

For Lease

481-687 Sweetwater Rd, Spring Valley, CA 91977

AVAILABLE: 17,450 SF (Former Rite-Aid Coming Available)
3,362 SF (Former Red Cross)
Former Car Wash Available!



Scott Duhs

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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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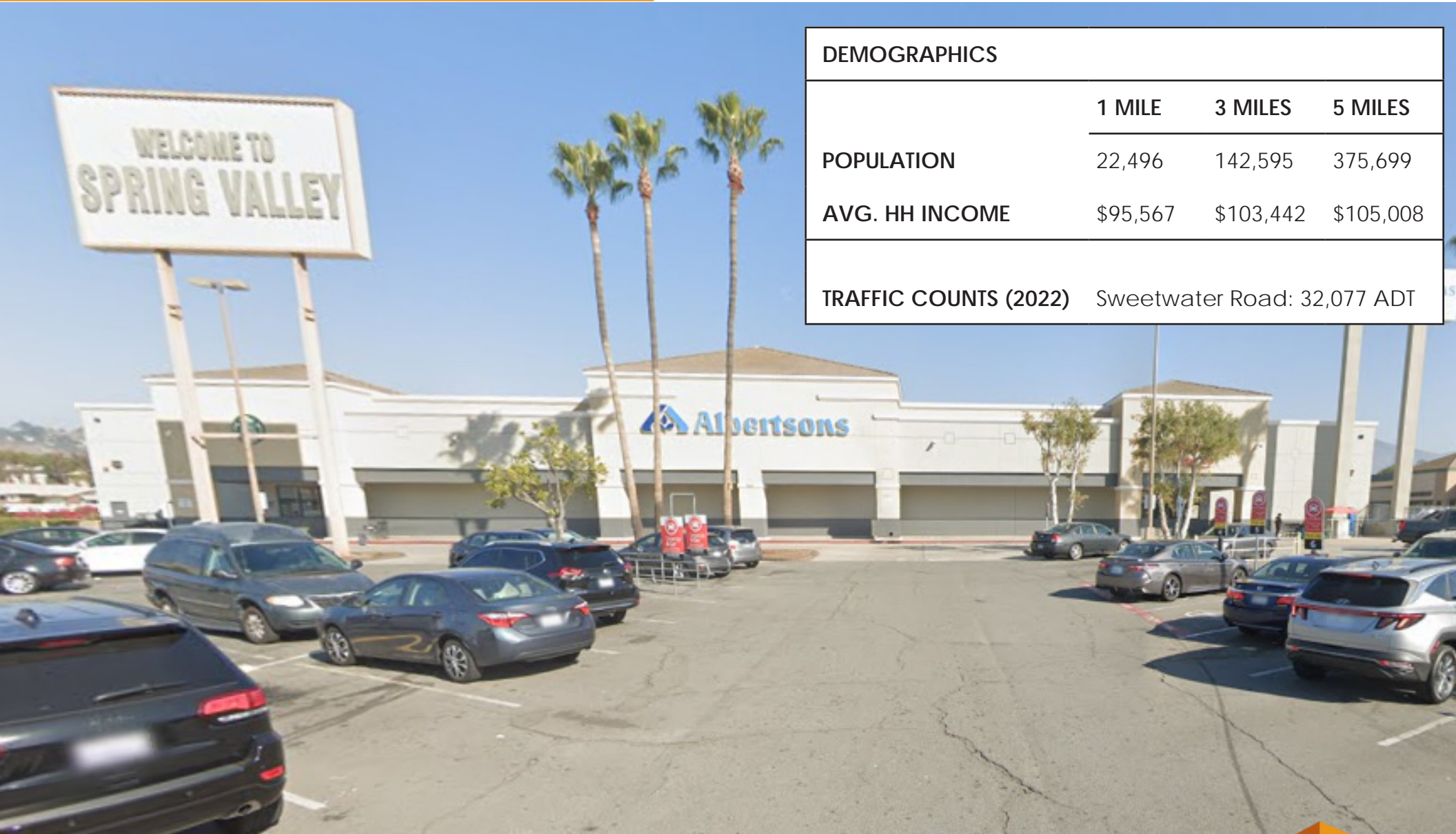
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Demographics

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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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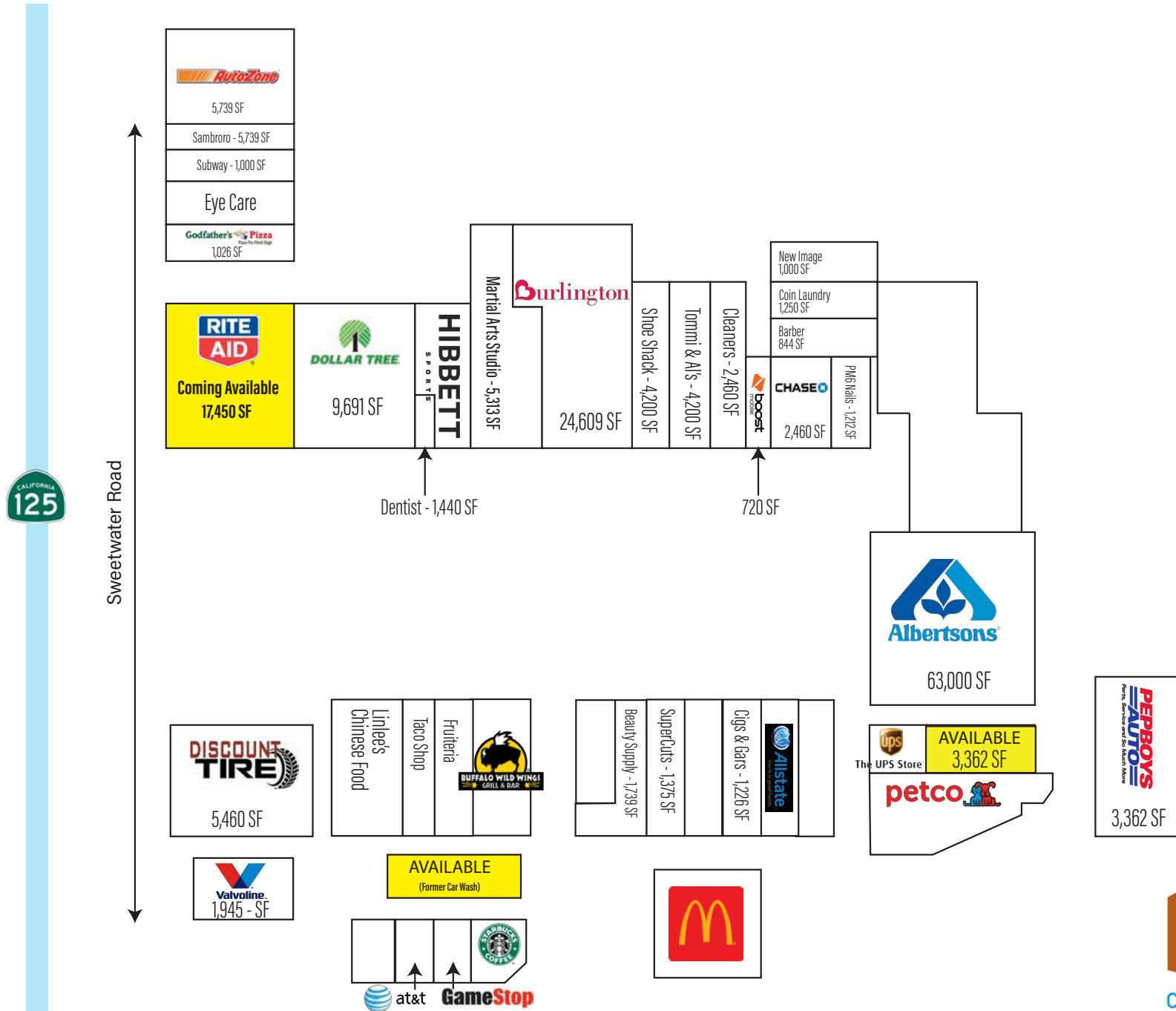
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SITE SOURCE

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Site Plan

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Aerial

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