

For Lease

481-687 Sweetwater Rd, Spring Valley, CA 91977

AVAILABLE: 19,320 SF + 2,220 SF Mezzanine (Former Rite-Aid Available)
3,362 SF (Former Red Cross)



Scott Duhs

Partner | CA License: 01048874

(619) 491-0614 | Scott@DuhsCommercial.com



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



Property Highlights

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- Join Albertsons, Dollar Tree, Chase Bank, Starbucks, Autozone, Hibbett Sports, Petco, Burlington Coat, Discount Tire, and many others!
- Highly visible center with high traffic counts
- Excellent tenant mix with strong regional presence.
- Seasoned neighborhood being surrounded by small, local businesses is great because you almost feel like everyone is family. Everyone in 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.



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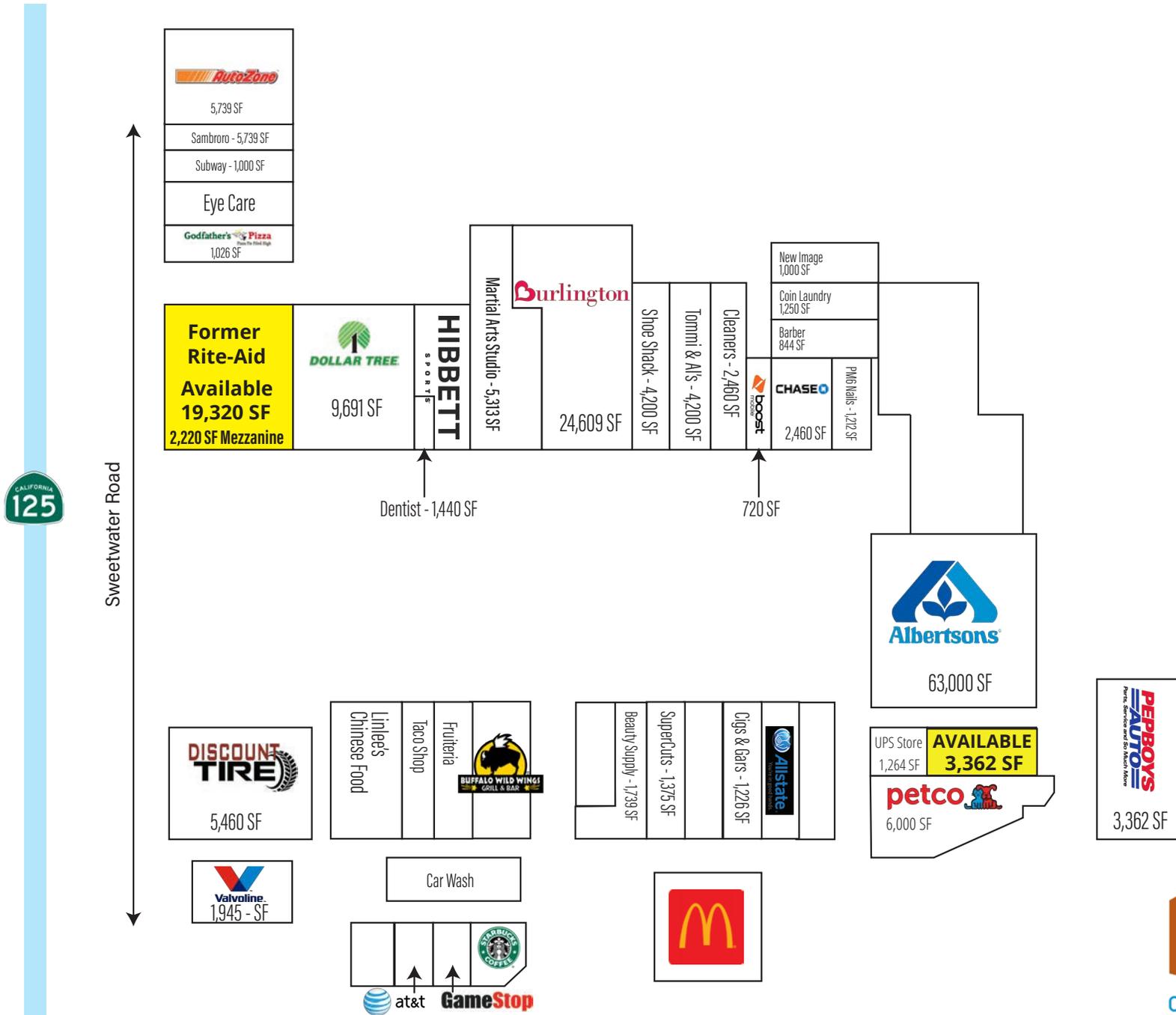
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Site Plan

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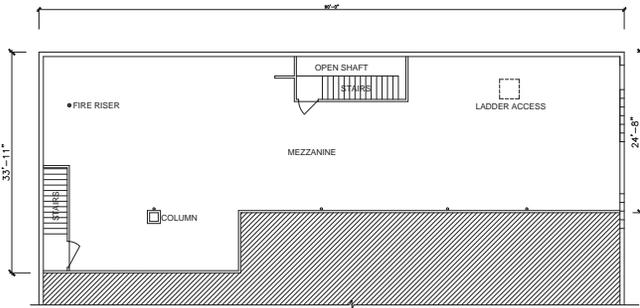


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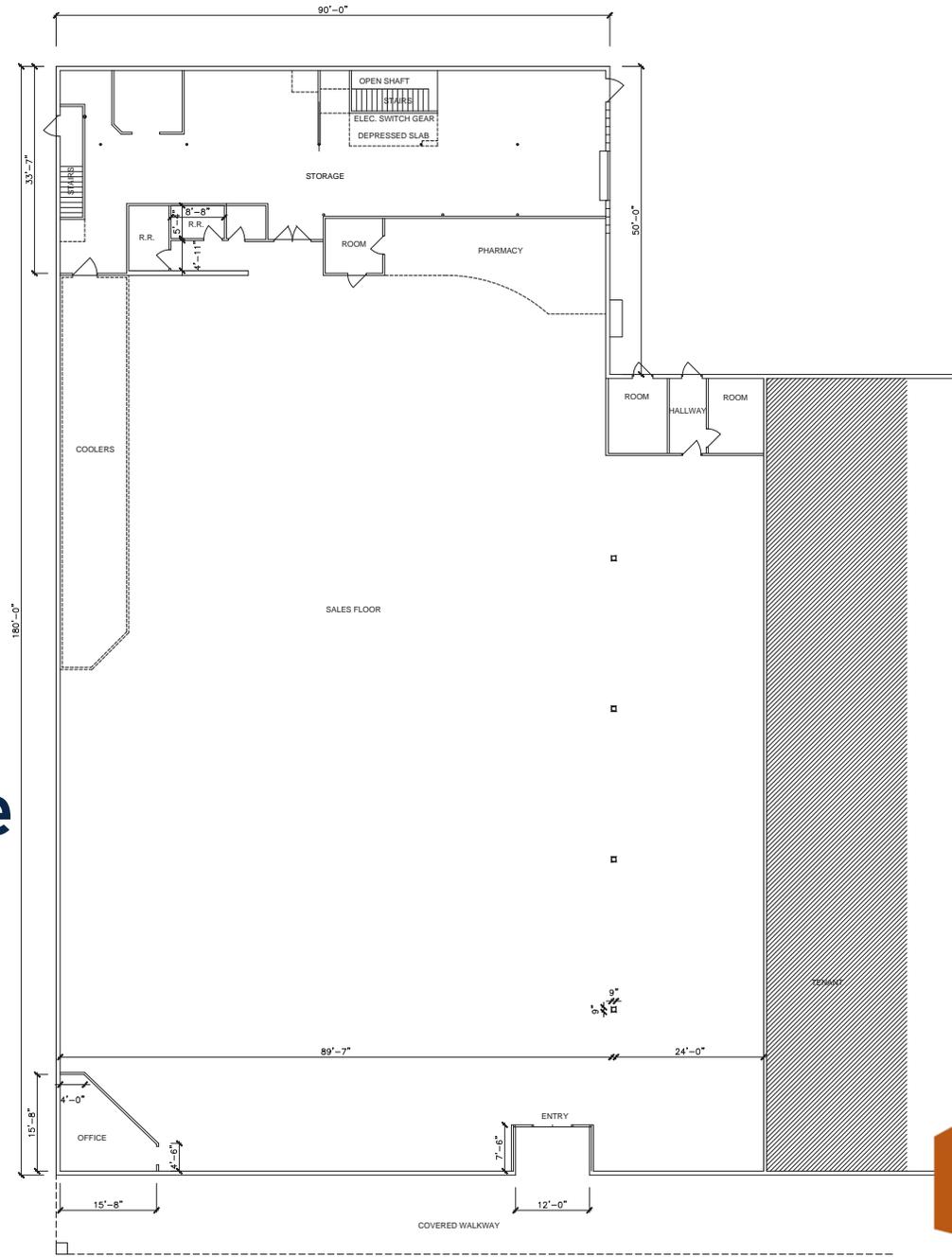


Floor Plan - Former Rite-Aid

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SECOND FLOOR - MEZZANINE

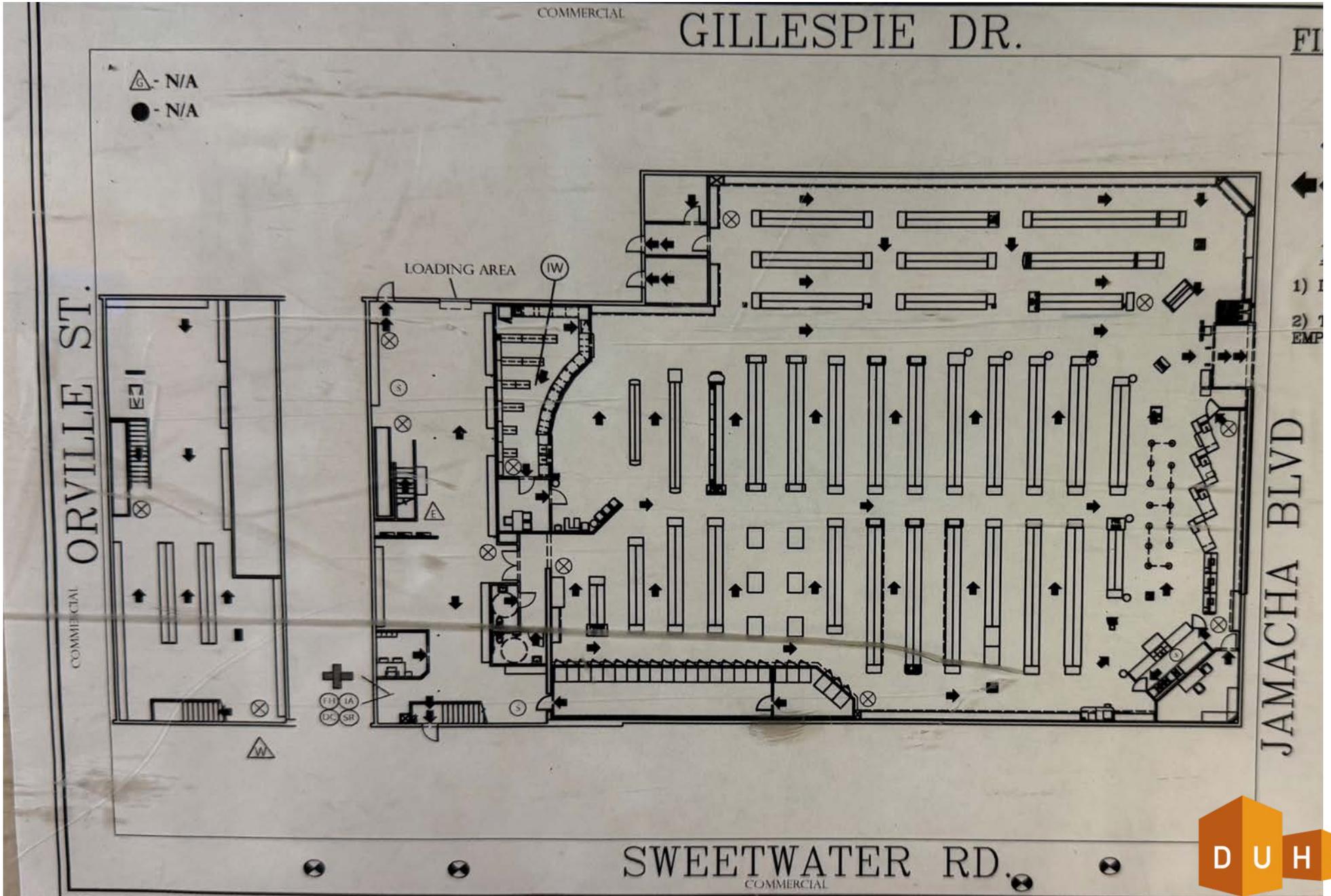


Available: 19,320 SF
plus a 2,220 Mezzanine



Floor Plan - Former Rite-Aid

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Floor Plan - Former Red Cross

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Available: 3,362 SF

Jamacha Boulevard

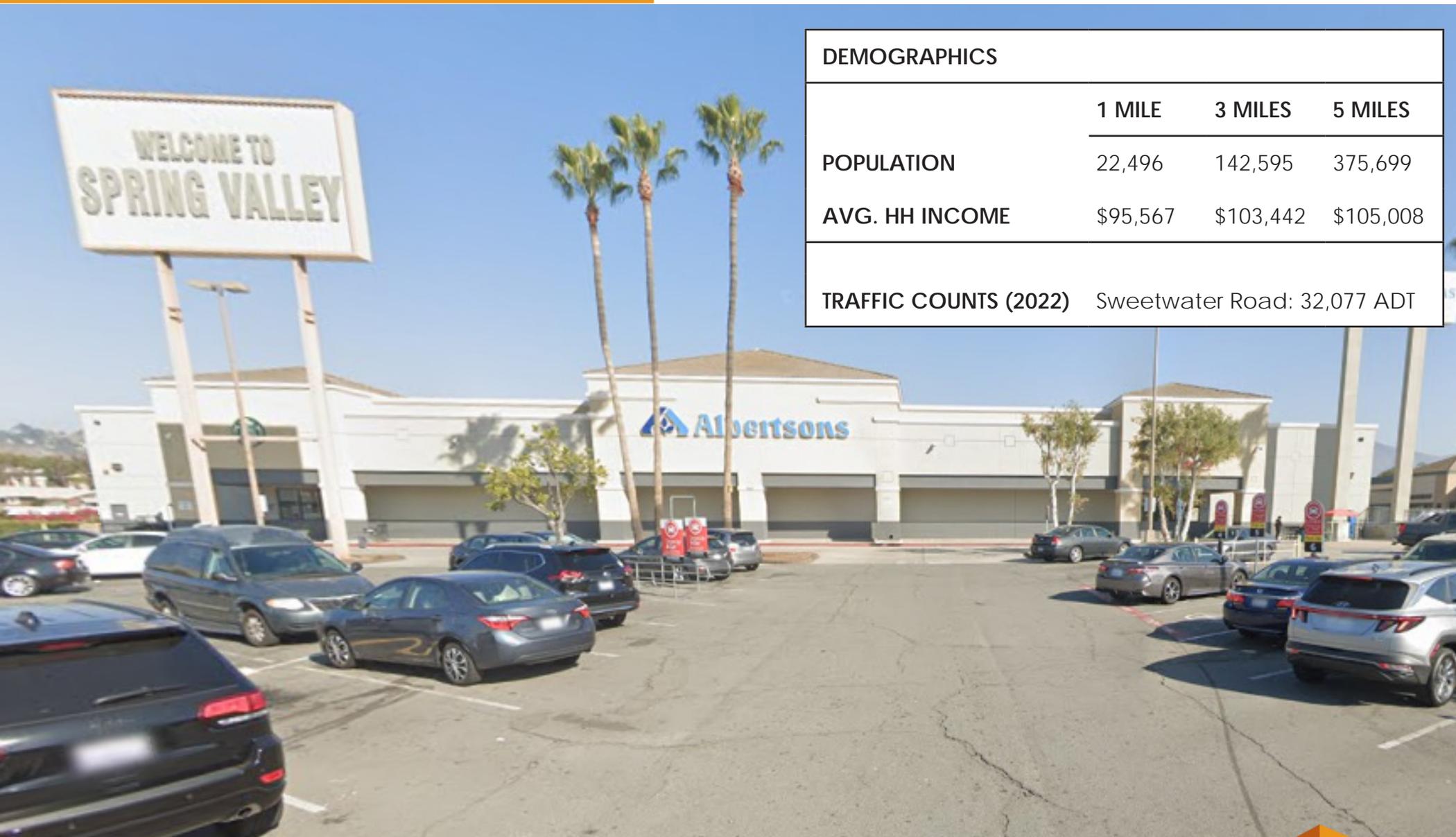


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Demographics

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DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
POPULATION	22,496	142,595	375,699
AVG. HH INCOME	\$95,567	\$103,442	\$105,008
TRAFFIC COUNTS (2022)	Sweetwater Road: 32,077 ADT		

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Aerial

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