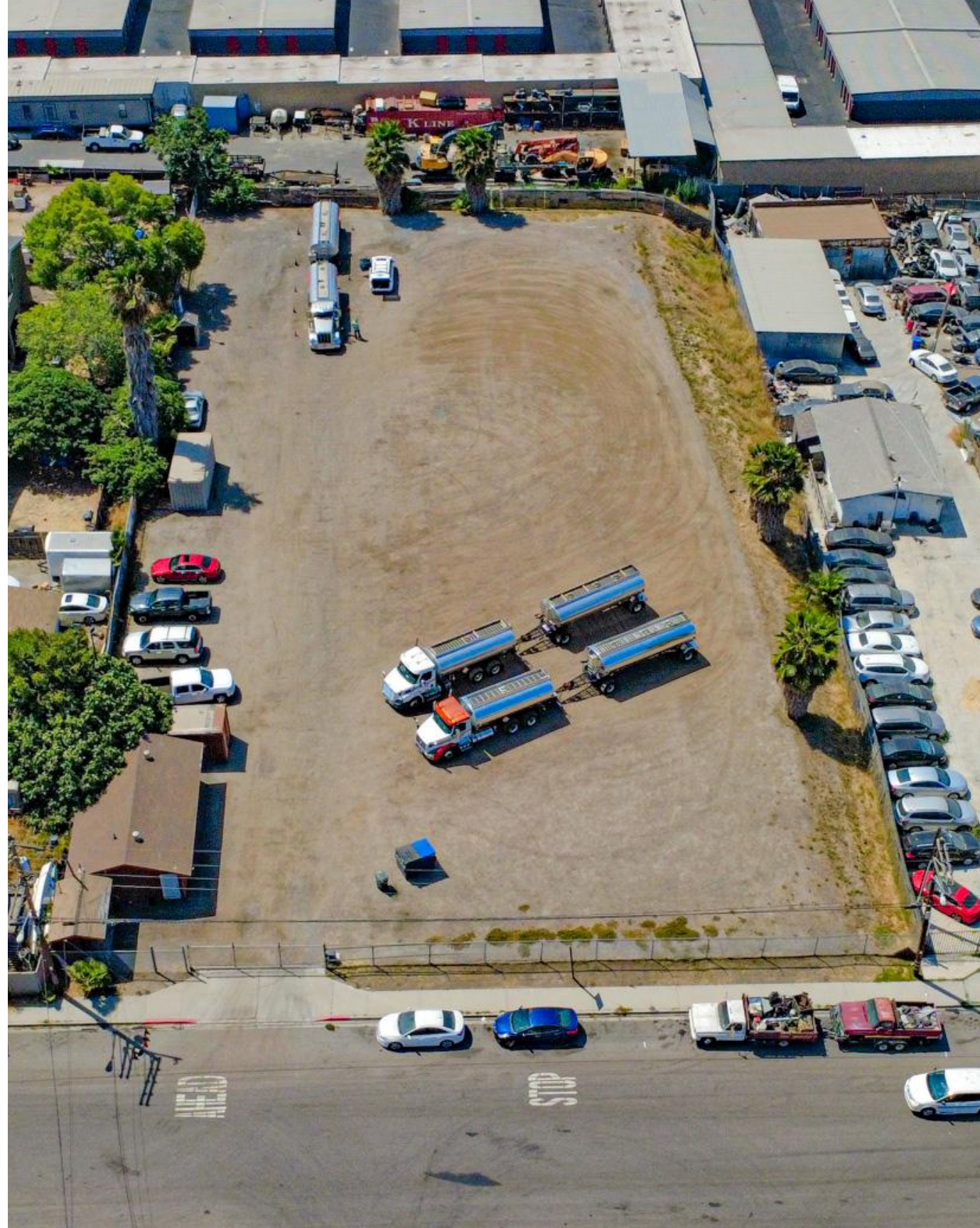
9155 Birch St
Spring Valley, CA 91977

±47,480 SF
GLA

M54
Zoning

±20,700
Vehicles Per Day (Jamacha Rd)

\$20,000
Gross Asking Rate/Month



AERIAL

9155 Birch St
Spring Valley, CA 91977





Storage

Office/Restroom

Automatic Gate

Pole Light

Pole Light

Pole Light



 **Mount Miguel High School**
±1,506 Students

 **Avondale Elementary**
±326 Students

125 ± 124,000 VPD

Richardson Steel

Progressive Steel

 **SUPERIOR FENCE & RAIL**
Where Quality Matters!

 **RWC**
BUILDING PRODUCTS

 **ASBURY STEEL, INC.**

 **Subject Property**

Public Storage

 **Whitmore Steel Inc.**
Engineering Perfection

 **McQueens**

JAMACHARD ± 20,700 VPD

 **7-Eleven**

 **CUBESMART**
self storage

 **PCIW**
STEEL CORP

 **U-HAUL**

 **Steam Academy**
±694 Students

 **HIBBETT SPORTS**
 **RITE AID**
 **Albertsons**
 **DOLLAR TREE**
 **Starbucks**
 **Valvoline**
 **Little Caesars**
 **ups**
 **SUBWAY**
 **AutoZone**

 **target**
 **dd's DISCOUNTS**
 **Jersey Mike's**
 **Chick-fil & Rally's**
 **ROSS**
DRESS FOR LESS
 **Smart & Final**
 **PANDA EXPRESS**
 **Jack in the Box**
 **O'Reilly AUTO PARTS**
 **YOSHINOYA**

 **Kempton Street Elementary**
±636 Students

Market Overview

9155 Birch St
Spring Valley, CA 91977

San Diego MSA



Spring Valley, CA

Market Demographics



32,215
Total Population

\$104,808
Median HH Income

9,967
of Households

62.2%
Homeownership Rate

24.7%
% Bachelor's Degree

36.9
Median Age

Local Market Overview

Spring Valley, located in San Diego County's East County region, supports a stable demographic foundation with a 2023 estimated population of approximately 32,215 residents and a median age around 36–37 years. Median household income has grown robustly in recent years—from about \$98,099 in 2022 to \$104,808 in 2023—reflecting solid economic resilience. The homeownership rate sits at roughly 62%, with median property values between \$645K and \$705K, supporting sustained consumer purchasing power in the surrounding community.

While specific traffic counts near the site weren't found, its location on Birch Street suggests reasonable local access via major thoroughfares, and proximity to industrial corridors in nearby La Mesa and El Cajon likely ensures functional connectivity to regional transport routes. Regional industrial leasing for properties in Spring Valley ranges broadly—rates from about \$22/SF/year up to \$51/SF/year depending on size and facilities. This context underscores the area's appeal for flexible industrial usage and positions the location well for investors seeking dependable demand and solid income potential.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	22,141	136,366	360,903

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,534	41,532	116,878

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$95,311	\$104,358	\$105,866

Economic Drivers

Spring Valley benefits from rising household incomes and a well-positioned East County location.

Strategically located near major East County growth corridors and freeway access, offering streamlined regional distribution.

Regional Economic Overview

Spring Valley's economy is largely supported by its role as a bedroom community with strong household earnings and industrial spillover from neighboring La Mesa, El Cajon, and San Diego. While it doesn't host major corporate headquarters, it benefits from proximity to diversified commercial and logistics hubs, with significant employment in construction trades, equipment rental, warehousing, and light industrial operations.

Primary Industries

- Equipment Rental and Leasing
- Warehousing and Light Industrial Services
- Construction and Building Services
- Logistics and Distribution (Via Nearby Corridors)

Top Employers

- Grossmont Union High School District – Approx. 2,300 employees; largest East County employer.
- Otay Water District – Key public utility and well-recognized employer.
- Hanna Interpreting Services – Leading regional provider of language services.
- Safe & Sound Co. – Established local operations firm.
- Covenant Retirement Communities – Prominent senior living and healthcare employer.

Recent Developments

- Continued expansion of industrial leasing inventory across East County.
- Improvements to regional roadways and freeway interchange upgrades (I-8, CA-94).
- Growth of mixed-use redevelopment in neighboring municipalities.

±10 Miles

Distance to
San Diego City Center

20M+

Annual Passengers – San
Diego International Airport



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 9155 Birch St, Spring Valley, CA, 91977 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.