

8622-8626 TROY ST

AVAILABLE (FOR LEASE, SALE OR BUILD-TO-SUIT)
2,000-10,500 SF INDUSTRIAL / COMMERCIAL / MULTIFAMILY SPACE
1 ACRE, INCLUDING 16,000 SF YARD SPACE



BUILD-TO-SUIT AVAILABLE
CONTACT AGENT FOR DETAILS

EXCLUSIVELY LISTED BY

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PROPERTY HIGHLIGHTS WAREHOUSE/YARD



8622-8626 Troy St, Spring Valley CA 91976



Clear Height: 20'



Building 2: ± 2,600 SF



1 Dock Level Door & Ramp



16,000 SF Yard



Parking: 20 Spaces



Terms: Contact Broker



Proximity to I-8, 125 and 94 Freeways



Zoning: C36



1.5 Miles to Trolley Station



8622-8626 Troy St, Spring Valley CA 91976



Building 1: ± 4,300 SF

1 Office

Building 3: ± 3,600 SF Total

3 Residential Units

1 Office



Terms: Contact Broker



Parking: 20 Spaces



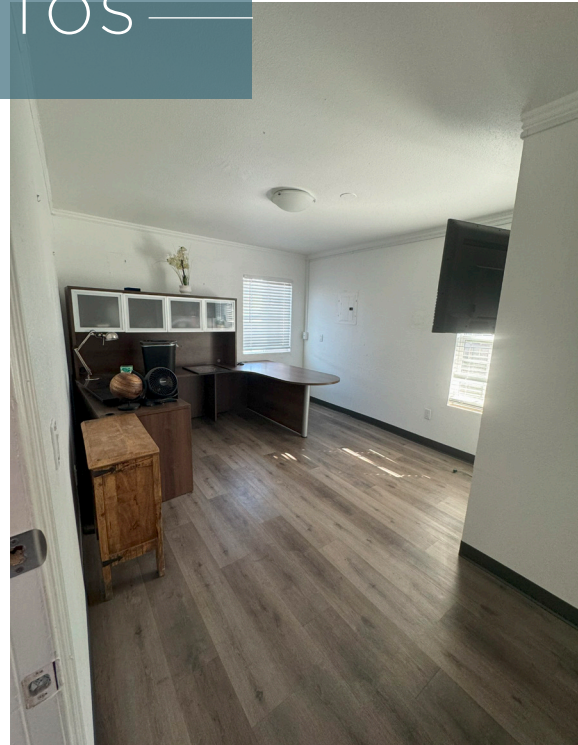
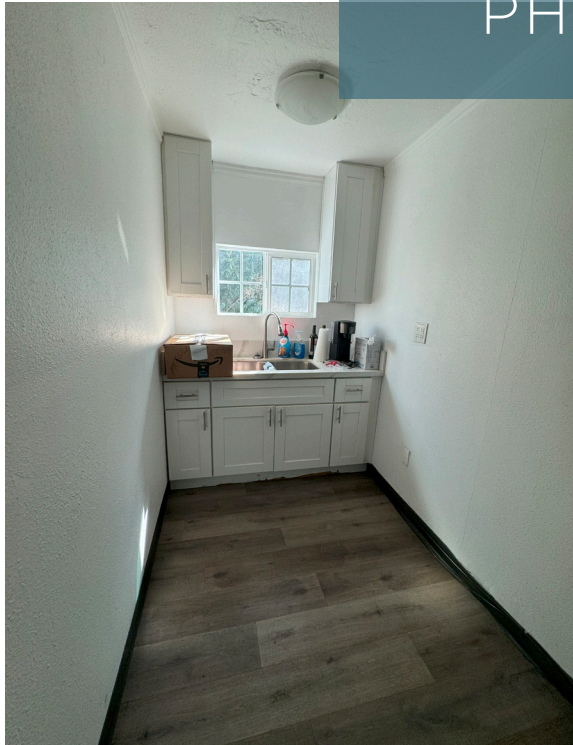
1.5 Miles to Trolley Station



Proximity to I-8, 125 and 94 Freeways



— PROPERTY
PHOTOS —



PROPERTY PHOTOS





\$ 562,531
MEDIAN HOME VALUE



442,238
POPULATION



\$ 96,118
AVERAGE HOUSEHOLD INCOME



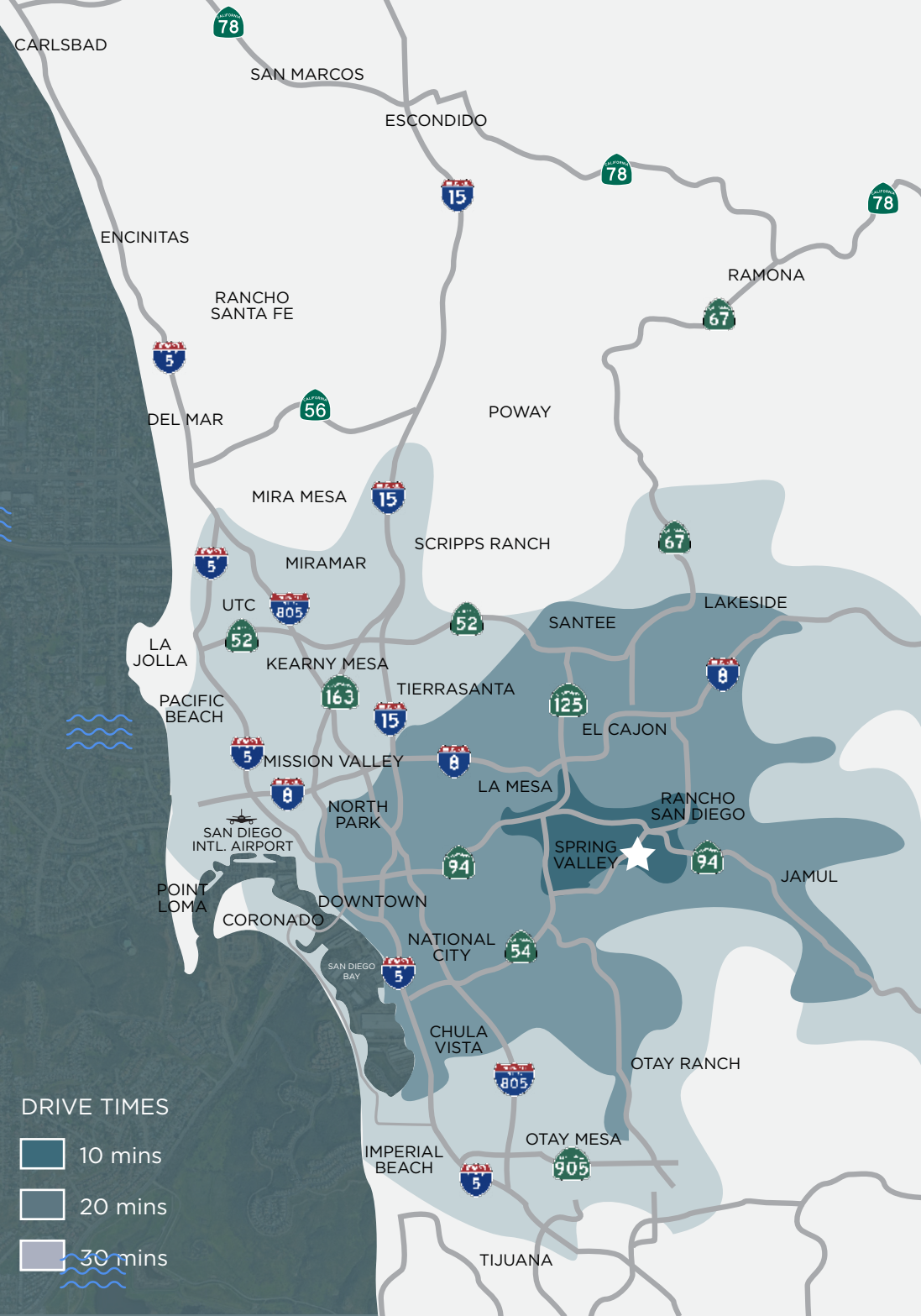
147,377
HOUSEHOLDS

SPRING VALLEY OVERVIEW

The Spring Valley/La Mesa industrial submarket is nearly at capacity, with just 0.9% of inventory being vacant. Over the past year, vacancy has decreased by 0.9%. Meanwhile, the rate of increase in the broader San Diego market was 2.7%. During this period, 42,000 SF has been absorbed, and nothing has delivered. Total availability, which includes sublease space, is 3.6% of all inventory.

DRIVE TIMES

-  10 mins
-  20 mins
-  30 mins



AMENITIES MAP



EAST COUNTY OVERVIEW

EAST COUNTY Q1 2025



15 MM SF
INVENTORY



172,522 SF
TOTAL NET ABSORPTION



272,250 SF
YTD LEASING ACTIVITY



350,000 SF
UNDER CONSTRUCTION



2.8%
DIRECT VACANCY



\$1.40
DIRECT RENT

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

FOR MORE INFORMATION PLEASE CONTACT

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