

For Lease

481-687 Sweetwater Rd, Spring Valley, CA 91977

AVAILABLE:

±24,609 SF



Scott Duhs

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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.

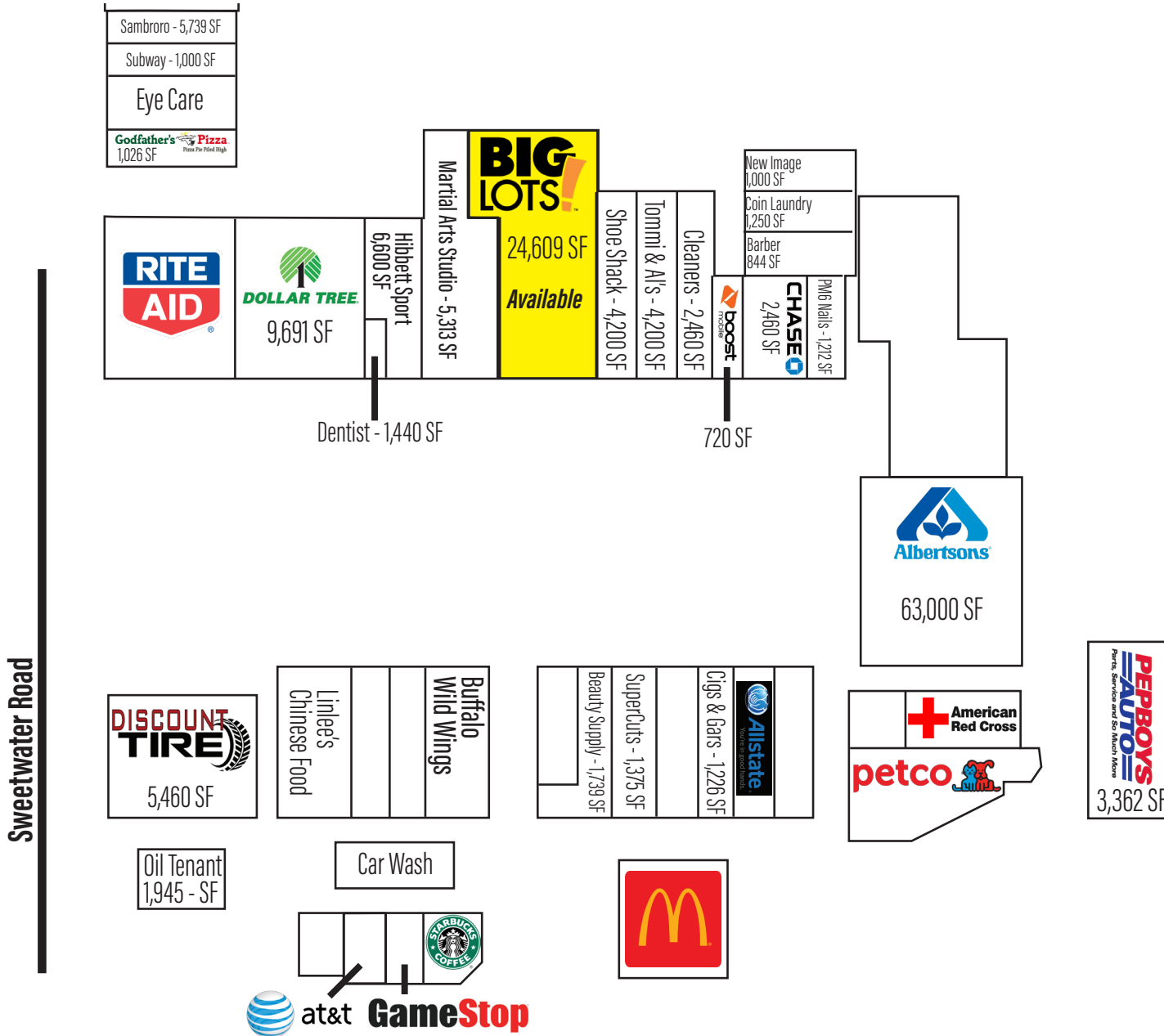


-PROPERTY HIGHLIGHTS

- Join Albertsons, Rite-Aid, Dollar Tree, Chase Bank, Starbucks, Autozone, and Petco
- Highly visible center with high traffic counts
- Excellent tenant mix with strong regional presence.
- Growing up 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.



-SITE PLAN



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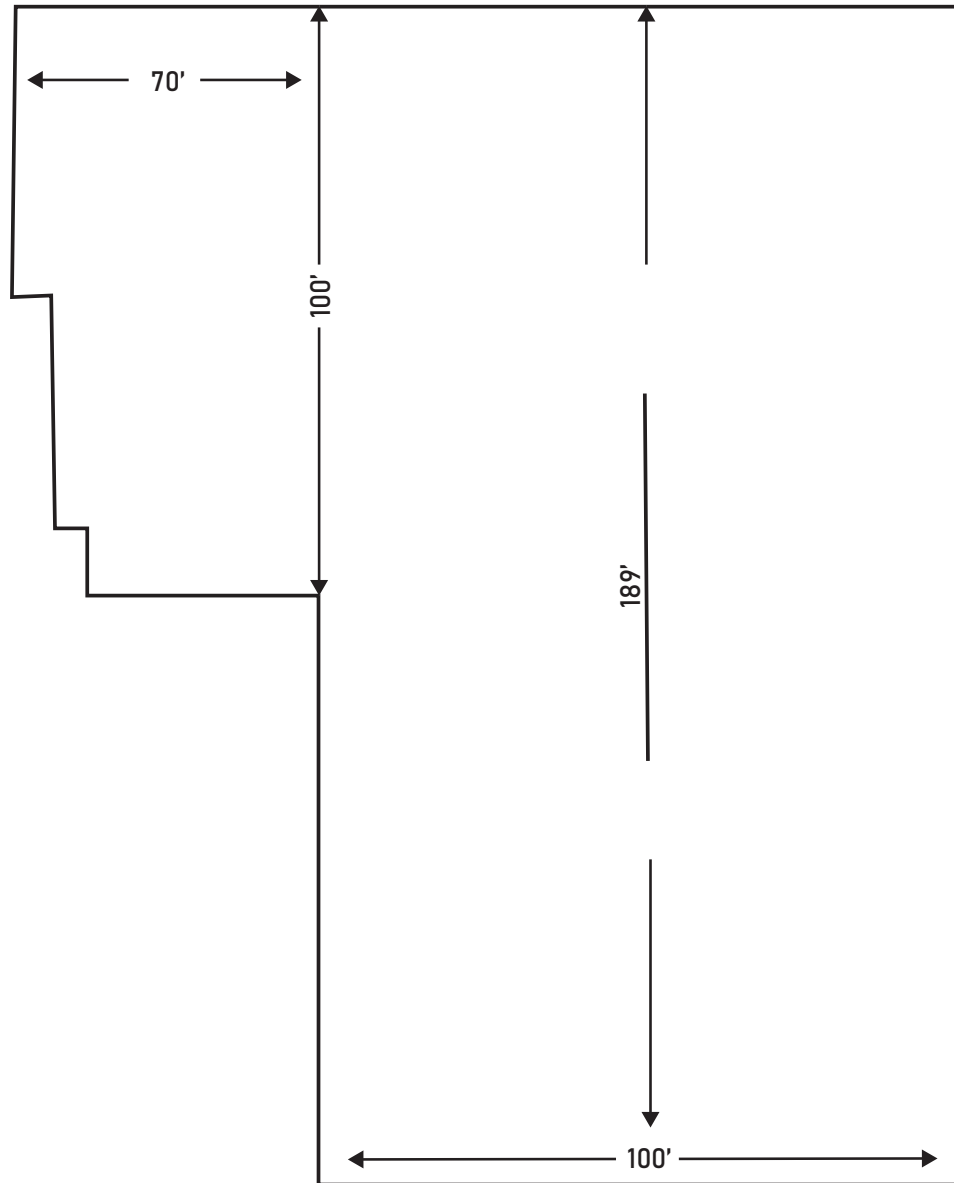
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FLOOR PLAN

Current Big Lots
Approximately 24,605 SF



* Not Drawn to Scale

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AERIAL

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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SITE SOURCE