

FOR LEASE

CASA DE ORO

97016-977 CAMPO ROAD, SPRING VALLEY, CA 91977

DRIVE-THRU PAD AVAILABLE

PROPERTY HIGHLIGHTS:

- Outstanding Location with Excellent Traffic Counts
- Great Visibility on Campo Road
- Across the Street from Big 5 and Dollar Tree
- Join Carquest & Little Caesars in this Fine Center
- Remodel Coming Soon!



Scott Duhs

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

CA License: 01048874



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.

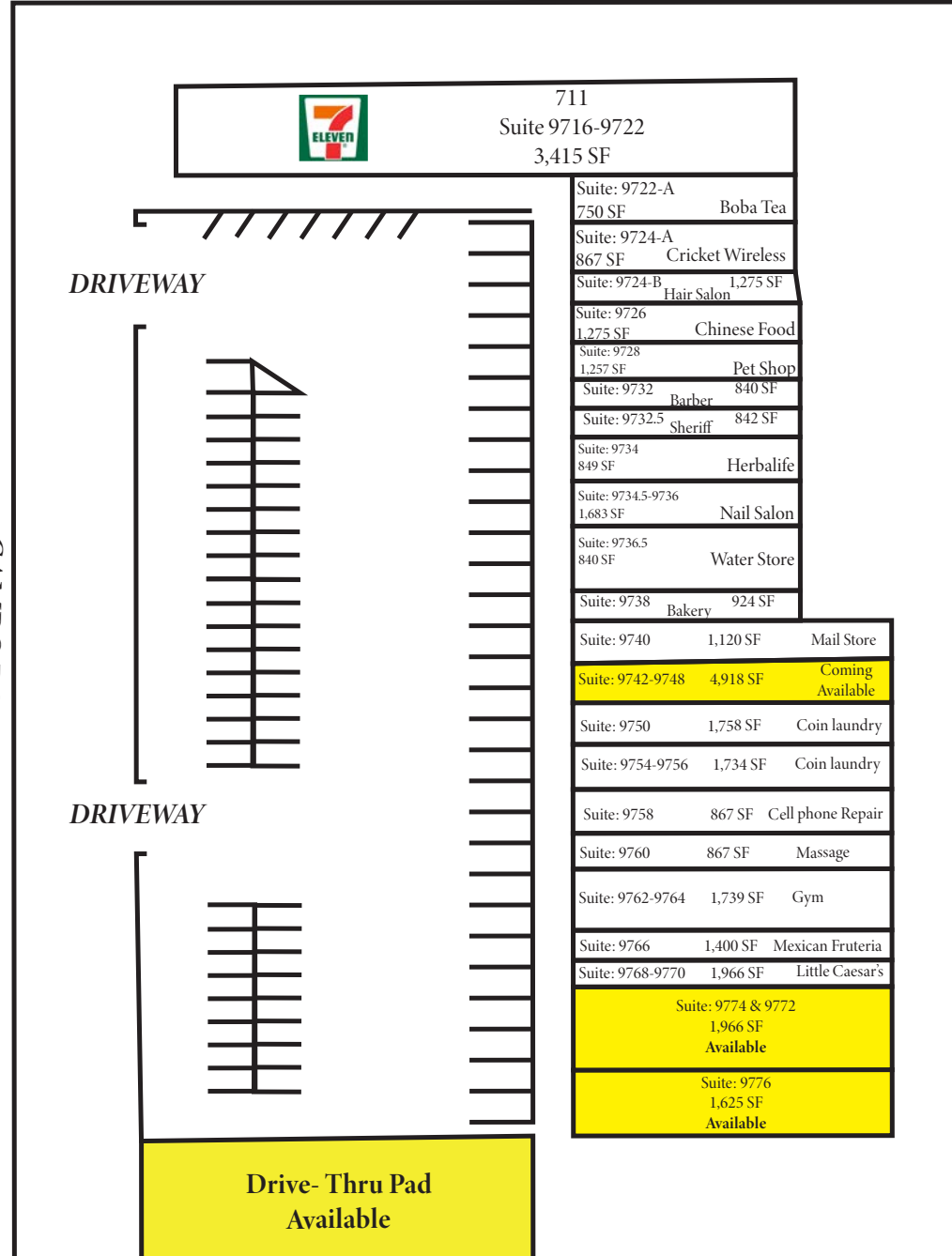
SITE SOURCE

SITE PLAN

CONRAD DRIVE



CAMPO ROAD



711
Suite 9716-9722
3,415 SF



Suite: 9722-A	750 SF	Boba Tea
Suite: 9724-A	867 SF	Cricket Wireless
Suite: 9724-B	1,275 SF	Hair Salon
Suite: 9726	1,275 SF	Chinese Food
Suite: 9728	1,257 SF	Pet Shop
Suite: 9732	840 SF	Barber
Suite: 9732.5	842 SF	Sheriff
Suite: 9734	849 SF	Herbalife
Suite: 9734.5-9736	1,683 SF	Nail Salon
Suite: 9736.5	840 SF	Water Store
Suite: 9738	924 SF	Bakery
Suite: 9740	1,120 SF	Mail Store
Suite: 9742-9748	4,918 SF	Coming Available
Suite: 9750	1,758 SF	Coin laundry
Suite: 9754-9756	1,734 SF	Coin laundry
Suite: 9758	867 SF	Cell phone Repair
Suite: 9760	867 SF	Massage
Suite: 9762-9764	1,739 SF	Gym
Suite: 9766	1,400 SF	Mexican Fruteria
Suite: 9768-9770	1,966 SF	Little Caesar's
Suite: 9774 & 9772	1,966 SF	Available
Suite: 9776	1,625 SF	Available

DRIVEWAY

DRIVEWAY

Drive- Thru Pad Available

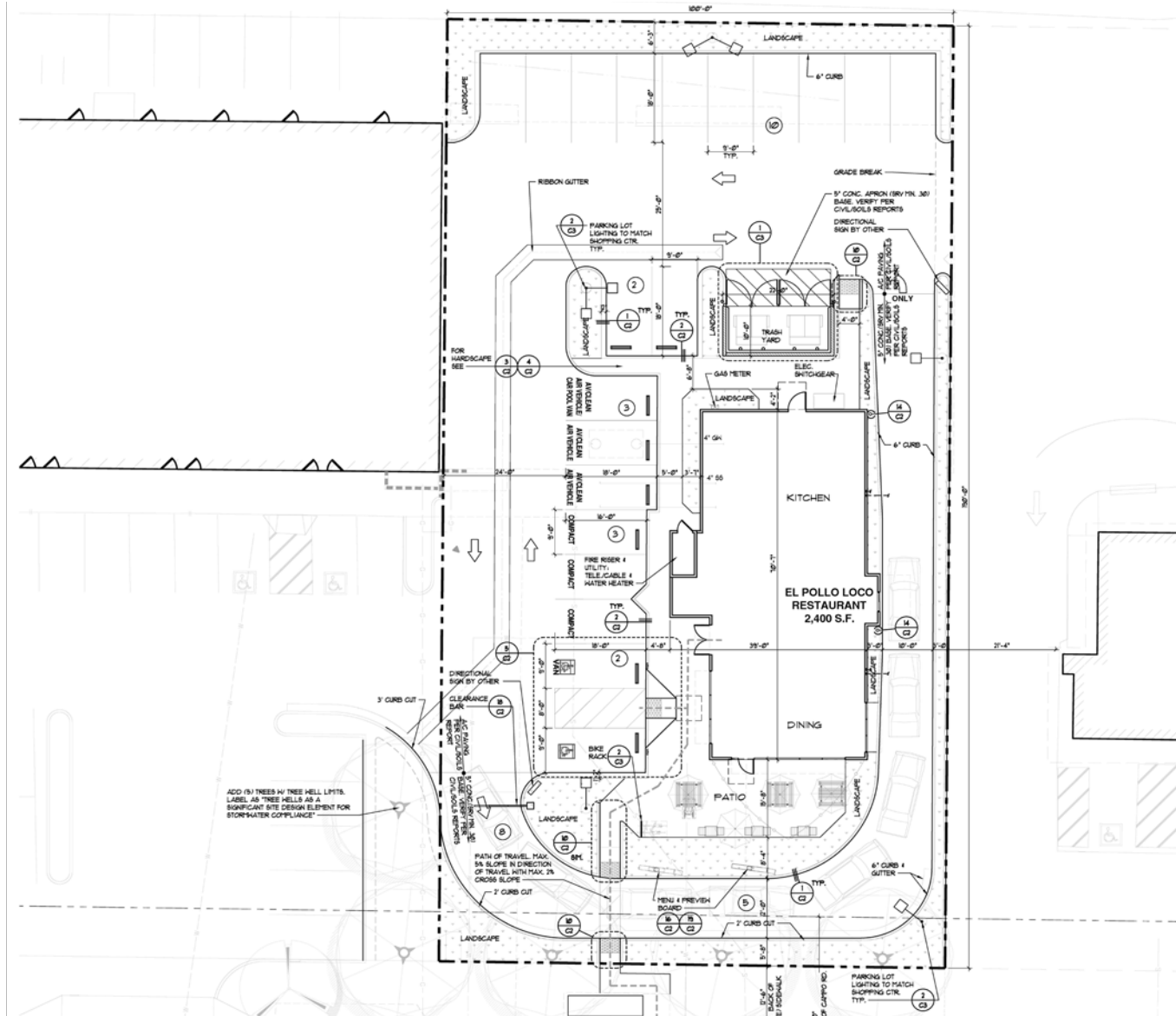
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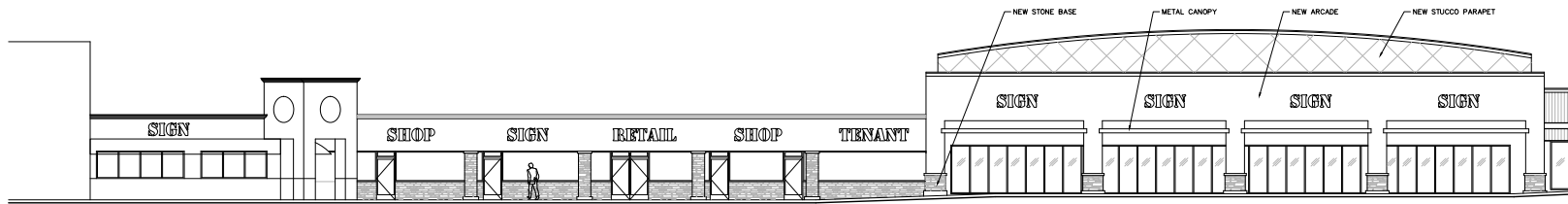
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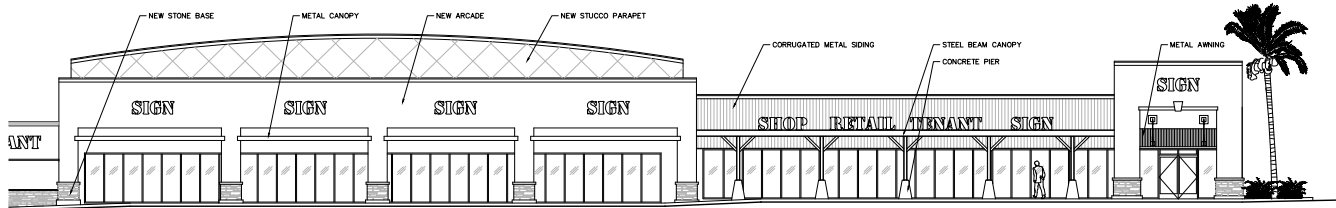
POTENTIAL UPGRADE



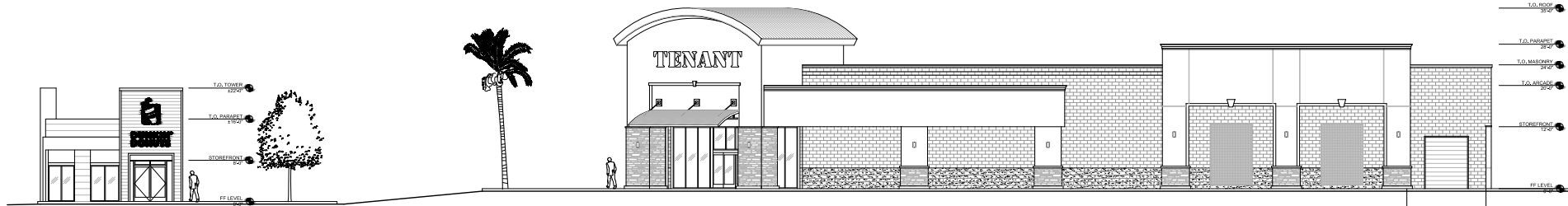
00 CAMPO RD. ELEVATIONS
SCALE: NTS



01 SOUTH ELEVATIONS (LOT 2-4)
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATIONS (LOT 4-5)
SCALE: 1/8" = 1'-0"

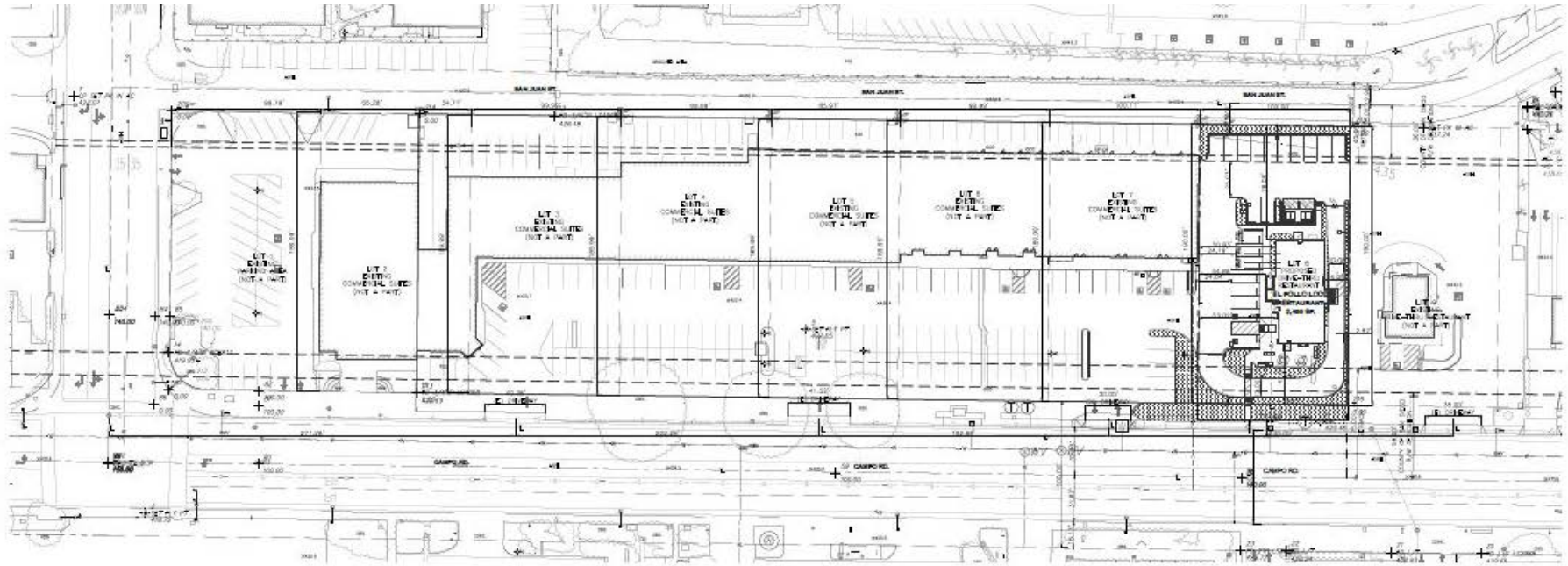


03 SOUTH ELEVATIONS (LOT 6-8)
SCALE: 1/8" = 1'-0"

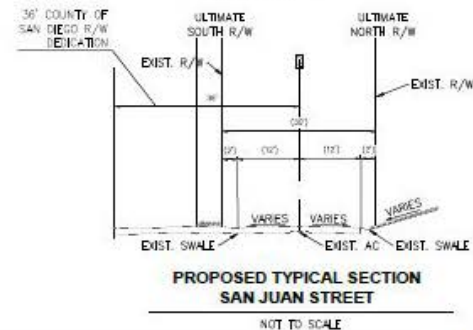
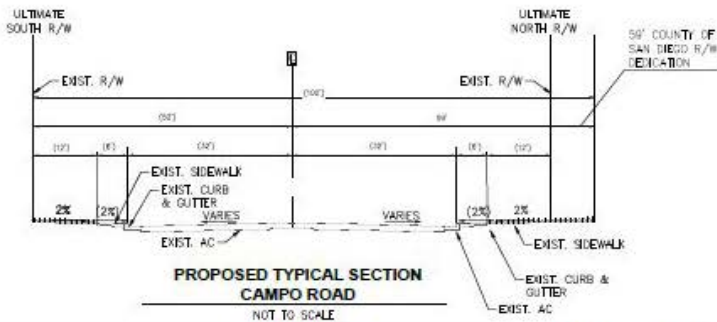
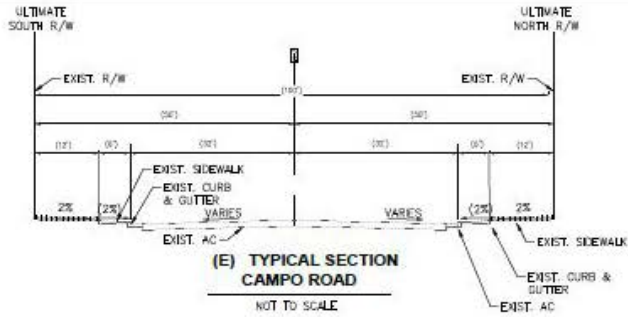
PLOT PLAN

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01 PLOT PLAN (SHOPPING CENTER)



AERIAL

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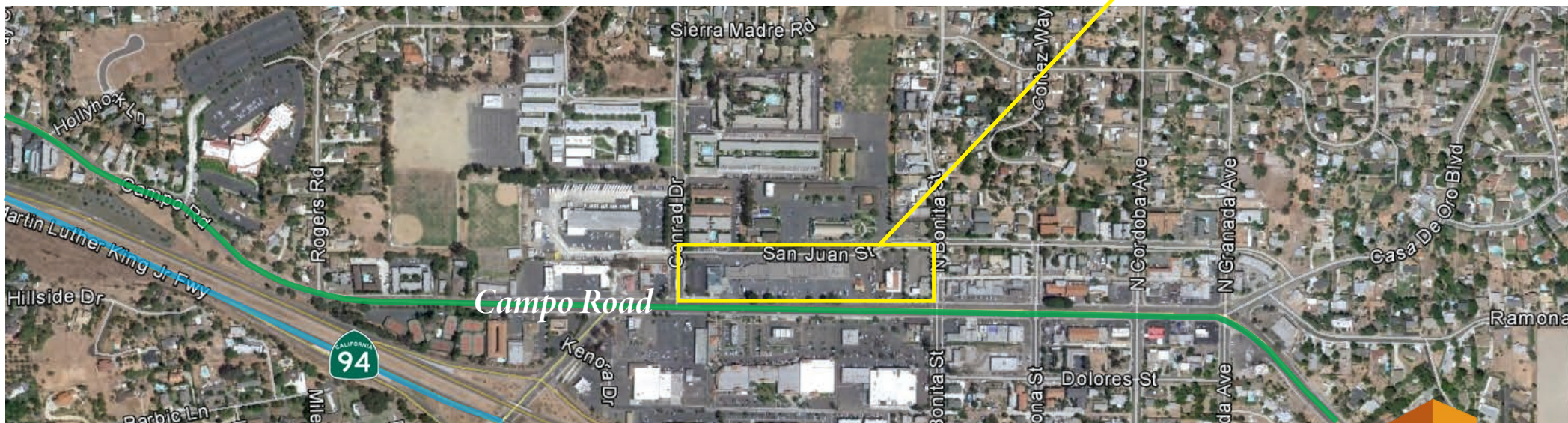
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Demographics

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
2023 Population:	15,067	134,050	379,491
Avg HH Income:	\$106,504	\$102,514	\$96,861

2022 Traffic Counts

Campo Rd. / Bonita St. : 15,343 cars per day



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