

FOR SALE OR LEASE

9617 CAMPO ROAD, SPRING VALLEY, CA 91977

[View drone video](#)



12,000 SF AVAILABLE

HIGHLIGHTS:

- Freeway Oriented 12,000 SF Retail Commercial/Church Building
- Just west of the NWC of Freeway 94 and Kenwood, Casa De Oro/Spring Valley
- Two-story Building: 7,200 SF 1st Floor and 4,800 SF 2nd Floor
- Lot Size 18,655 SF
- Great Freeway Signage Exposure
- Pylon Signage on Campo Road
- Zone C36- many commercial uses allowed by right
- **PRICING: PLEASE CONTACT BROKER**

For more information about this property, please contact:

L. Thomas Morgan, CCIM

The Church Broker

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619.491.0048

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Anthony Acosta

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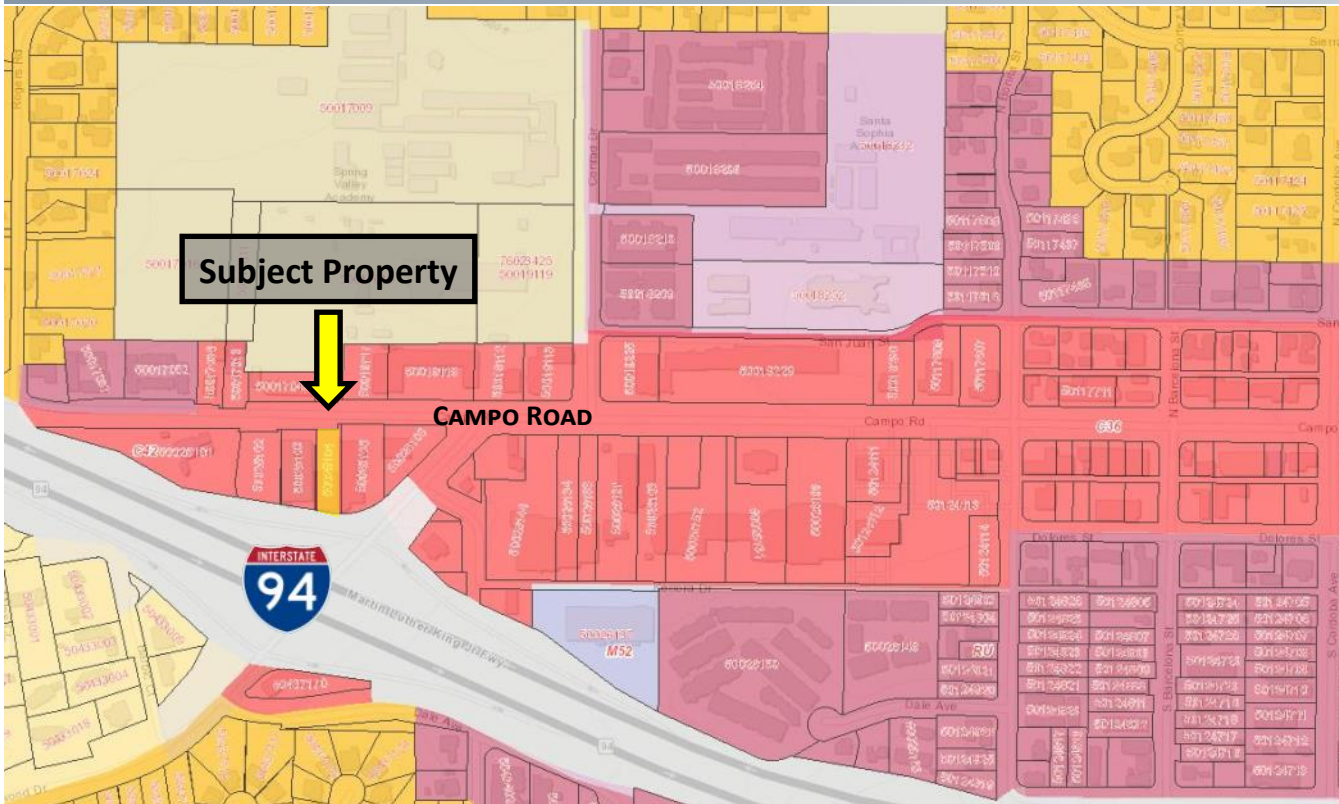
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

PERMITTED ZONING USES 9617 CAMPO ROAD, SPRING VALLEY, CA 91977

C36 GENERAL COMMERCIAL USE REGULATIONS

2360 INTENT.

The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations. The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.



CURRENT USES ALLOWED PER ZONING

C36 Use Regulations: Section 2362

A. Civic Use Types—

- Administrative Services
- Ambulance Services
- Child Care Center
- Civic, Fraternal or Religious Assembly
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Parking Services
- Postal Services
- Small Schools

B. Commercial Use Types—

- Administrative and Professional Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary
- Automotive and Equipment:
 - Parking
 - Repairs, Light Equipment
 - Sales/Rentals, Farm Equipment
 - Sales/Rentals, Light Equipment
- Eating and Drinking Establishments
- Financial, Insurance and Real Estate Services
- Food and Beverage Retail Sales
- Medical Services
- Retail Sales: General/Specialty
- Spectator Sports & Entertainment: Limited

C. Industrial Use Types—

- Custom Manufacturing

2363 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

A. Residential Use Types—

- Family Residential "1"

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Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material.

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AERIAL

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PROPERTY PHOTOS

9617 CAMPO ROAD, SPRING VALLEY, CA 91977



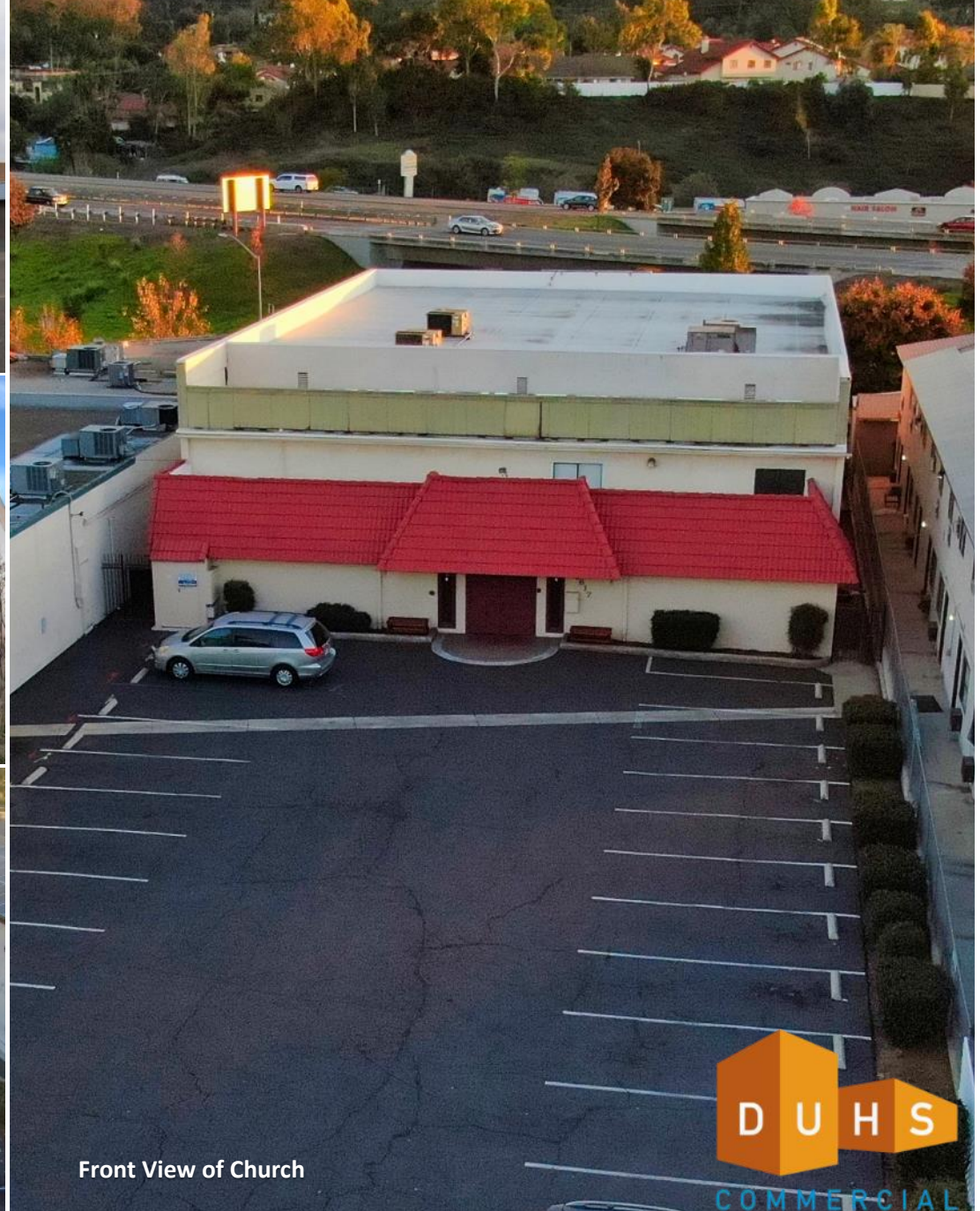
Possible Shared Parking Availability
Across the Street from 9617 Campo Rd.



Fronting Freeway 94



Front View of Church

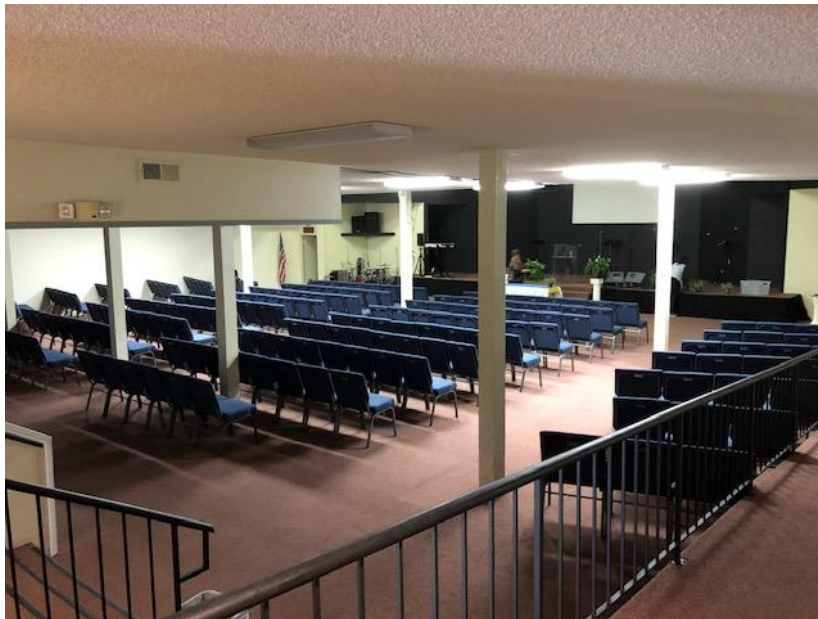


Front View of Church



SANCTUARY PHOTOS

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INTERIOR PHOTOS

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Lobby



Lobby



Women's Restroom



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INTERIOR PHOTOS

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The Green Room / Behind Stage



2nd Floor Classroom



2nd Floor Classroom /Kids



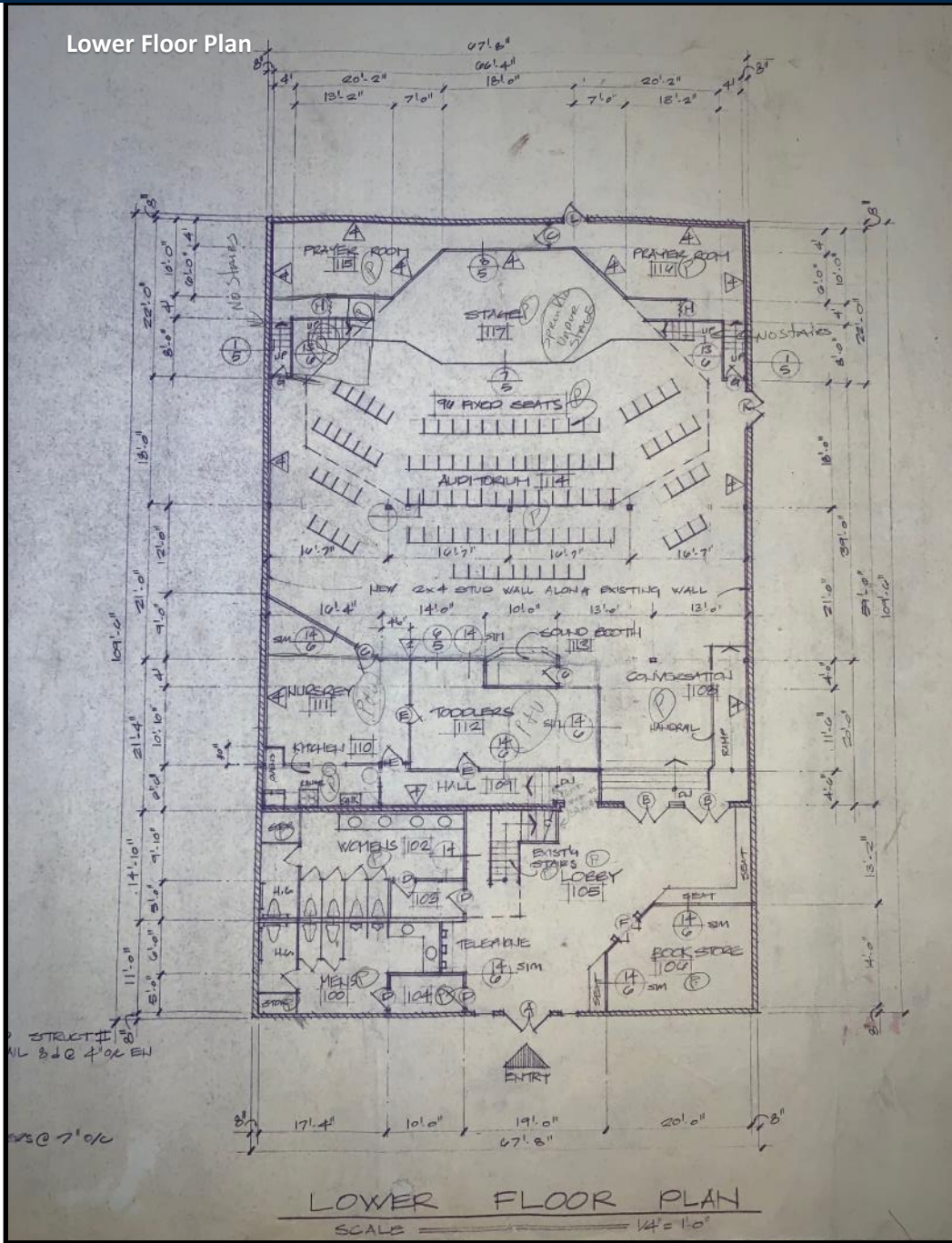
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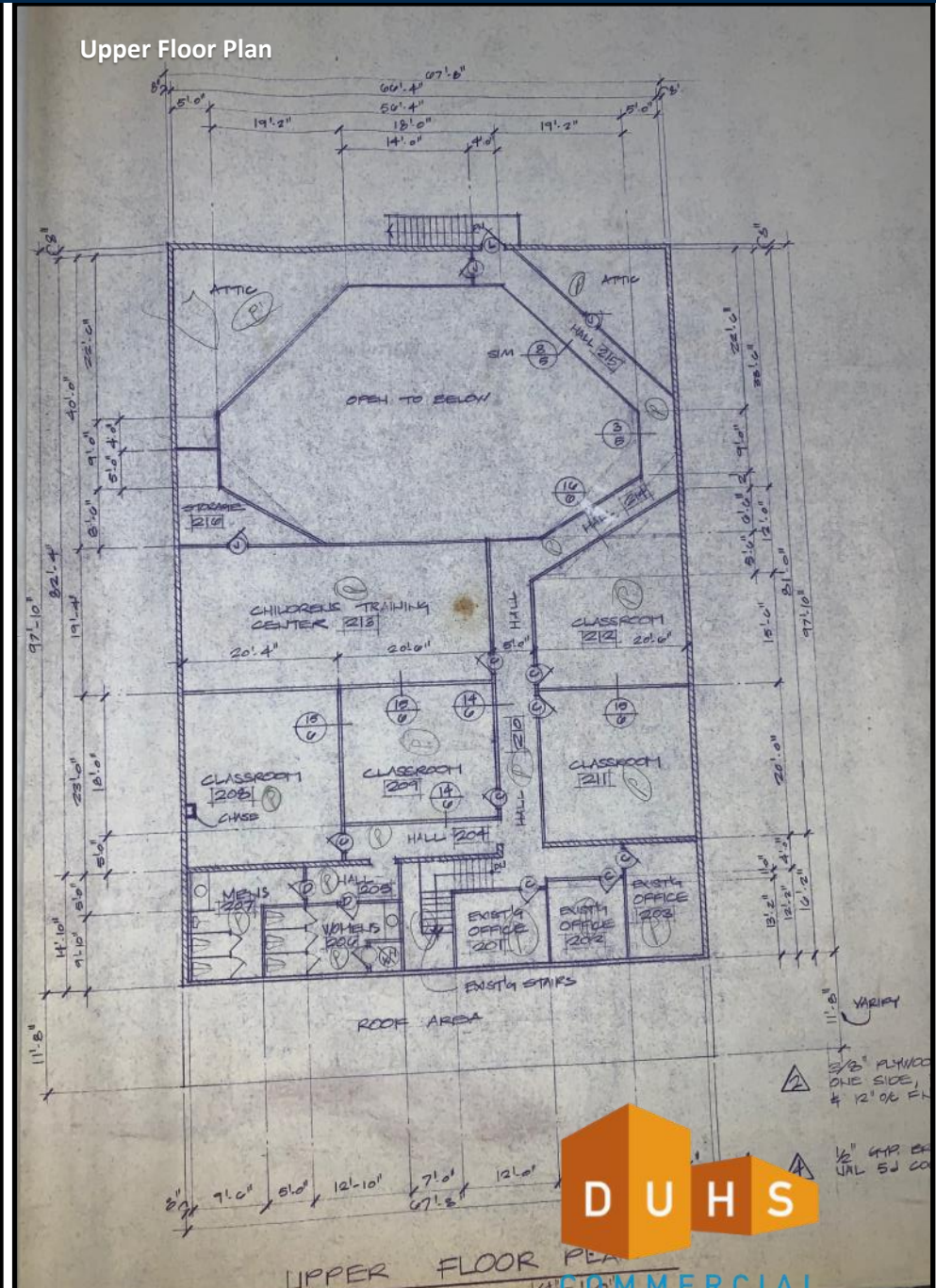
FLOOR PLANS

9617 CAMPO ROAD, SPRING VALLEY, CA 91977

Lower Floor Plan



Upper Floor Plan



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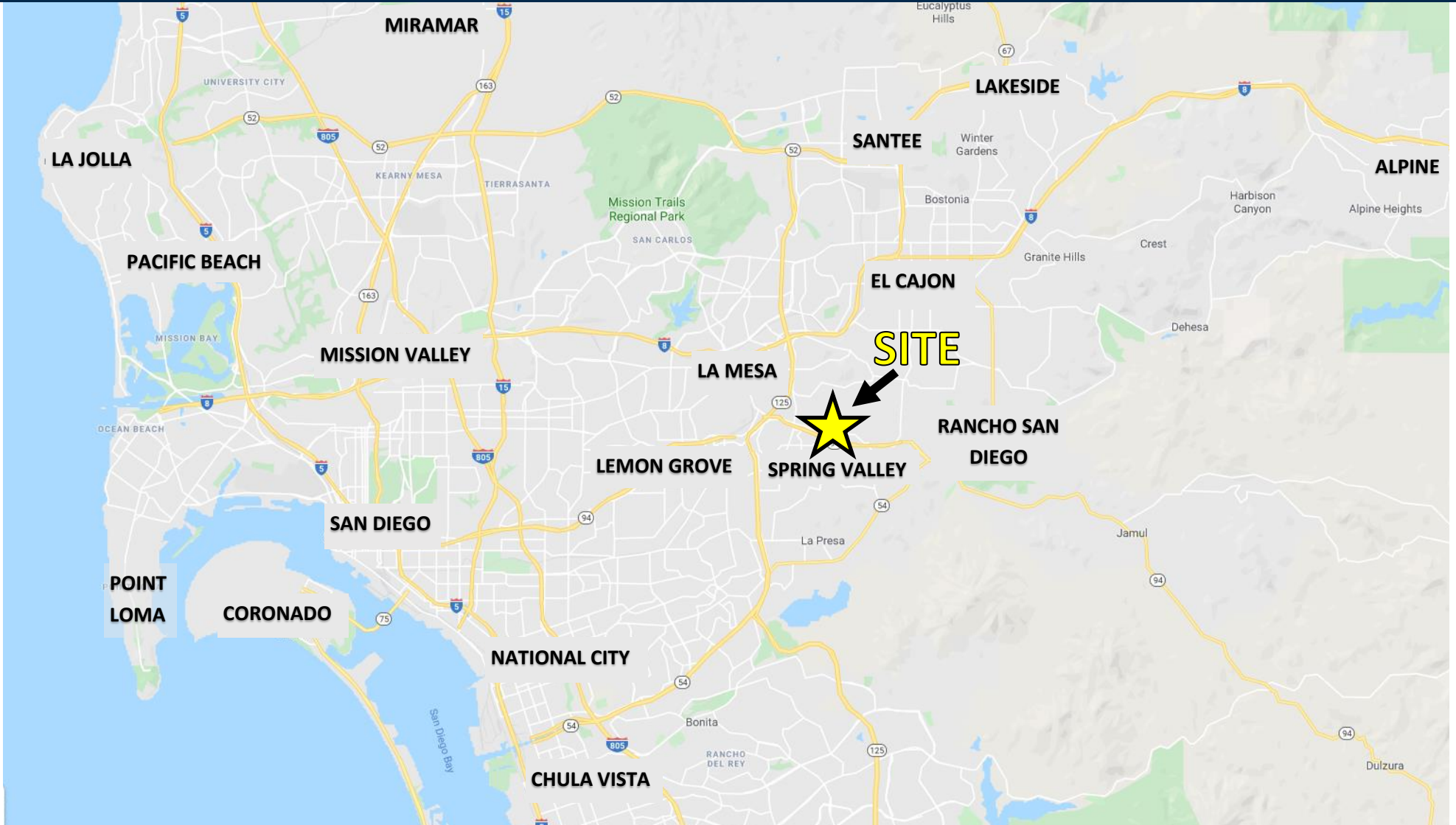


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REGIONAL MAP

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PROPERTY PROFILE

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Property Characteristics					
Use:	Retail Trade	Year Built / Eff. :	1975 / 1975	Sq. Ft. :	11173
Zoning:	COMMERCIAL	Lot Size Ac / Sq Ft:	0.428 / 18655	# of Units:	1
Stories:		Improvements:		Parking / #:	Paved /
Gross Area:	11173	Garage Area :		Basement Area:	

Sale and Loan Information					
Sale / Rec Date:	/ 07/02/1986	*/Sq. Ft.:	\$17.90	2nd Mtg.:	
Sale Price:	\$200,000	1st Loan:		Prior Sale Amt:	\$200,000
Doc No.:	0000273424	Loan Type:		Prior Sale Date:	
Doc Type:	Deed	Transfer Date:	07/02/1986	Prior Doc No.:	0000273424
Seller:	Owner Name Unavailable	Lender:		Prior Doc Type:	Deed

*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information			
Imp Value:	\$379,890	Exemption Type:	
Land Value:	\$227,516	Tax Year / Area:	2019 / 83-024
Total Value:	\$607,406	Tax Value:	
Total Tax Amt:	\$1,305.08	Improved:	63%

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DEMOGRAPHICS

9617 CAMPO ROAD, SPRING VALLEY, CA 91977



Population

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population	18,379	139,045	391,032
2024 Projection	19,247	143,080	401,985



Households

2019 Households	6,405	49,664	136,618
2024 Projection	6,719	51,166	140,445



Average HH Income

2019	\$86,757	\$84,931	\$80,386
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Average Age

2019	38.10	38.20	37.50
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Home Owners/Renters

Owner Occupied	3,552 55.46%	26,929 54.22%	71,375 55.24%
Renter Occupied	2,853 44.54%	22,735 45.78%	65,242 47.76%

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RETAIL COMMERCIAL/CHURCH BUILDING

OFFERING MEMORANDUM

9617 CAMPO ROAD
SPRING VALLEY, CALIFORNIA

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