9364 JAMACHA RD

Spring Valley, CA 91977

Industrial Building For Lease

Leasing Brochure

M54 Zoned Warehouse Within 1 Mile of Hwy 125 - Two Units For Lease

MATTHEWS™

Exclusively Listed By

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PROPERTY OVERVIEW

SUITE #D

9364 Jamacha Rd | Spring Valley, CA

Property Highlights

- Newly Renovated Restroom
- New A/C unit in office
- One 12x12 Oversized GL Door

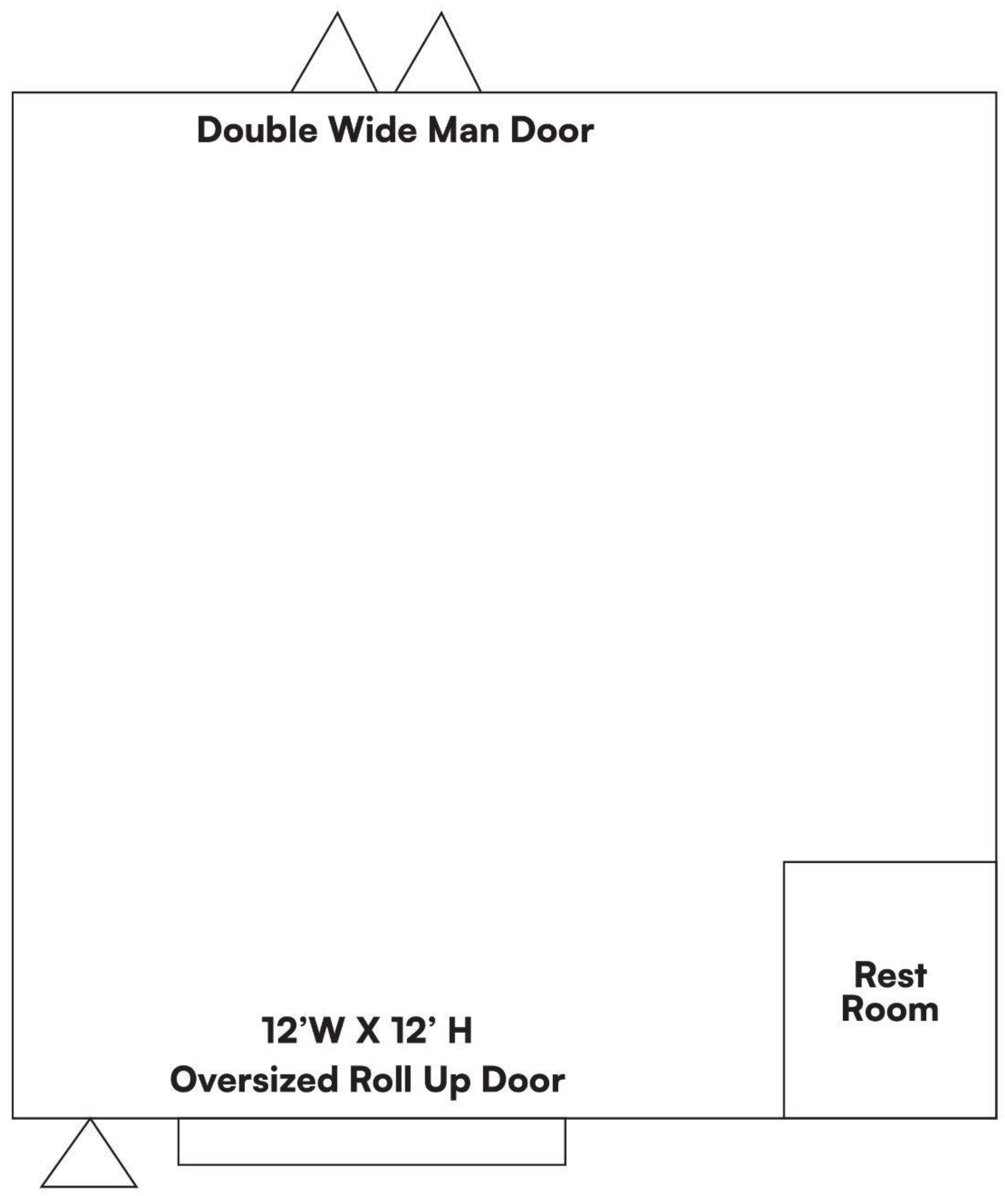
±3,115 SF
GLA

±15-18'
Clear Height

$1.50/SF NNN
Lease Rate

Interior Photos Suite D

Site Plan Suite D



SUITE #E

9364 Jamacha Rd | Spring Valley, CA

Property Highlights

- Newly Renovated Office
- Newly Renovated Restroom
- New A/C unit in office
- Multiple Loading Doors

±3,085 SF

GLA

±15-18'

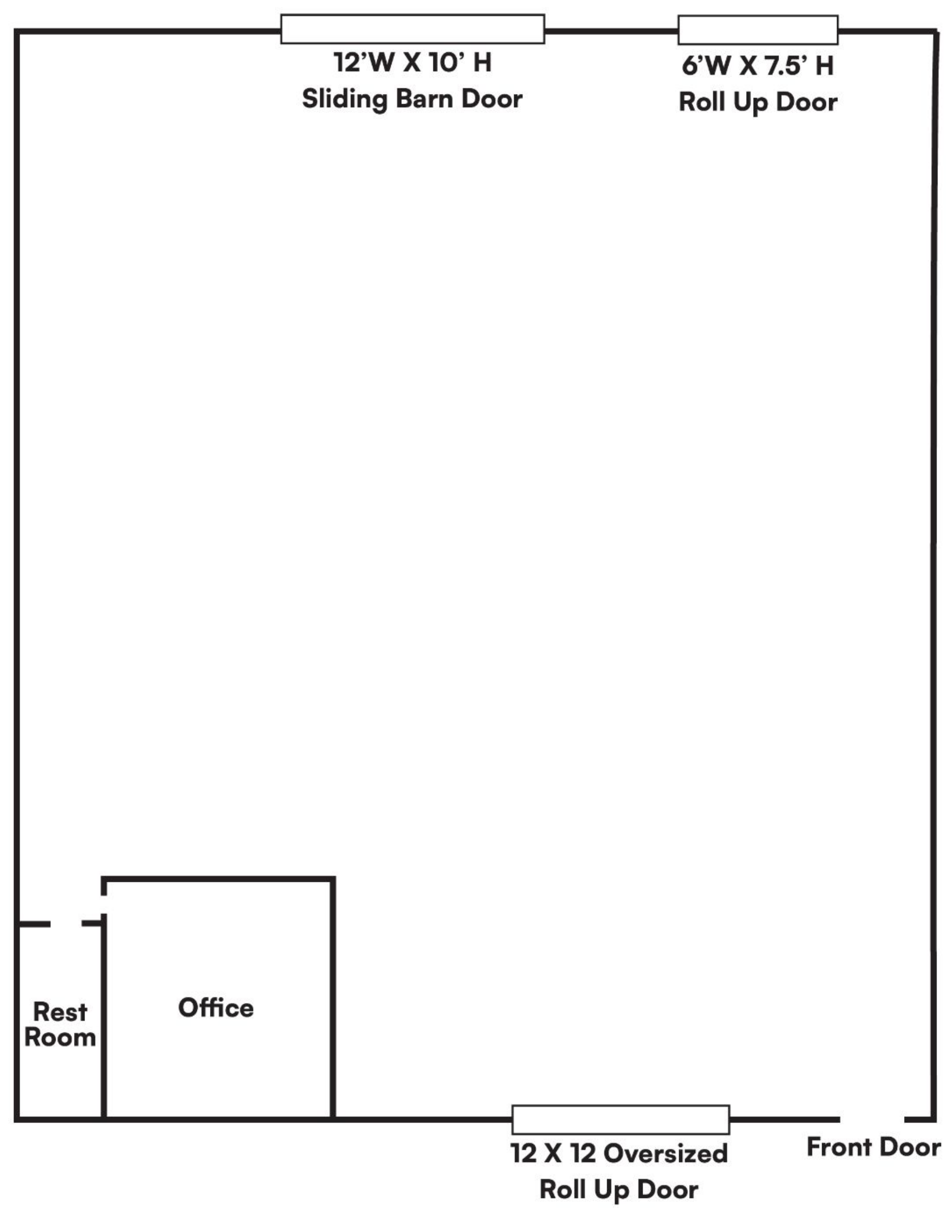
Clear Height

$1.50/SF NNN

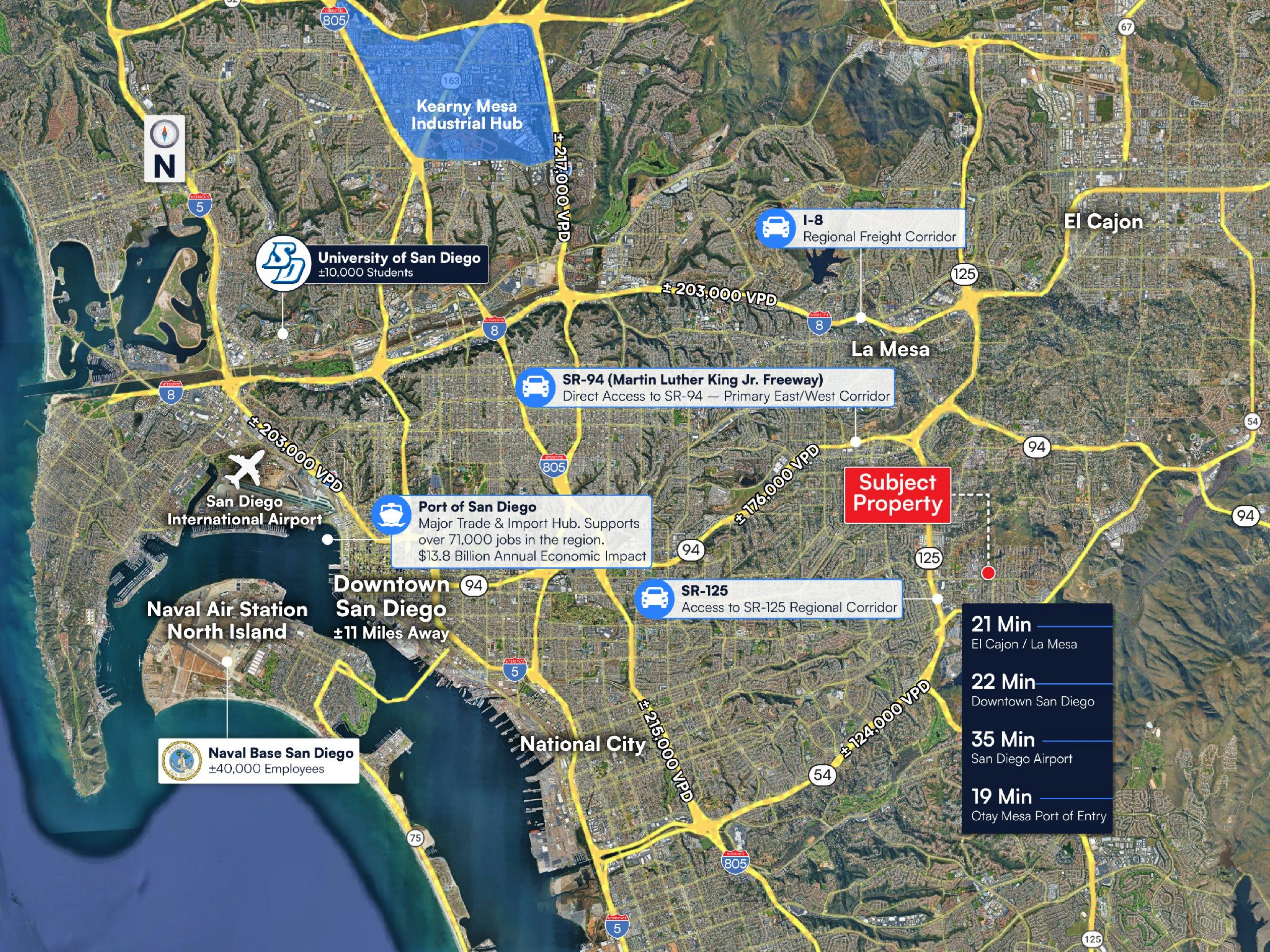
Lease Rate

Interior Photos Suite E

Site Plan Suite E



Mount Miguel High School
±1,506 Students
125 ± 124,000 VPD
Richardson Steel
Progressive Steel
SUPERIOR FENCE&RAIL
Where Quality Matters!
Avondale Elementary
±326 Students
RWC
BUILDING PRODUCTS
ASBURY STEEL, INC.
NATIONAL
CONSTRUCTION RENTALS
Public Storage
Whitmore Steel Inc.
Engineering Perfected
McQueens
Subject Property
JAMACHA RD ± 20,700 VPD
7 ELEVEn
CUBESMART
self storage
PCIW
STEEL CORP
TARGET
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
Steam Academy
±694 Students
Chick-fil-A
ROSS
DRESS FOR LESS
Kempton Street Elementary
±638 Students
DOLLAR TREE
Albertsons
Google Earth
N



N
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
± 203,000 VPD
± 176,000 VPD
Subject
Property
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
Downtown
San Diego
±11 Miles Away
Naval Air Station
North Island
SR-125
Access to SR-125 Regional Corridor
21 Min
El Cajon / La Mesa
22 Min
Downtown San Diego
35 Min
San Diego Airport
19 Min
Otay Mesa Port of Entry
± 124,000 VPD
± 215,000 VPD
National City
Naval Base San Diego
±40,000 Employees
805
163
5
8
125
94
54
67
75

MARKET OVERVIEW

9364 Jamacha Rd
Spring Valley, CA 91977

SPRING VALLEY , CA

Local Market Overview

The Sweetwater Road corridor in Spring Valley benefits from strong regional connectivity and steady industrial demand driven by its strategic position between East County communities and the greater San Diego employment base. The area's proximity to a large labor pool, supported by dense surrounding residential neighborhoods and continued population growth, provides a reliable workforce foundation for light industrial, logistics, and service-oriented uses. Access to major transportation routes—including SR-125, SR-54, and the I-805/I-94 interchange—facilitates efficient goods movement and last-mile distribution, making the corridor well-suited for warehouse, flex, and contractor-oriented industrial users. Ongoing infrastructure improvements to Sweetwater Road and the surrounding mobility network continue to enhance accessibility and circulation, reinforcing the corridor's role as a functional industrial and service hub.

Industrial fundamentals in the broader East County submarket remain strong, characterized by low vacancy, minimal new construction, and sustained demand for small- to mid-bay industrial space. Users in Spring Valley increasingly prioritize well-located, infill properties that offer proximity to both workforce housing and major transportation corridors—particularly for logistics, construction trades, and service-based operators. The constrained development pipeline, coupled with steady population and employment growth, continues to drive competition for available space and upward pressure on rents. This supply-demand dynamic positions industrial assets along Sweetwater Road as attractive long-term investments, offering stable occupancy, reliable tenant demand, and resilient cash flow supported by essential, locally anchored businesses.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	121,858	331,187	1,364,086
Current Year Estimate	128,117	345,846	1,377,490
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	39,861	114,455	492,912
2020 Census	40,423	115,214	472,893
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$131,742	$133,586	$129,334

SAN DIEGO, CA - MSA

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, popular cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

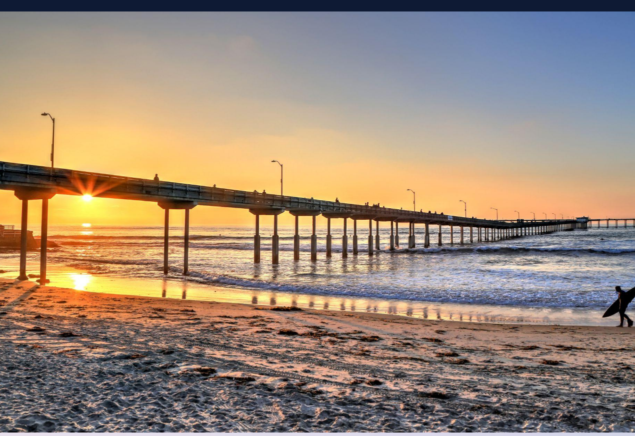
Retailers and businesses operating in San Diego enjoy access to a diverse consumer base, a steady flow of domestic and international tourists, and strong demand across its neighborhoods. With its thriving tourism industry, well-developed transit connections, and strategic location near the U.S.–Mexico border, San Diego supports long-term growth and resilience. The city consistently outperforms national tourism trends, driven by its unmatched coastal amenities, global reputation, and strong demographic fundamentals.

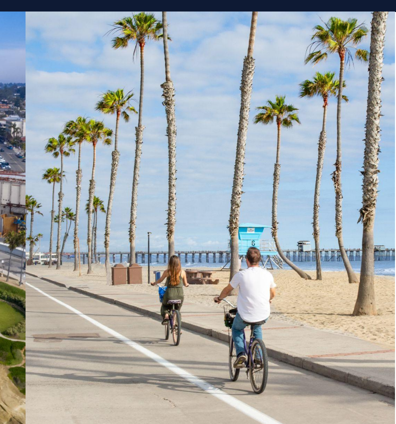
Total Population
3.3 Million

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 9364 Jamacha Rd, 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.

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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.