

9157-9161 HARNESS ST

SPRING VALLEY, CA 91977

OWNER-USER OR INVESTMENT OPPORTUNITY



9157-9161 HARNESS ST

SPRING VALLEY, CA 91977

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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MATTHEWS™



\$2,750,000
SALE PRICE



PROPERTY SUMMARY



OWNER-USER OR INVESTMENT OPPORTUNITY



±12,061 RSF ON ±0.57 AC
OFFICE, WAREHOUSE AND UNENCLOSED STRUCTURES



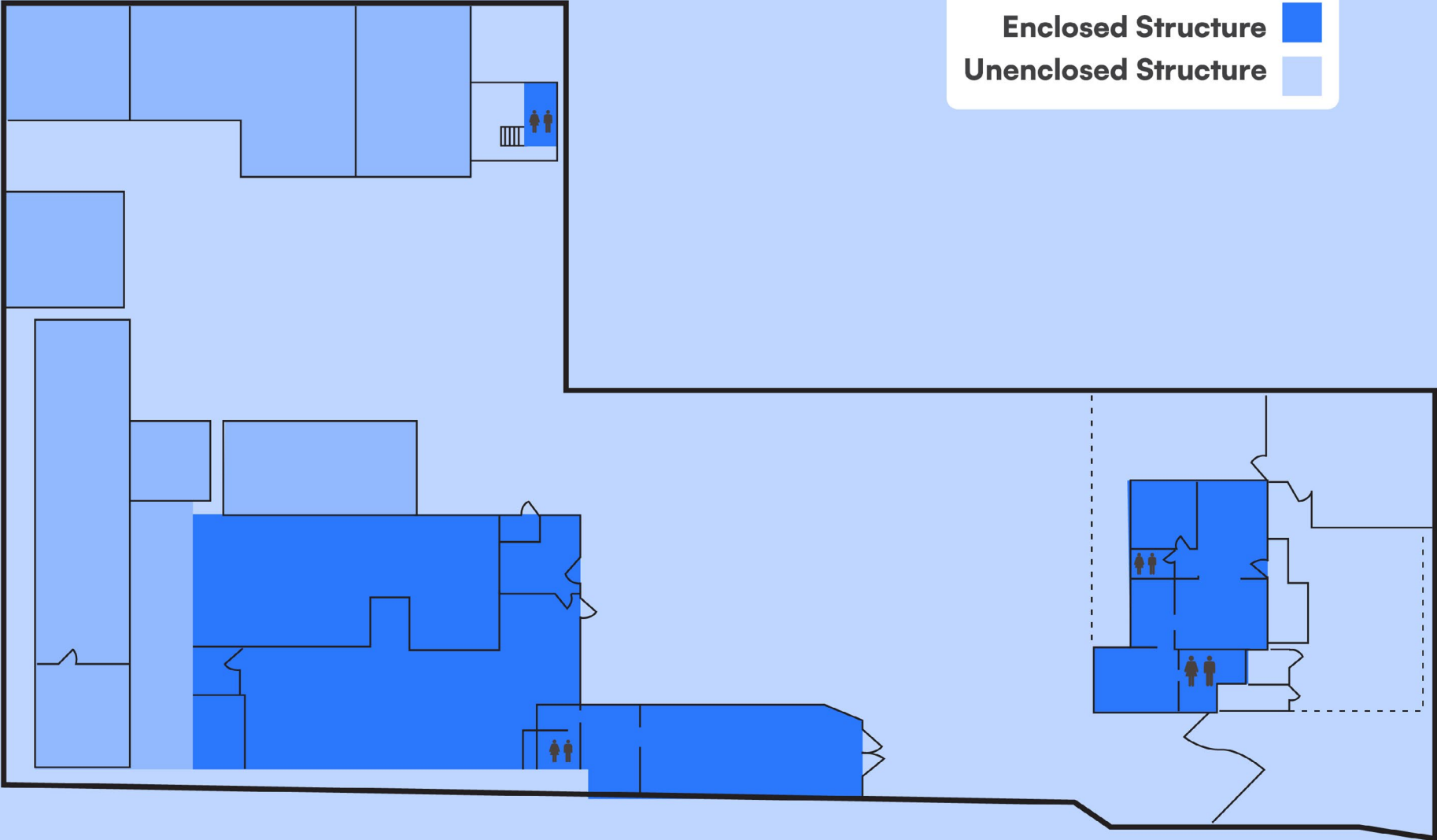
FENCED & PAVED YARD
SECURE AND FUNCTIONAL OUTDOOR SPACE



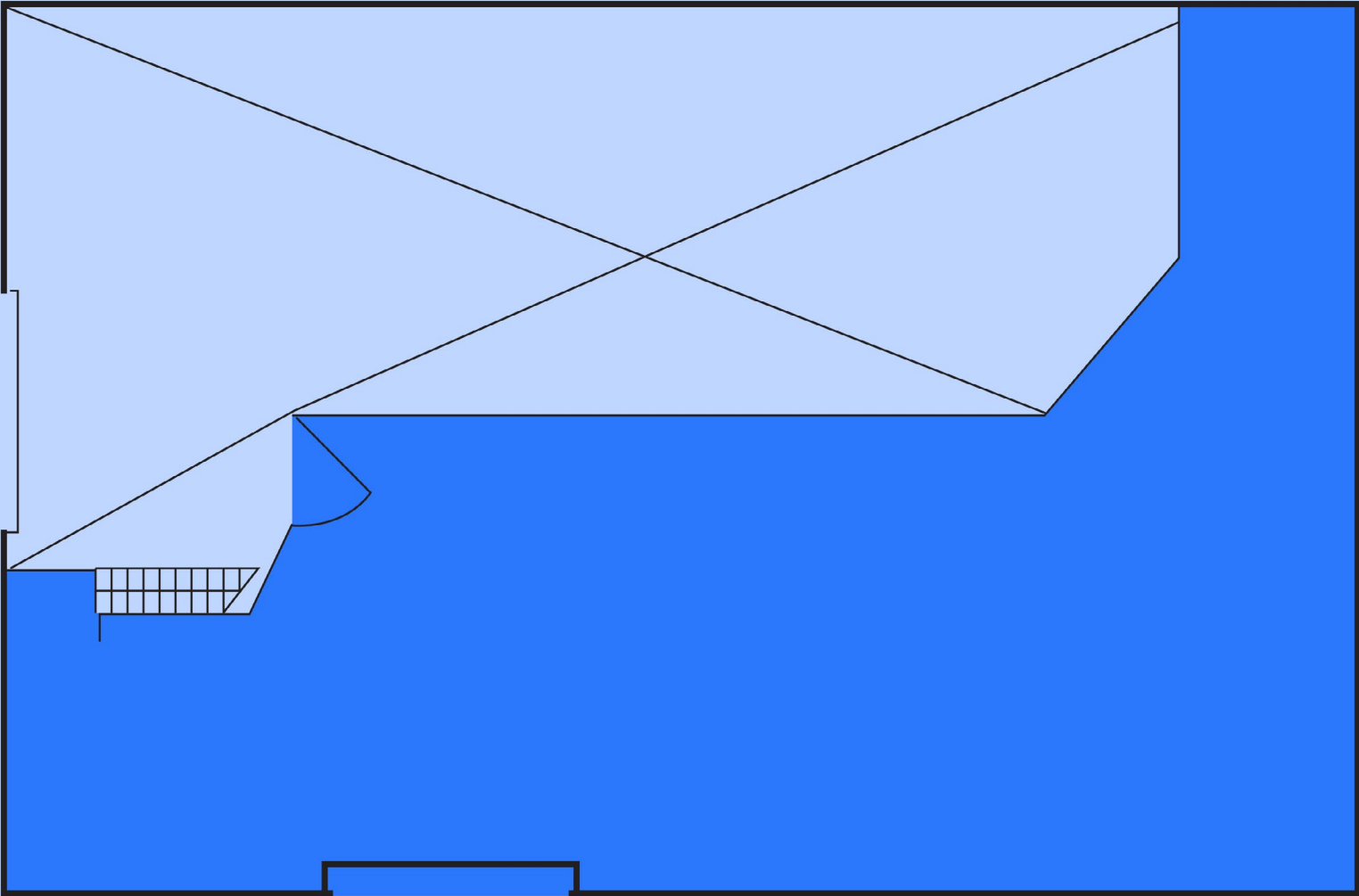
M54 ZONING
WIDE RANGE OF INDUSTRIAL USES, INCLUDING OUTDOOR STORAGE.

SITE PLAN

Enclosed Structure 
Unenclosed Structure 



SITE PLAN



PROPERTY PHOTOS



TENANT MAP



 **MOUNT MIGUEL HIGH SCHOOL**
1,506 STUDENTS


RICHARDSON STEEL

PROGRESSIVE STEEL

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

SUBJECT PROPERTY

 **RWC**
BUILDING PRODUCTS

 **ASBURY STEEL, INC.**

 **NATIONAL CONSTRUCTION RENTALS**

 **AVONDALE ELEMENTARY SCHOOL**
326 STUDENTS

Public Storage

 **Whitmore Steel Inc.**
Engineering. Perfected.

 **McQueens**
DELIVER TO YOU

JAMACHA RD ± 20,700 VPD

 **7-ELEVEN**

 **CUBESMART self storage**

 **PCIW STEEL CORP**

 **STEAM ACADEMY**
694 STUDENTS

HIBBETT SPORTS
 **RITE AID**  **Albertsons**
 **DOLLAR TREE**
   
SUBWAY  **AutoZone**

 **target**  **dd's DISCOUNTS**  **Jersey Mike's SUBS**
  **Rally's**
ROSS DRESS FOR LESS **Smart & Final.**
   **O'Reilly AUTO PARTS**
YOSHINOYA

 **KEMPTON STREET ELEMENTARY**
638 STUDENTS

DRIVE TIME MAP



DOWNTOWN SAN DIEGO, CA

±12.5 MILES

SUBJECT PROPERTY

Drive Time

- 5 Minutes
- 10 Minutes
- 15 Minutes

SPRING VALLEY, CA

The location benefits from strong vehicular connectivity. Harness Street lies within easy reach of major thoroughfares such as State Route 94 and Interstate 8, providing seamless access to central San Diego and regional logistics routes. Though specific traffic counts for Harness Street aren't readily available, its proximity to these highways places it in a high-visibility and well-traveled corridor—ideal for industrial tenants seeking streamlined distribution or logistics operations.

Spring Valley, located in the East County region of San Diego, spans just over seven square miles with a predominantly suburban layout. The area has experienced steady population growth. It offers a mix of suburban and semi-urban characteristics, providing scenic landscapes, family-friendly neighborhoods, and convenient access to downtown San Diego, about 10 miles to the west.

Spring Valley offers plenty of amenities for residents, including parks, hiking trails, and recreational areas that appeal to families and outdoor enthusiasts. The community is supported by quality schools, healthcare facilities like Sharp Grossmont Hospital, and easy access to major roadways, making commuting and regional travel convenient.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
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2025 Estimate	42,063	119,223	478,189
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HOUSEHOLDS	3-MILE	5-MILE	10-MILE
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2025 Estimate	137,637	366,767	1,361,022
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INCOME	3-MILE	5-MILE	10-MILE
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Avg. Household Income	\$104,411	\$105,345	\$104,430
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MARKET OVERVIEW

SPRING VALLEY, CALIFORNIA

SAN DIEGO MSA

#3 IN BEST CITIES FOR RECREATION
(WALLETHUB, 2021)

#4 IN THE 15 MOST SUSTAINABLE CITIES IN THE U.S.
(ROCKET HOMES, 2021)

#9 IN MOST PET-FRIENDLY CITIES
(WALLETHUB, 2021)

SAN DIEGO INDUSTRIAL



2.17M SF

**NEW INDUSTRIAL CONSTRUCTION
IN Q4 2024**



2.3M SF

Q3 LEASING ACTIVITY



230,500 JOBS

**TRANSPORTATION AND WAREHOUSING
JOBS AS OF NOV. 2024**

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9157-9161 Harness 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.

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