

For Lease

**See Site Plan*

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Join Albertson's, Rite-Aid, Big Lots, Dollar Tree, Chase Bank, Starbucks, Autozone and Petco in this fine center.

Highly visible center with high traffic counts.

Excellent tenant mix with strong regional presence.

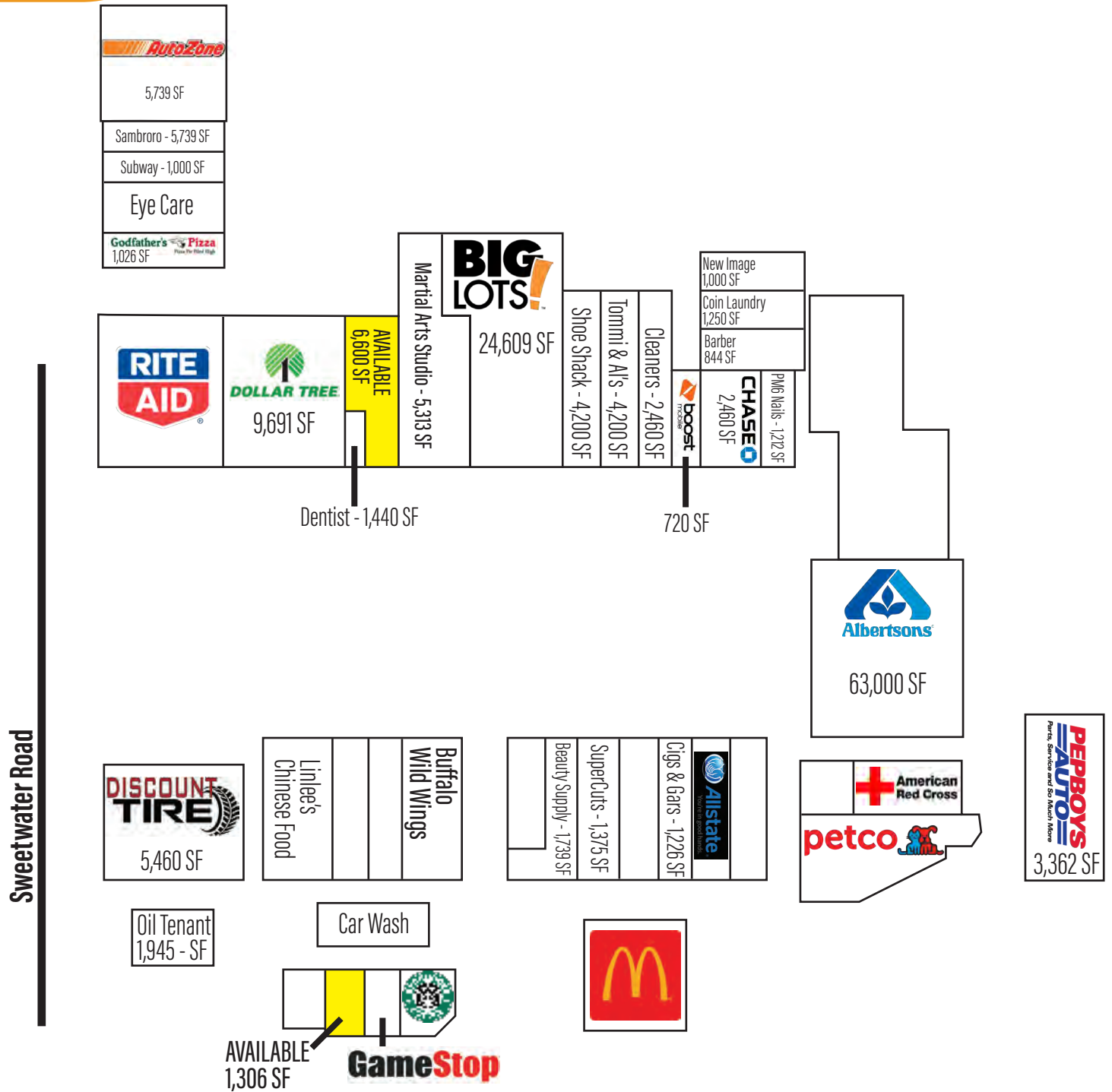
Growing up in a neighborhood being surrounded by small, local businesses is great because you almost feel like everyone is family. Everyone is Spring Valley shares a love of where they come from.

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.

Spring Valley Shopping Center

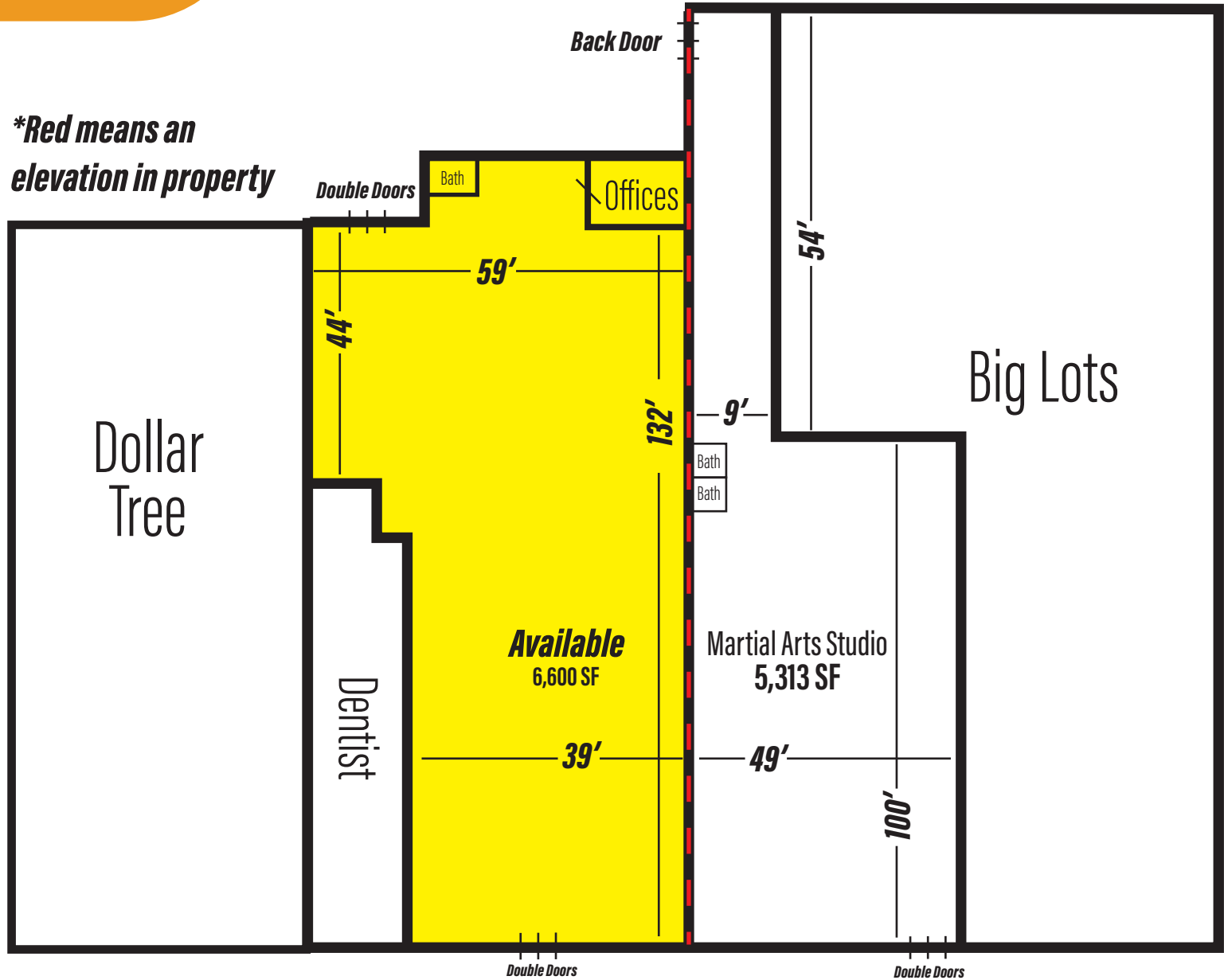
481-687 Sweetwater Road (NWC Sweetwater Rd. & Jamacha Blvd)
Spring Valley, California 91977

Site Plan



Floor Plan

**Red means an elevation in property*



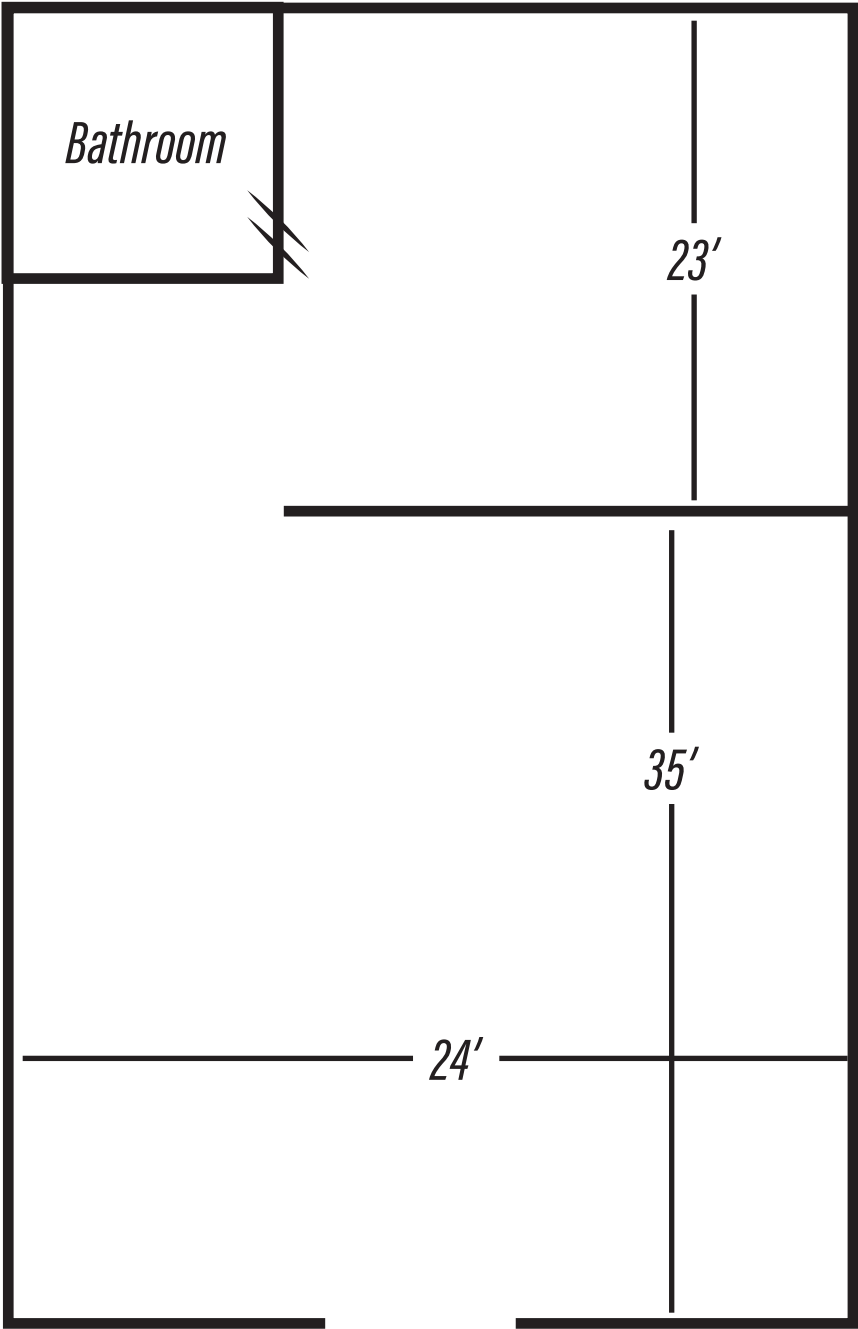
Front of the Building

**Not drawn to scale*

Pad Building



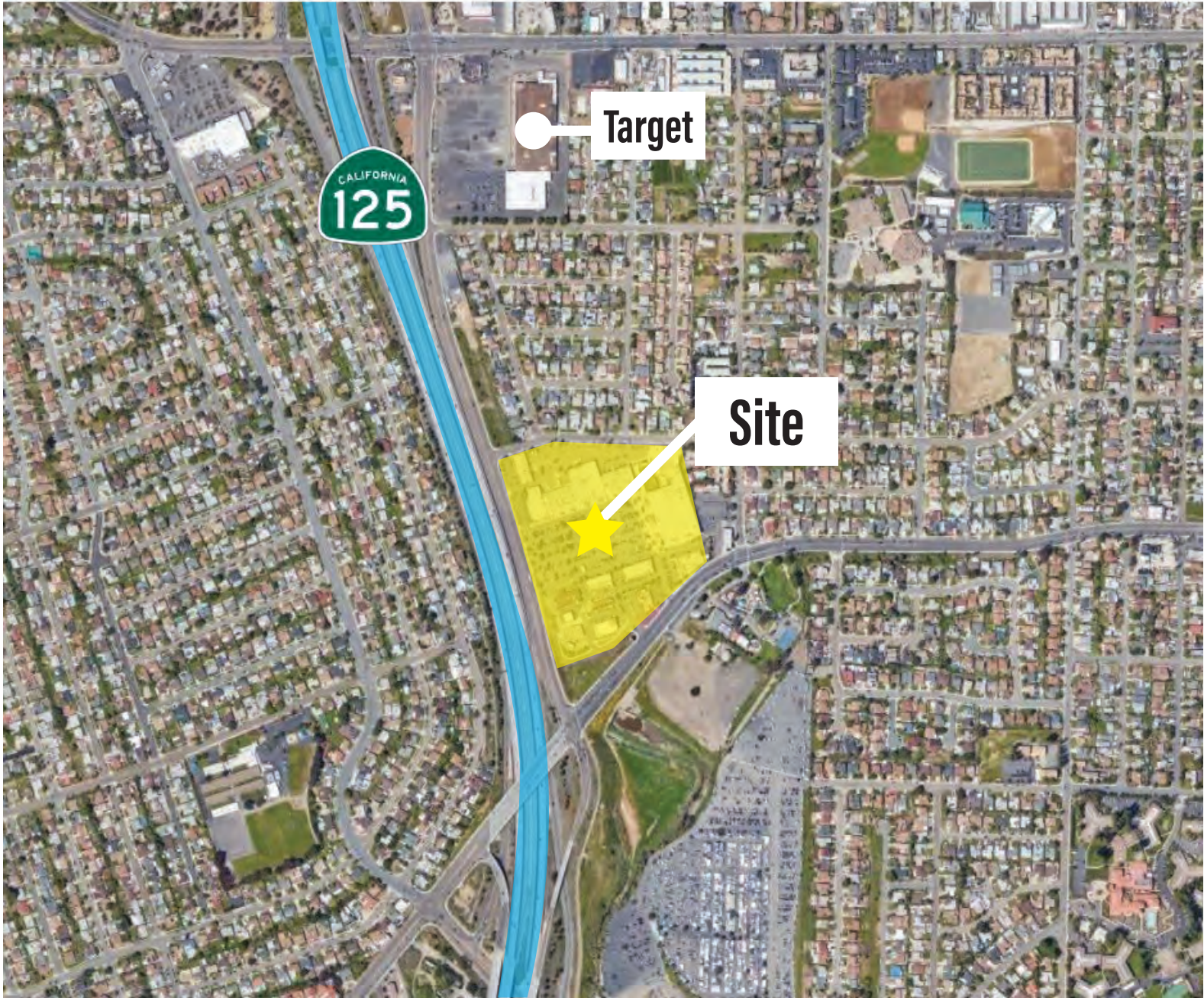
Floor Plan



1,306 SF

Front of the Building

Aerial



Demographics

	1 Mile	3 Miles	5 Miles
Population			
2020 Estimate	24,616	148,862	386,642
2027 Projection	24,536	148,696	386,079
Growth 2020-2027	-0.1%	0%	0%
Growth 2010-2020	0.2%	0.3%	0.3%
Population By Race			
White	15,330	85,114	238,421
Black	3,506	22,413	50,847
Am. Indian & Alaskan	395	2,219	5,262
Asian	3,526	28,373	67,057
Hawaiian & Pacific Island	351	1,982	4,286
Hispanic	13,016	64,124	165,860
Other	1,508	8,761	20,770
Households			
2020 Estimate	6,974	44,318	122,293
2027 Projection	9,950	44,275	122,123
Growth 2020-2027	-0.1%	0%	0%
Growth 2010-2020	0.2%	0.3%	0.3%
2020 Avg Household Income			
	\$87,195	\$91,589	\$94,532
Occupied Housing			
Owner Occupied	4,129	28,098	72,844
Renter Occupie	2,821	16,177	49,279

