

2513 Folex Way

Spring Valley, CA 91978

**Industrial
Owner-User or
Investment Opportunity**
Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

2513 Folex Way
Spring Valley, CA 91978



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±14,000 SF
GLA

±1.09 AC
Lot Size

\$4,900,000
Price

Highlights

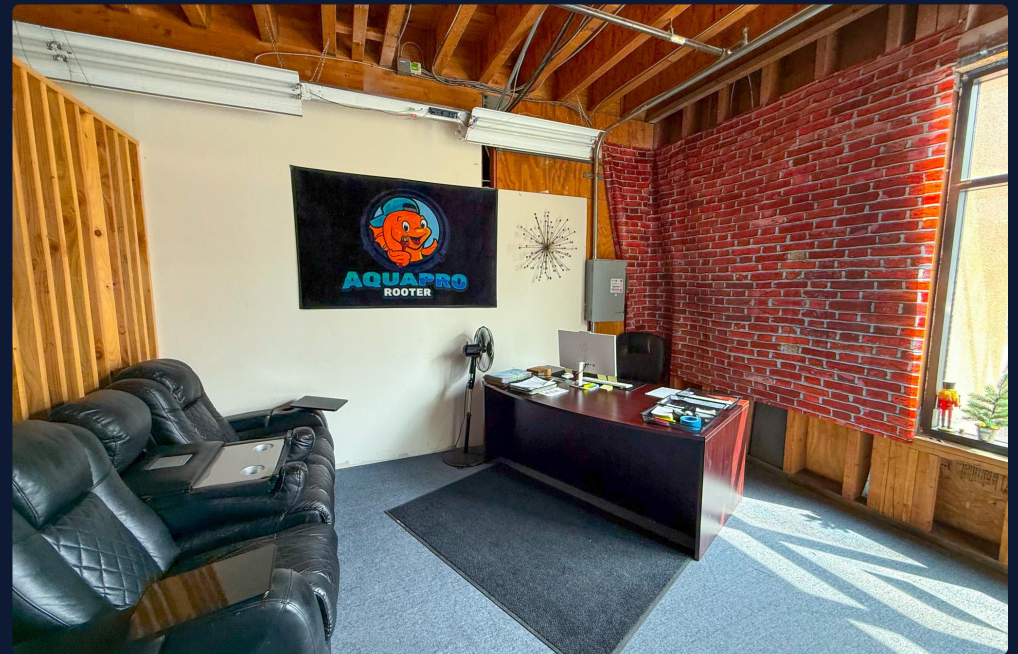
- Freestanding Building
- Fully Fenced and Paved Lot
- Four (4) Roll-Up Doors
- M-58 Zoning
- Built in 2003
- Fully Sprinklered
- Newly Renovated Offices
- Heavy Power Available



Property Photos



Interior Photos



Interior Photos





Sweetwater Springs Blvd ± 30,000 VPD



Dictionary Hill
Open Space Preserve

Jamacha Blvd ± 17,000 VPD

Market Overview

2513 Folex Way
Spring Valley, CA 91978



San Diego, CA MSA

Spring Valley, CA

The Sweetwater Road corridor in Spring Valley benefits from strong regional connectivity and steady industrial demand driven by its strategic position between East County communities and the greater San Diego employment base. The area's proximity to a large labor pool, supported by dense surrounding residential neighborhoods and continued population growth, provides a reliable workforce foundation for light industrial, logistics, and service-oriented uses. Access to major transportation routes—including SR-125, SR-54, and the I-805/I-94 interchange—facilitates efficient goods movement and last-mile distribution, making the corridor well-suited for warehouse, flex, and contractor-oriented industrial users. Ongoing infrastructure improvements to Sweetwater Road and the surrounding mobility network continue to enhance accessibility and circulation, reinforcing the corridor's role as a functional industrial and service hub.

Industrial fundamentals in the broader East County submarket remain strong, characterized by low vacancy, minimal new construction, and sustained demand for small-to mid-bay industrial space. Users in Spring Valley increasingly prioritize well-located, infill properties that offer proximity to both workforce housing and major transportation corridors—particularly for logistics, construction trades, and service-based operators. The constrained development pipeline, coupled with steady population and employment growth, continues to drive competition for available space and upward pressure on rents. This supply-demand dynamic positions industrial assets along Sweetwater Road as attractive long-term investments, offering stable occupancy, reliable tenant demand, and resilient cash flow supported by essential, locally anchored businesses.



Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,487	78,394	270,189

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,893	26,605	91,660

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$157,240	\$149,462	\$139,705

San Diego, CA MSA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

Retailers and businesses operating in San Diego enjoy access to a diverse consumer base, a steady flow of domestic and international tourists, and strong demand across its neighborhoods. With its thriving tourism industry, well-developed transit connections, and strategic location near the U.S.–Mexico border, San Diego supports long-term growth and resilience. The city consistently outperforms national tourism trends, driven by its unmatched coastal amenities, global reputation, and strong demographic fundamentals.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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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 2513 Folex Way, Spring Valley, CA, 91978 ("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 Real Estate Investment Services™. 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.

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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 Real Estate Investment Services™. 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.

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