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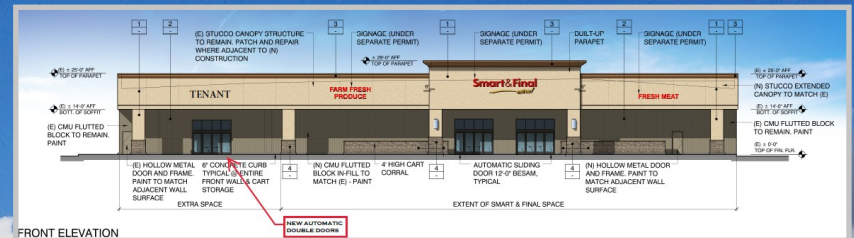
LEASE

4,000 - 8,561 SF

933 Sweetwater Rd, Spring Valley, CA 91977

HIGHLIGHTS:

- Anchored by Smart & Final, with leases pending with Target, Ross, DD's
- Freeway visible in this dynamic trade area
- Long Term Smart & Final Sublease



ROSS DRESS FOR LESS (pending)
 dd's DISCOUNTS
 Target



For more information about this property, please contact:

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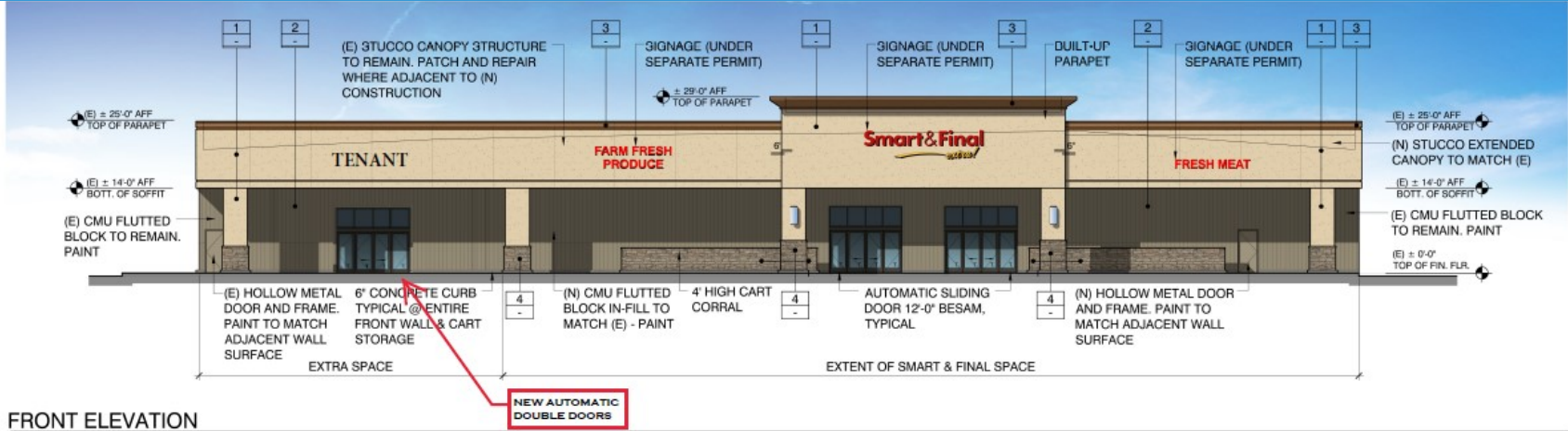
COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT



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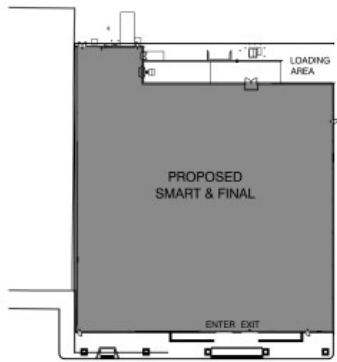
ELEVATION

933 Sweetwater Rd, Spring Valley, CA 91977



FRONT ELEVATION

1/8" = 1'-0"



KEY PLAN

N.T.S.

- | | | |
|---|---|--|
| 1 | DUNN EDWARDS PAINT
DE6178 'BOUTIQUE BEI' | |
| 2 | DUNN EDWARDS PAINT
DE6222 'WEATHERED E' | |
| 3 | DUNN EDWARDS PAINT
DEA 164 'AUTUMN BAR' | |
| 4 | OPTION 'A'
CULTURED STONE
NATURAL LEDGE STONE | |
| | OPTION 'B'
SPLIT FACE BLOCK
(COLOR TO MATCH PAINT #2) | |

EXTERIOR COLORS

N.T.S.



EXISTING VIEW

N.T.S.



SMART & FINAL #725
SPRING VALLEY, CALIFORNIA

933 SWEETWATER ROAD

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

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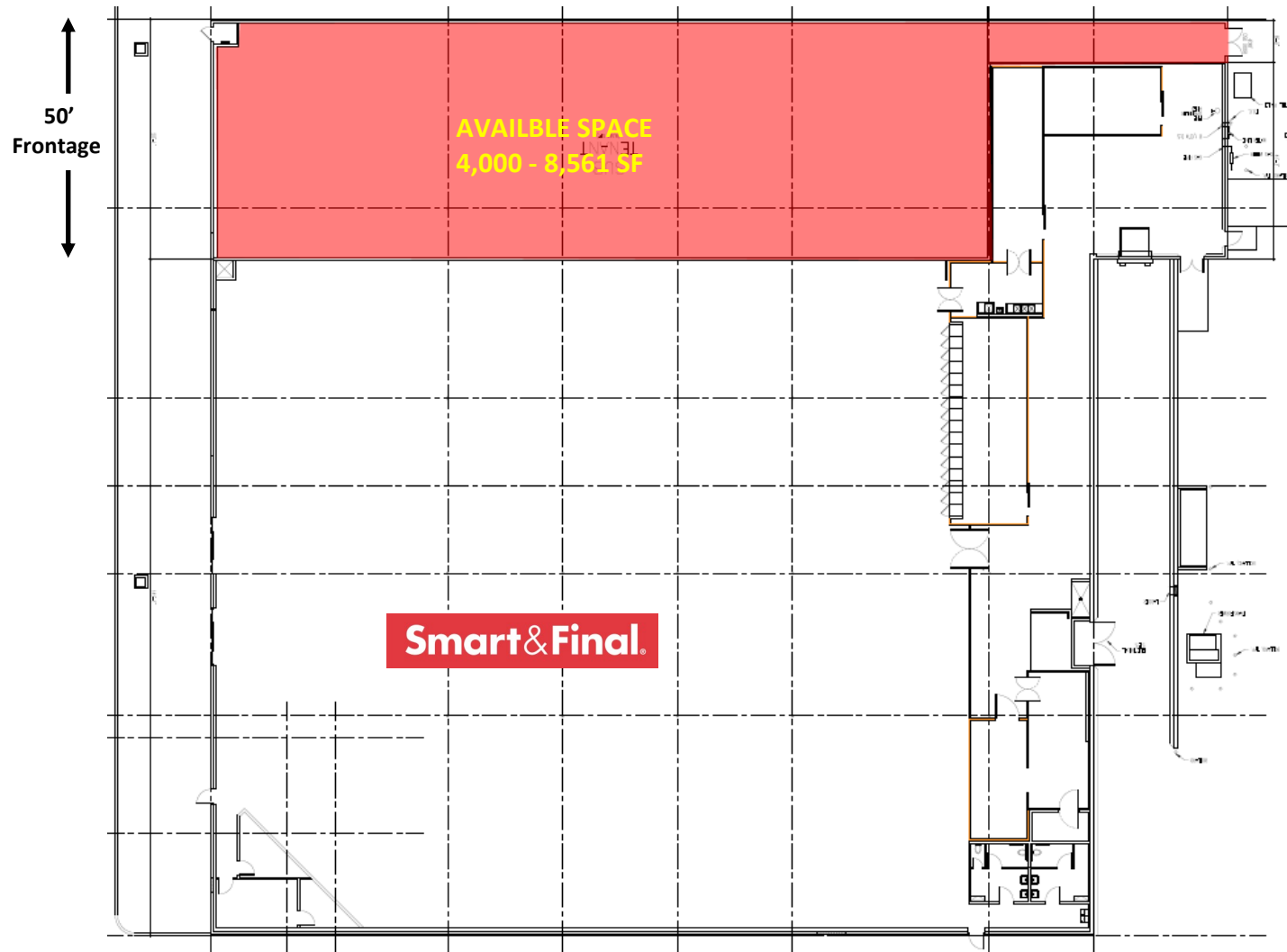
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SPACE PLAN

AVAILABLE

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AERIAL

AVAILABLE

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Sweetwater Lane
Community Park

JAMACHA RD. 20,600 ADT

90,000 ADT

36,300 ADT

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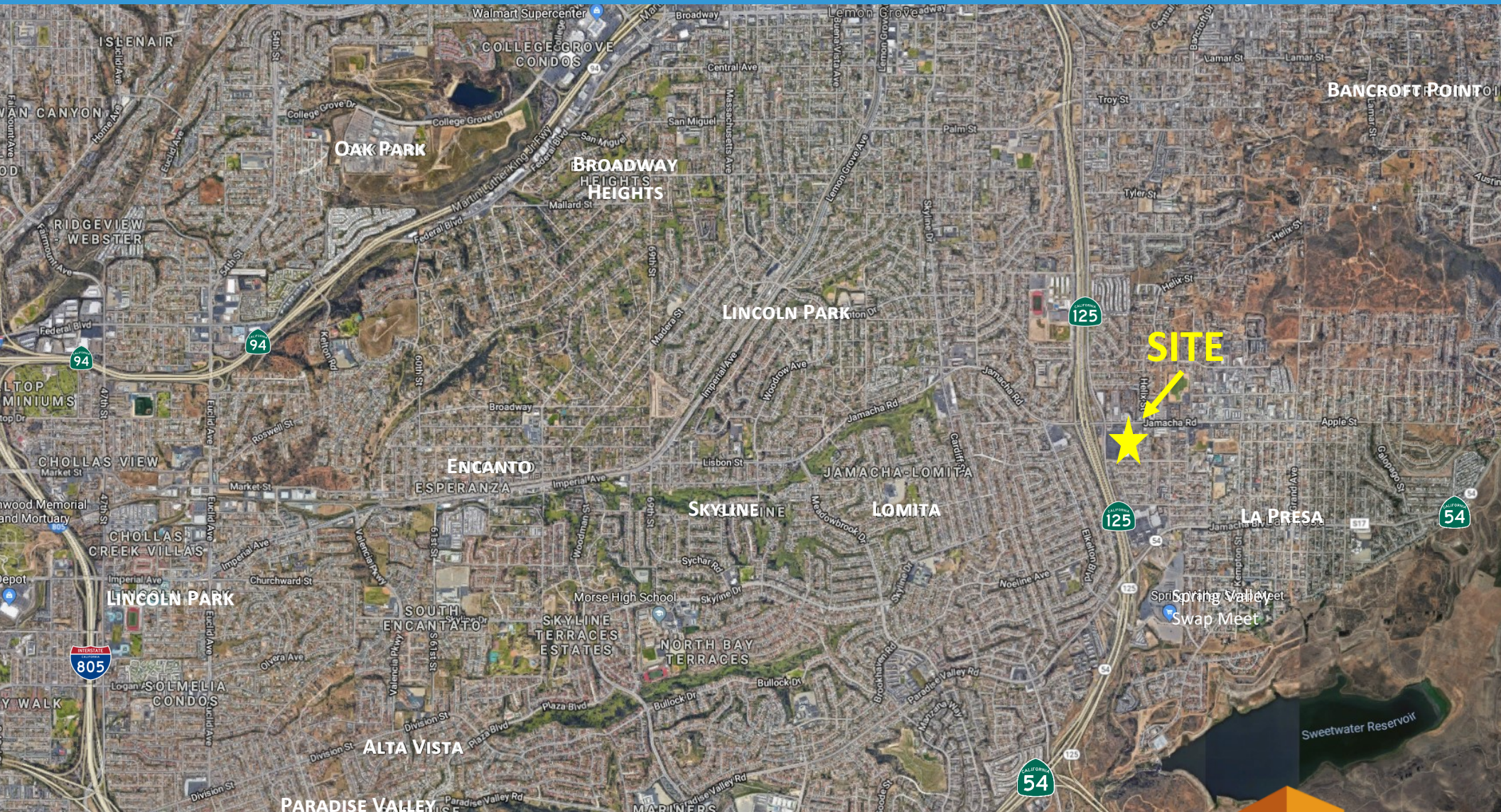


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AERIAL

AVAILABLE

933 Sweetwater Rd, Spring Valley, CA 91777



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DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
POPULATION 2017	27,621	159,635	411,876
POPULATION PROJECTION (2022)	29,087	167,850	433,404



HOUSEHOLDS 2017	7,841	48,206	132,549
HOUSEHOLDS PROJECTION (2022)	8,257	50,687	139,472



AVERAGE HH INCOME 2017	\$71,163	\$78,694	\$79,884
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MEDIAN HH INCOME 2017	\$63,367	\$66,052	\$64,503
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TRAFFIC COUNT (2016)

JAMACHA RD./COUSHATTA LN.	20,600 ADT
SWEETWATER RD./ORVILLE ST.	36,300 ADT
SR-125-NB / JAMACHA BLVD.	90,000 ADT

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