

FOR LEASE

SPRING VALLEY SHOPPING CENTER
481-687 SWEETWATER ROAD (NWC SWEETWATER RD. & JAMACHA BLVD)
SPRING VALLEY, CALIFORNIA 91977

WELCOME TO
SPRING VALLEY

Highlights:

- Join Albertson's, Rite-Aid, Big Lots, Dollar Tree, Chase Bank, Starbucks, Autozone and Petco in this fine center.
- Highly visible center with high traffic counts.
- Excellent tenant mix with strong regional presence.

Available:

- 5,170 SF
- 6,600 SF
- Pad Available

Albertson's

For more information, please contact:

Scott Duhs

Partner

Scott@duhscommercial.com

619.491.0614

CA Lic. # 01048874

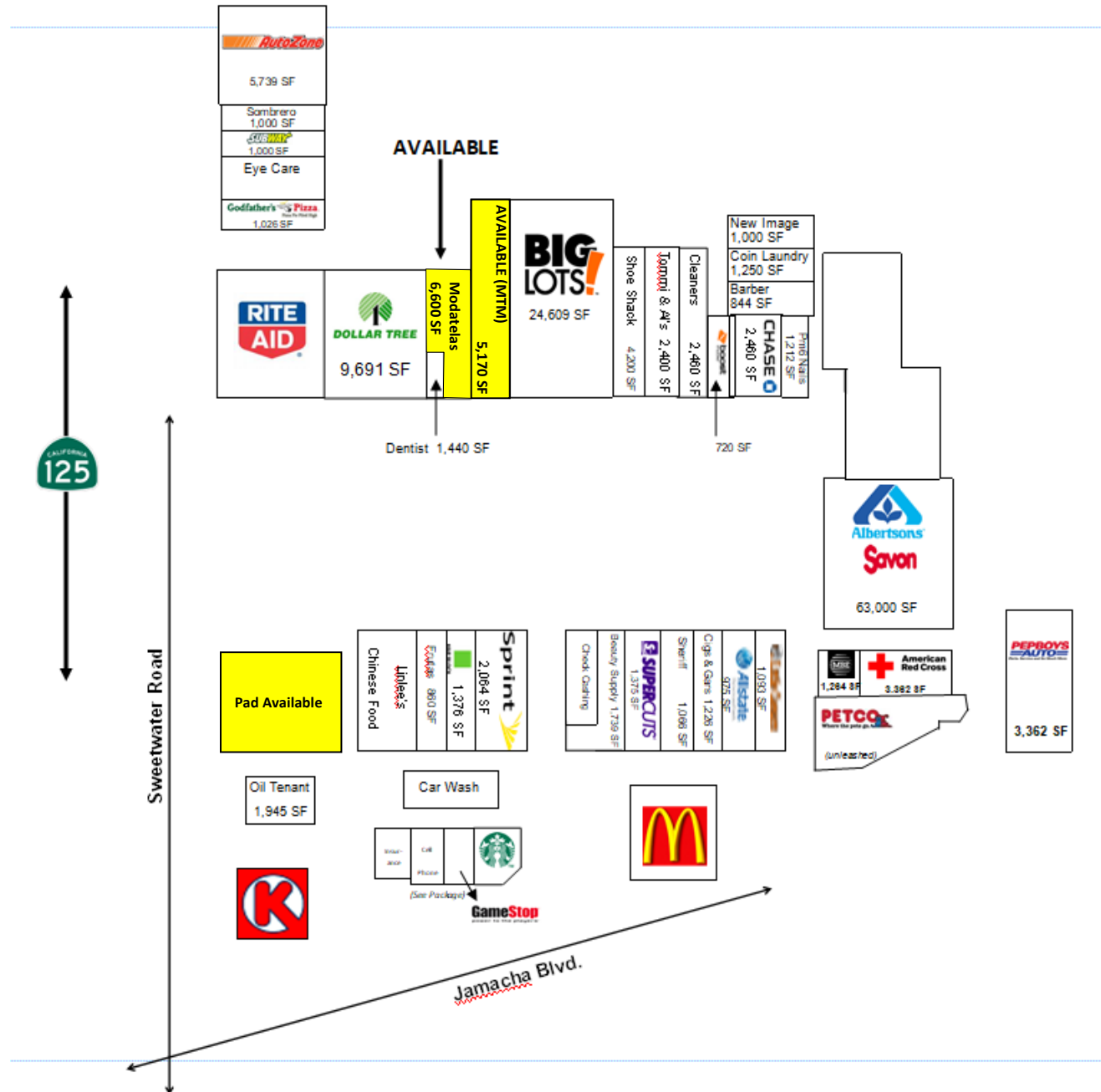


No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



SITE PLAN

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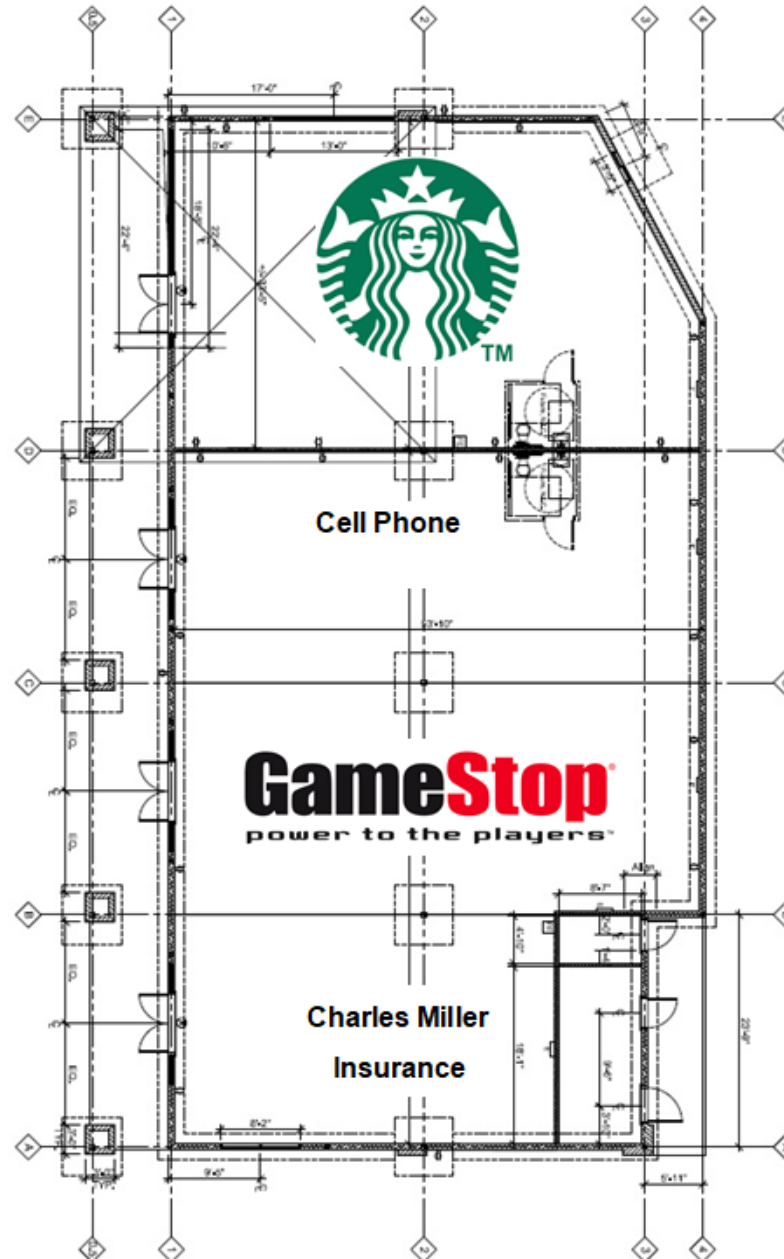


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PAD BUILDING

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DEMOGRAPHICS

SPRING VALLEY SHOPPING CENTER
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2017 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	25,733	153,368	400,436
Average HH Income:	\$72,137	\$79,569	\$81,582

TRAFFIC COUNT:

Jamacha Blvd	32,400 ADT (2016)
Sweetwater Rd	36,300 ADT (2016)
Highway 125	136,977 ADT (2015)



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