

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

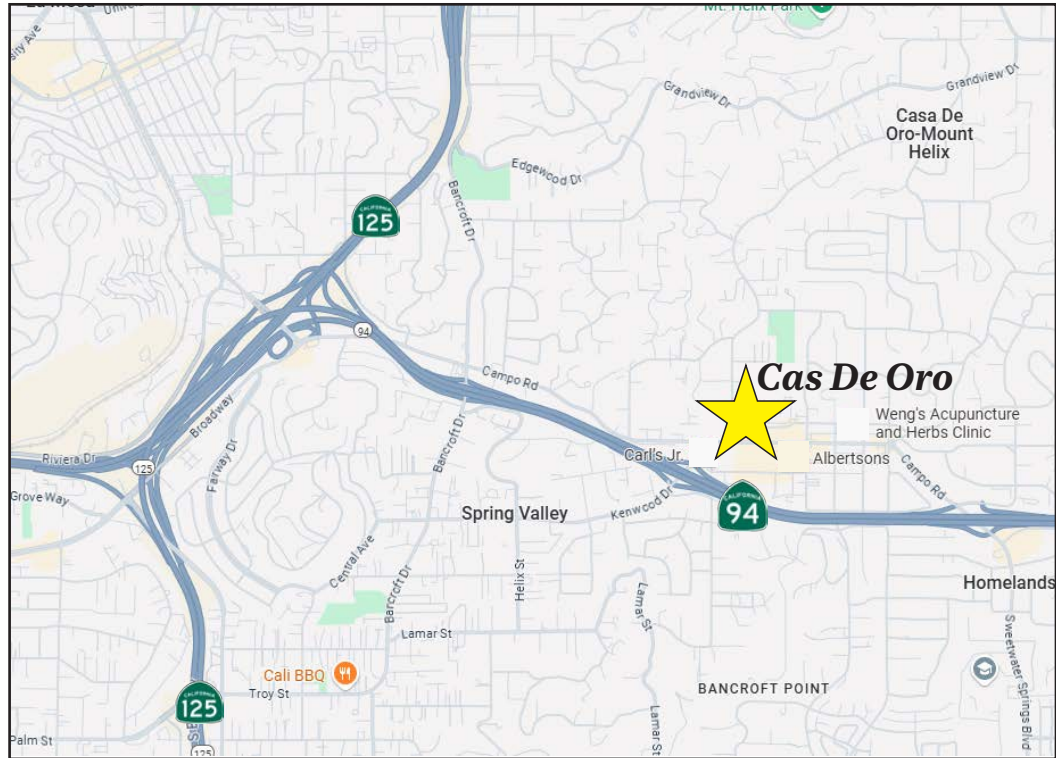


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SITE SOURCE

SITE PLAN

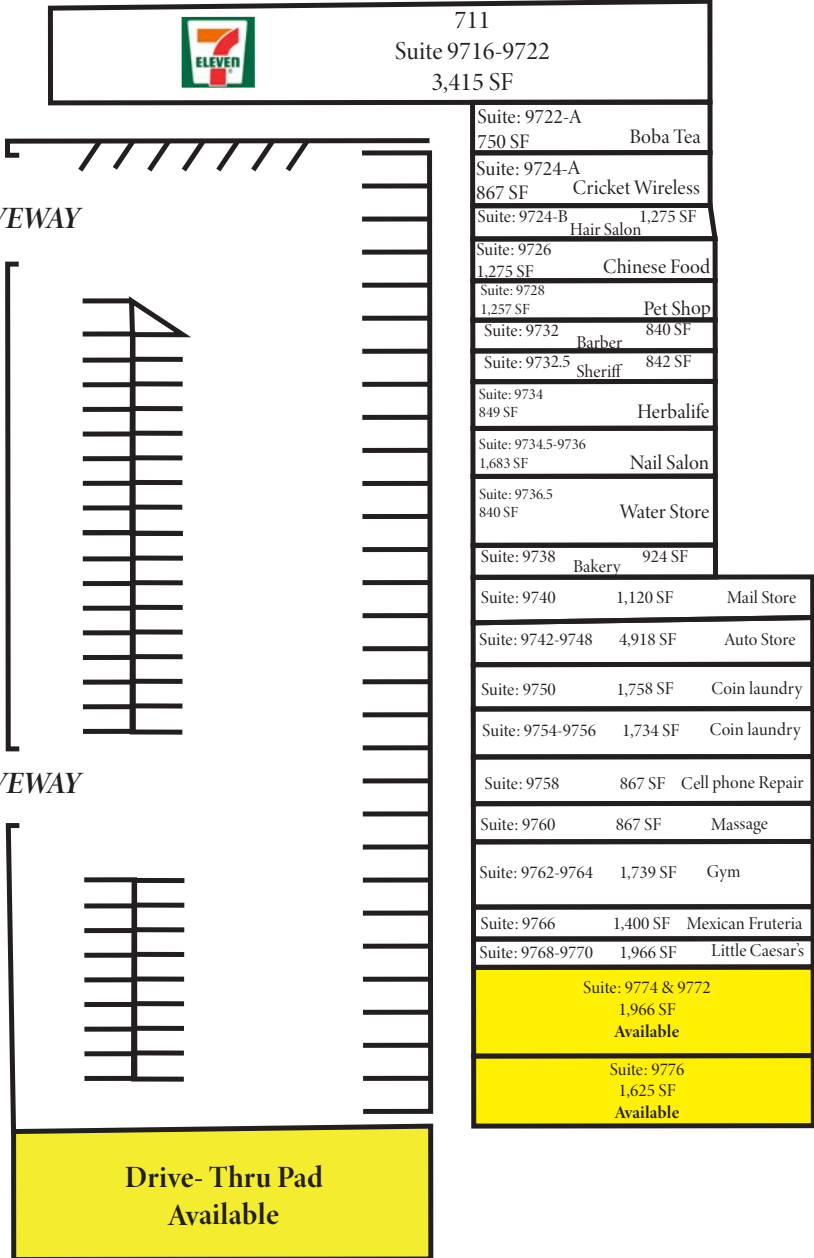
CONRAD DRIVE



CAMPO ROAD

DRIVEWAY

DRIVEWAY



Scott Duhs

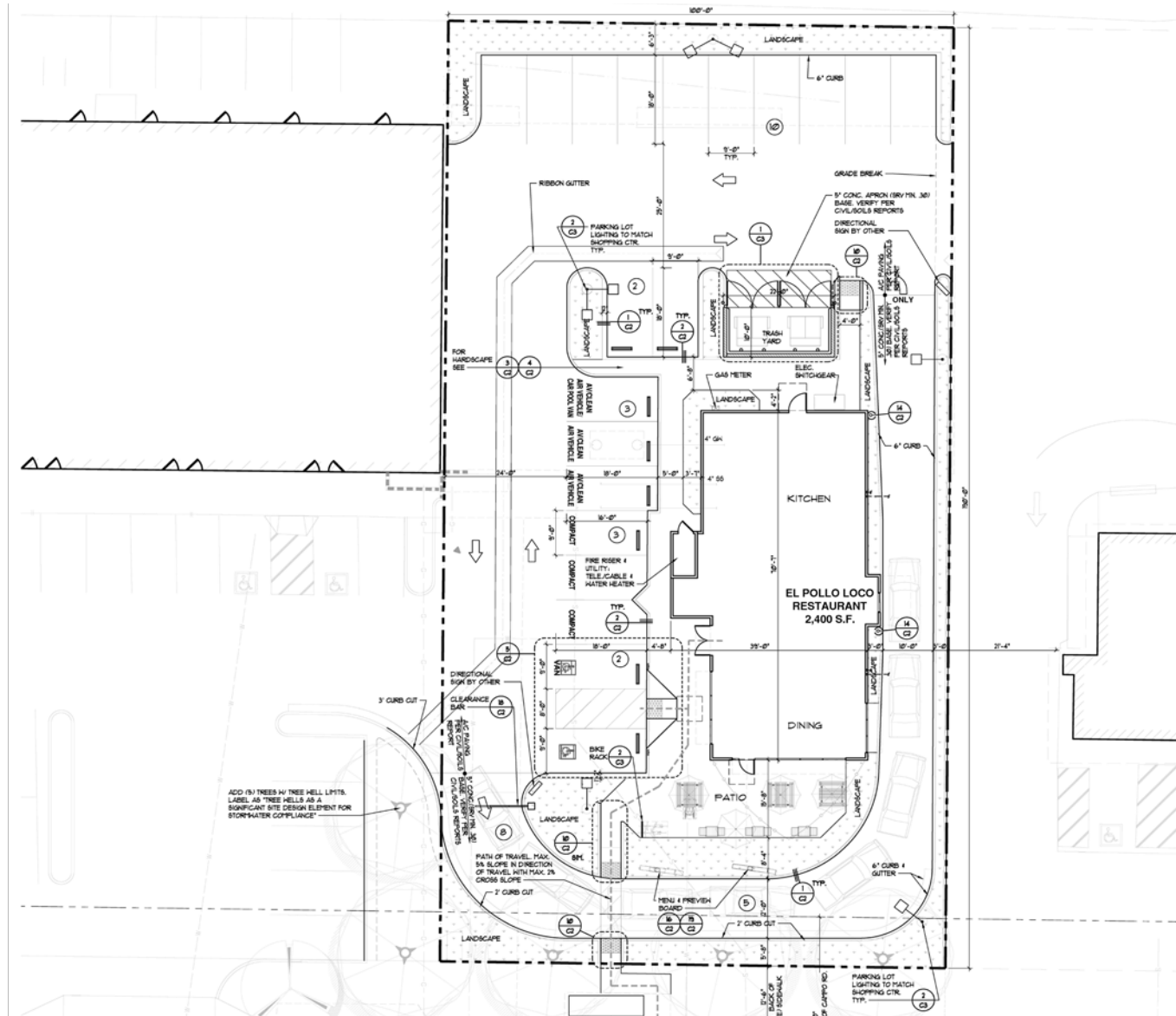
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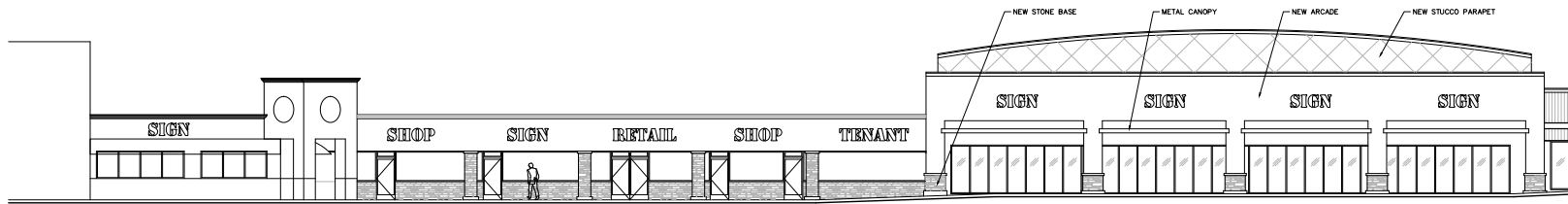
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POTENTIAL UPGRADE



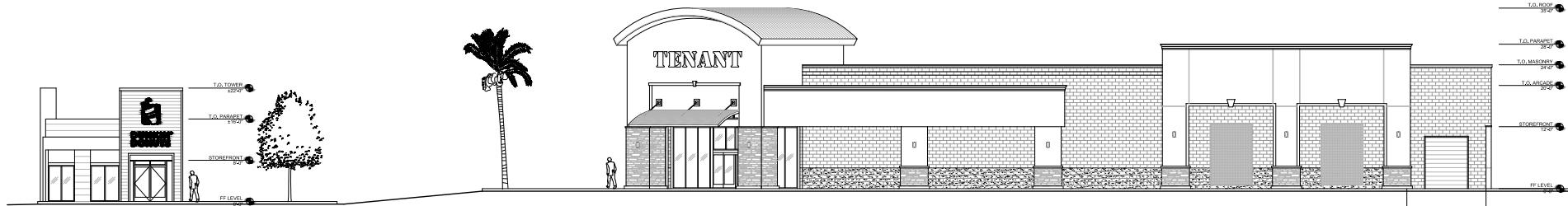
00 CAMPO RD. ELEVATIONS
SCALE: NTS



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



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

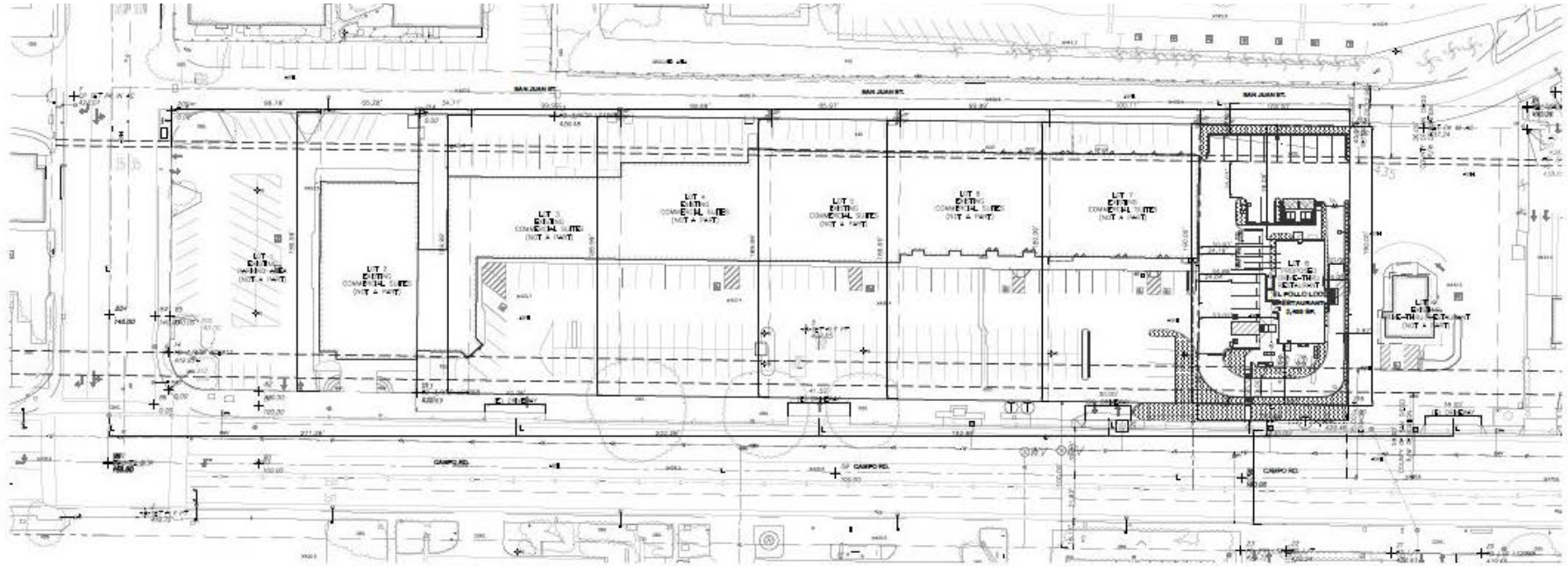


03 SOUTH ELEVATIONS (LOT 6-8)
SCALE: 1/8" = 1'-0"

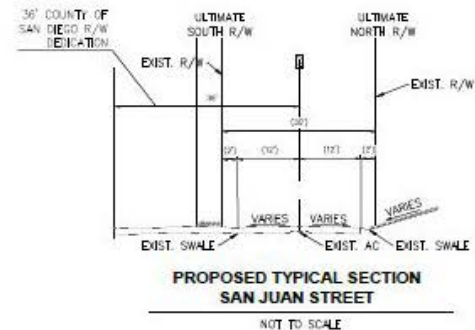
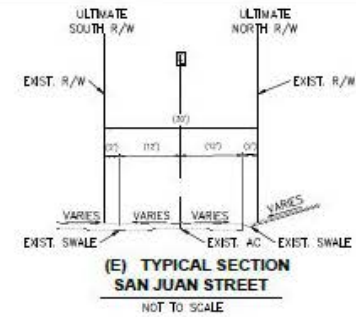
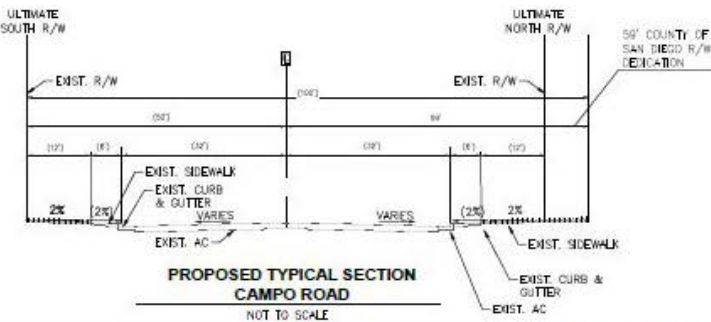
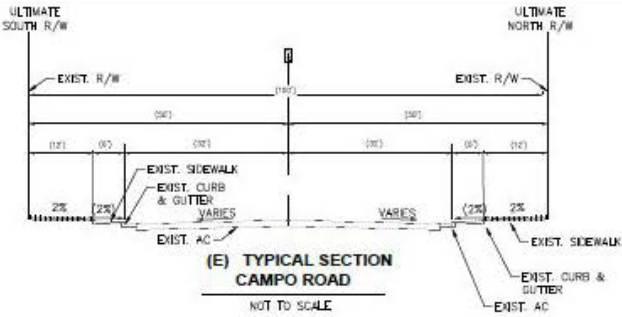
PLOT PLAN

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01 PLOT PLAN (SHOPPING CENTER)



AERIAL

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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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