

OFFERING MEMORANDUM

# 9215 BIRCH STREET

SPRING VALLEY, CA 91977

*±880 SF Heavy Industrial  
(Auto/Specialty Use) building  
+ additional covered work area*

*\$950,000*

OFFERING PRICE

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 **Kidder  
Mathews**

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*Exclusively  
Listed by*

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# PROPERTY OVERVIEW

# INDUSTRIAL ZONING WITH *BIG POTENTIAL*

*Kidder Mathews is pleased to present a ±880 sf, fully renovated auto specialty use building located in 9215 Birch St, Spring Valley, CA.*

## PROPERTY OVERVIEW

ADDRESS	9215 Birch St, Spring Valley, CA
PROPERTY TYPE	Industrial (Auto / Specialty Use)
BUILDING SIZE	±880 SF bldg + additional covered work area
LOT SIZE	±0.21 AC
ZONING	M54 - Heavy Industrial
YER RENOVATED	Fully renovated in 2018

*\$950,000*

OFFERING PRICE

SUBJECT  
PROPERTY

## PROPERTY PHOTOS



## SUMMARY

### *Property Features*

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- Configured for automotive / industrial use (currently auto shop)
- Fully renovated improvements including roof, windows, flooring, and restrooms
- Galvanized steel construction throughout (durable, low-maintenance industrial buildout)
- 400A power (single & double phase)
- 24 owned solar panels + battery system
- Interior includes office area + restrooms + exterior utility improvements
- Additional covered work area / carport structure

### *Value-Add / Upside Story*

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- Rare small-bay industrial asset in heavy industrial zoning
- Ability to stabilize income or deliver vacant (depending on outcome)
- Opportunity to mark-to-market rents or occupy
- Functional layout for:
  - Auto users
  - Contractors
  - Small industrial operator

### *Owner-User Opportunity*

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- Ideal for an owner-user auto body shop or automotive operator
- Property is currently configured for automotive use
- Functional layout supports immediate usability with minimal downtime



# LOCATION OVERVIEW



# *SPRING VALLEY,* SAN DIEGO

*Spring Valley is a diverse, suburban community in San Diego County, offering a quieter, more affordable alternative to nearby downtown San Diego.*

Known for its history as a natural spring, the area offers a mix of residential neighborhoods, scenic hiking trails, and easy access to local amenities and major freeways. Situated east of San Diego and Lemon Grove, it spans roughly 13 square miles, bordering La Mesa, El Cajon, and Rancho San Diego.

There is a mix of local eateries (especially along Campo Road), the Spring Valley Swap Meet, and convenient access to the Rancho San Diego Town Center, as well as Bancroft Ranch House Museum, a National Historic Landmark.

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*325,690*

ESTIMATED POPULATION  
WITHIN A 5 MILE RADIUS

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*104,510*

ESTIMATED HOUSEHOLDS  
WITHIN A 5 MILE RADIUS

# LOCATION OVERVIEW

125

**SUBJECT PROPERTY**

BIRCH ST

**CUBESMART**  
self storage

JAMACHA RD




SPRING VALLEY CENTER


JAMACHA BLVD

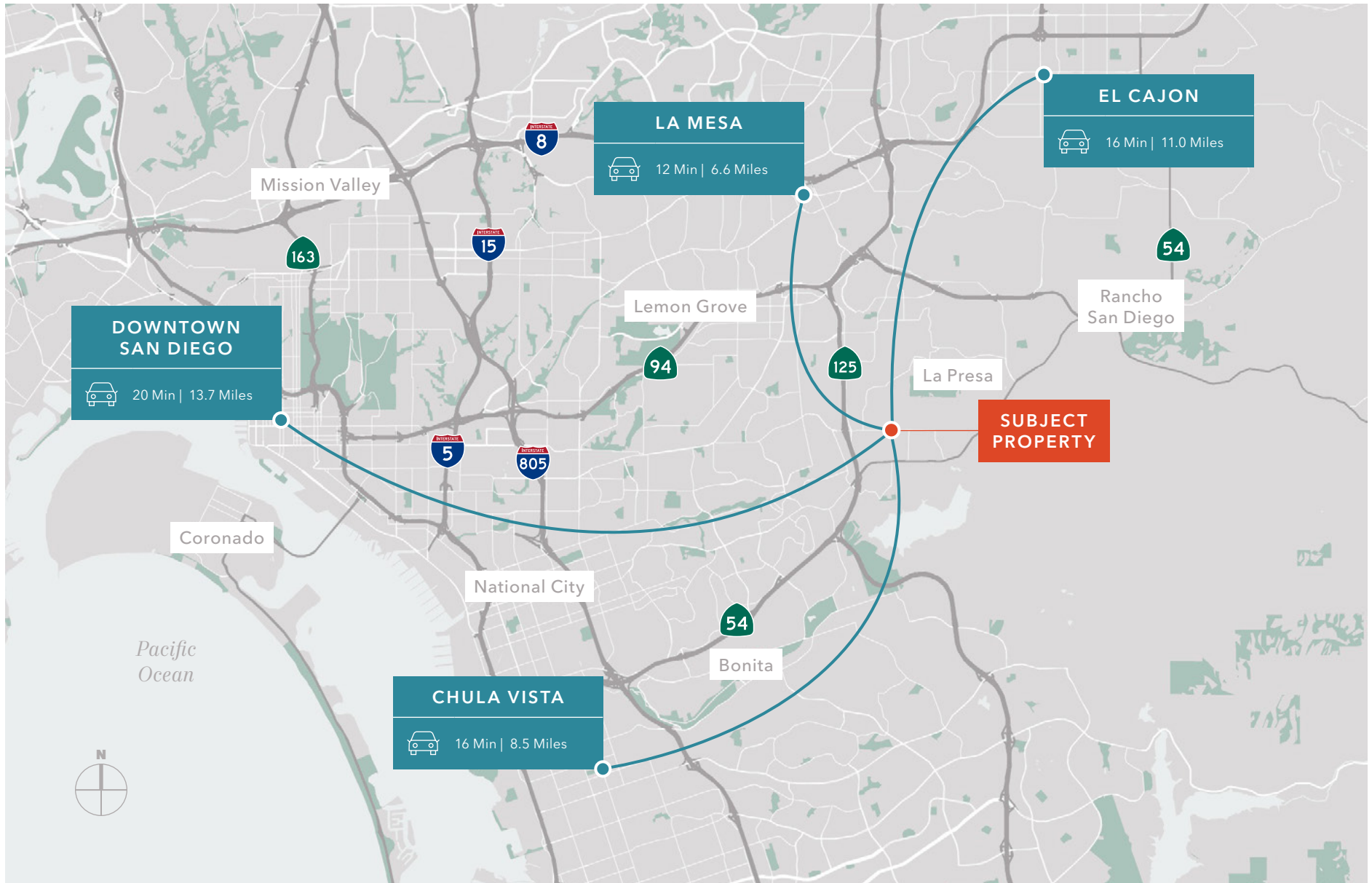
SPRING VALLEY SWAP MEET

KEMPTON ST

*Sweetwater Reservoir*



# LOCATION OVERVIEW



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	16,619	120,845	325,690
MEDIAN AGE	35.4	36.9	37.6
TOTAL BUSINESSES	427	2,246	9,658
TOTAL EMPLOYEES	2,705	14,058	63,036
WHITE COLLAR WORKERS	57%	58%	62%
BLUE COLLAR WORKERS	43%	42%	38%

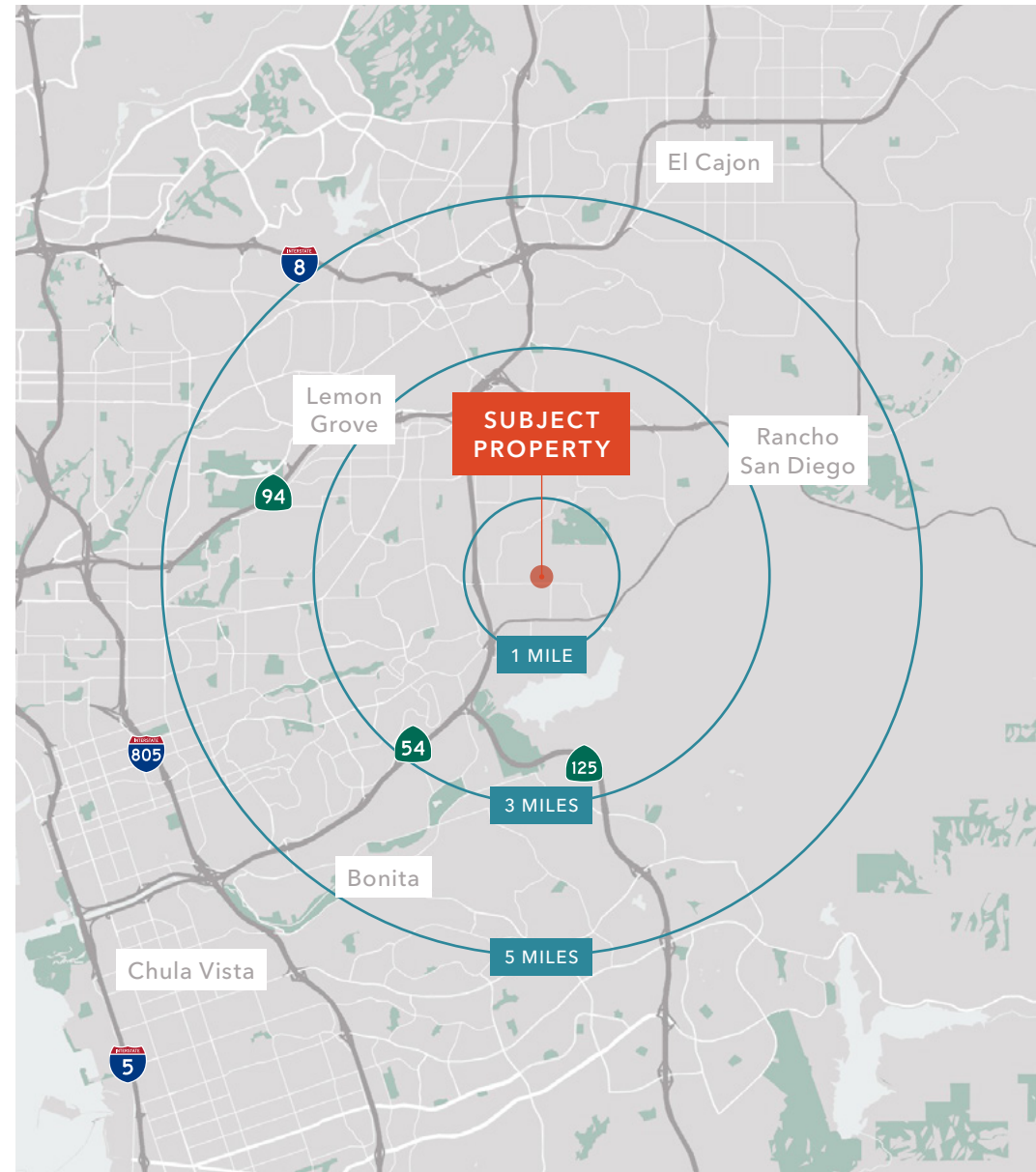
## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	4,842	36,688	104,510
AVERAGE HOUSEHOLD SIZE	3.4	3.3	3.1
OWNER-OCCUPIED	63%	66%	63%
RENTER-OCCUPIED	37%	34%	37%

## INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$138,053	\$134,168	\$139,865
2025 MEDIAN HH INCOME	\$106,718	\$106,175	\$111,749
2025 EST. PER CAPITA INCOME	\$40,371	\$40,852	\$44,998

Data Source: ©2023, Sites USA



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