

3270 BANCROFT DR

Spring Valley, CA 91777

Industrial For Lease
Leasing Brochure



AVAILABLE
±5,000 SF For Lease

MATTHEWS™

EXCLUSIVELY LEASED BY



Ben Turner

AVP & Associate Director

(858) 324-1912

ben.turner@matthews.com

License No. 02150960 (CA)



Chris Nelson

FVP & Senior Director

(858) 257-4562

chris.nelson@matthews.com

License No. 02055962 (CA)

David Harrington

Broker of Record

Broker License No. 01320460 (CA)

Broker Firm No.02168060 (CA)

MATTHEWS™



LEASING HIGHLIGHTS

±5,000 SF

Parcel Size

\$3,500

Per Month + Utilities

Fenced & Paved Yard

Grandfathered Allowance for Automotive Repair

Utilities Available

C32 Zoning






Kearny Mesa Industrial Hub

±217,000 VPD


 **University of San Diego**
±10,000 Students

 **I-8**
Regional Freight Corridor

El Cajon

±203,000 VPD


La Mesa

 **SR-94 (Martin Luther King Jr. Freeway)**
Direct Access to SR-94 — Primary East/West Corridor


Subject Property

±203,000 VPD

San Diego International Airport

 **Port of San Diego**
Major Trade & Import Hub. Supports over 71,000 jobs in the region.
\$13.8 Billion Annual Economic Impact

±176,000 VPD

 **SR-125**
Access to SR-125 Regional Corridor

Naval Air Station North Island

Downtown San Diego
±11 Miles Away

10 Min
El Cajon / La Mesa

15 Min
Downtown San Diego

20 Min
San Diego Airport

25 Min
Otay Mesa Port of Entry

 **Naval Base San Diego**
±40,000 Employees

National City

±215,000 VPD

±124,000 VPD

MARKET OVERVIEW

3270 Bancroft Dr
Spring Valley, CA 91977

San Diego, CA - MSA



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



EXCLUSIVELY LEASED BY



Ben Turner

AVP & Associate Director

(858) 324-1912

ben.turner@matthews.com

License No. 02150960 (CA)



Chris Nelson

FVP & Senior Director

(858) 257-4562

chris.nelson@matthews.com

License No. 02055962 (CA)

David Harrington | Broker of Record | Broker License No. 01320460 | Broker Firm No.02168060 (CA)

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **3270 Bancroft Dr, Spring Valley, CA 91977** (“Property”). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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

In no event shall a prospective lessee 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 of the Property.

This Leasing Package 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 this Leasing Package.

MATTHEWS™