



Mixed Use Industrial/Office/Residential| For Sale or Lease

8622-26 Troy Street

Spring Valley, CA 91977

MATTHEWS™

**Industrial/Office/Residential
±0.98 AC**

Exclusively Listed By



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INVESTMENT SUMMARY

\$11,500 Per Month Gross

Lease Rate

- Warehouse & Office
- $\pm 2,600$ SF
- $\pm 16,000$ SF Yard
- One (1) Grade-Level Roll Up Door (with Ramp)
- Two Dock-High Loading Positions
- 20' Clear Height
- C36 - Zoning
- Restroom, Kitchen Area, Private Office
- Asking Rate: \$11,500/Mo Gross

\$3,250,000

List Price

- Total Bldg SF: $\pm 8,455$ SF
- Parcel Size: $\pm 42,688$ SF (± 0.98 AC)
- C-36 Zoning

For Sale & For Lease

For Sale

PROPERTY OVERVIEW



- Warehouse
- $\pm 2,600$ SF
- $\pm 16,000$ SF Yard
- One (1) Grade-Level Roll Up Door (with Ramp)
- Two Dock-High Loading Positions
- 20' Clear Height

Shell Condition Commercial/Residential/Office Building

- **Office and Residential Apartments:**
- Private office entrance (Four Private Offices), Restroom
- **Apartments:** (3 Units)
- Currently rented, separate exterior laundry room. Large storage area

 **Summit Estates by Cornerstone Communities**
±1,500 homes
Estimated labor force: ±1,600-3,000 workers

 **Gillespie Field**
±3,164 Employees | ±8.7 Miles Away
Home to 81 Active On-Site Businesses



Operations Center Construction Company

Personal Space Storage Lemon Grove

 **Bancroft Palms**
Mobile Home Park

 **Subject Property**

 **Builders FirstSource**

94 ± 84,000 VPD

RANCHO SAN DIEGO
SELF STORAGE

NEWGEN
BUILDING GROUP, INC.



 **Terrace Mobile Home Estates**
Mobile Home Park

 **eVOQUA**
WATER TECHNOLOGIES
Manufacturer
±125 Employees



 **San Diego International Airport**
±420,000 Employees | ±14.7 Miles Away
Home to 100+ Active On-Site Businesses

 **Naval Air Station North Island**
±4,400 Employees | ±13.2 Miles Away
\$525+ M in annual regional economic impact.

 **CUBESMART**
self storage

 **JamachaPoint**
SELF STORAGE

LEGEND
SMELTING AND RECYCLING
Serving the industry for 40+ years.

Public Storage


760.815.2192
RWC
BUILDING PRODUCTS

 **McQueens**

 **United**
SITE SERVICES
Portable toilet supplier
±100 Employees

Sweetwater Rd



Troy St

Total Bldg SF: $\pm 8,455$ SF
Parcel Size: $\pm 42,688$ SF (± 0.98 AC)



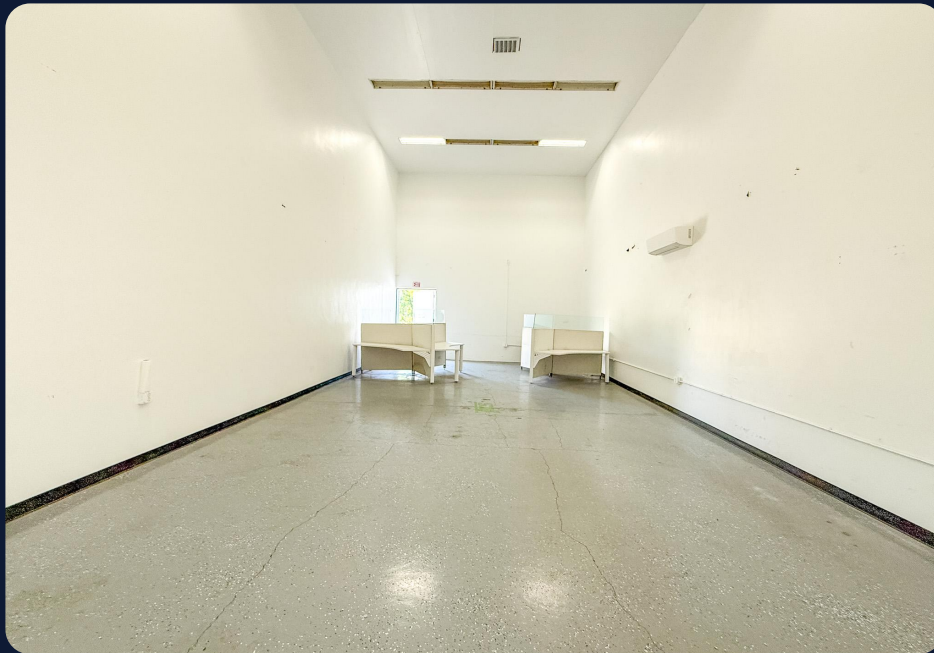
PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



SPRING VALLEY, CA



San Diego, CA - MSA

Located in eastern San Diego County, Spring Valley benefits from its strategic position between Downtown San Diego, El Cajon, and the U.S.–Mexico border, making it an attractive location for industrial, logistics, manufacturing, and contractor-oriented businesses. The community offers direct access to State Route 125, Interstate 8, and State Route 94, allowing efficient distribution throughout Southern California and cross-border trade with Baja California. Strong regional population growth, a skilled labor force, and proximity to one of the nation's busiest land ports of entry continue to support industrial demand. The Troy Street industrial corridor has long served as an employment hub for light manufacturing, automotive services, construction trades, and warehouse operations.

Industrial users benefit from limited available inventory throughout the San Diego region, where land constraints and high barriers to new development have historically supported occupancy and rental growth. Businesses located in Spring Valley enjoy lower occupancy costs than many coastal San Diego submarkets while remaining within approximately 15 miles of Downtown San Diego and major transportation infrastructure. The area's accessibility, diverse employment base, and established industrial zoning continue to position Spring Valley as a desirable location for owner-users, investors, and last-mile distribution operators.

Population	1-Mile	3-Mile	5-Mile
020 Population	22,488	177,510	451,835
2025 Population	22,054	173,916	445,142
2030 Population Projection	22,029	173,688	445,123
Households	1-Mile	3-Mile	5-Mile
2020 Households	7,203	59,186	149,807
2025 Households	7,018	57,734	146,829
2030 Household Projection	6,999	57,602	146,655
Income	1-Mile	1-Mile	3-Mile
Average Household Income	\$105,132	\$119,021	\$115,372

SAN DIEGO, CA INDUSTRIAL MARKET OVERVIEW



±1.55M SF

Under Construction As Of Q1 2025

±2.75M SF

Q1 Leasing Activity 2025

236,000 JOBS

Transportation & Warehousing 2025 Est.

SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.–Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population
3.3 Million

Annual Visitors
32 Million

Tourism Economic Impact
\$22 Billion

GDP
\$295.6 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **8622-26 Troy St, Spring Valley, CA 91977** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.