

FOR LEASE: ± 3,415 SF ENDCAP AUTOMOTIVE SPACE



8730 JAMACHA ROAD, SPRING VALLEY, CA 91977

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Max Reynolds
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AREA RETAILER MAP



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PROPERTY HIGHLIGHTS

- Ample Onsite Parking
- Great Street Visibility
- Along Busy Jamacha Road
- Easy Freeway Access to SR-125



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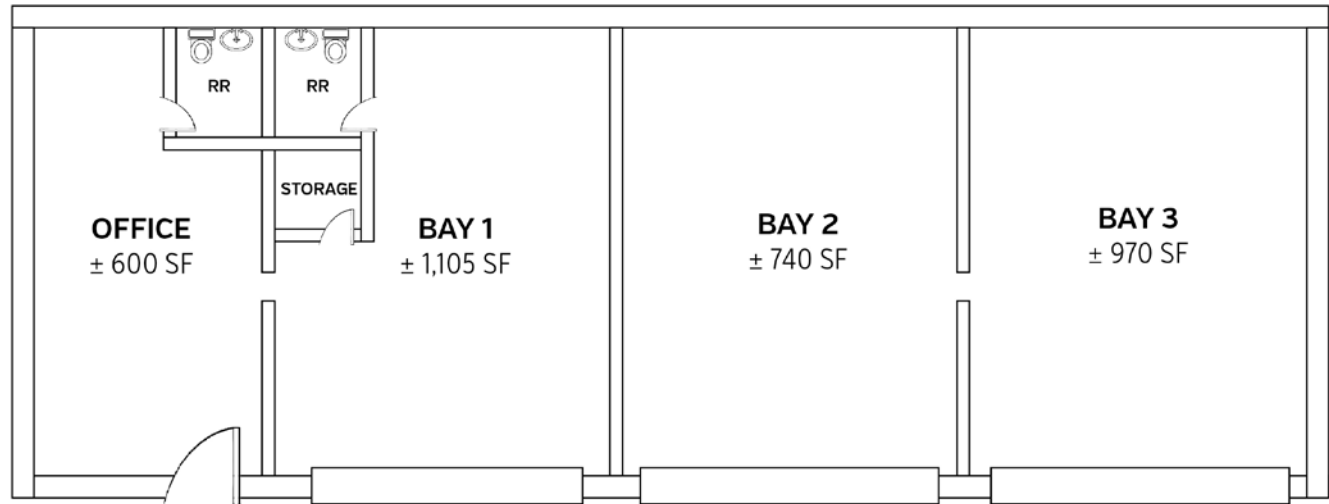
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SUITE DETAILS & FLOOR PLAN

- ± 3,415 SF Available - Suite A
- 3 Double Bays
- 2 Bathrooms
- Office
- Storage Area
- Lease Rate: \$5,000/month [including NNN]



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DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	23,092	157,643	416,782
2019 Estimate	22,642	153,545	404,741
2010 Census	22,720	148,228	383,824
Growth 2019 - 2024	1.99%	2.67%	2.97%
Growth 2010 - 2019	-0.34%	3.59%	5.45%
2019 Population by Hispanic Origin	12,445	62,370	161,396
2019 Population	22,642	153,545	404,741
White	15,257 67.38%	92,316 60.12%	255,459 63.12%
Black	3,067 13.55%	23,443 15.27%	54,000 13.34%
Am. Indian & Alaskan	386 1.70%	2,153 1.40%	5,103 1.26%
Asian	2,324 10.26%	25,285 16.47%	65,956 16.30%
Hawaiian & Pacific Island	341 1.51%	1,909 1.24%	4,127 1.02%
Other	1,267 5.60%	8,441 5.50%	20,095 4.96%
U.S. Armed Forces	191	1,489	4,448
Households			
2024 Projection	6,535	48,108	135,275
2019 Estimate	6,411	46,824	131,391
2010 Census	6,458	44,973	124,575
Growth 2019 - 2024	1.93%	2.74%	2.96%
Growth 2010 - 2019	-0.73%	4.12%	5.47%
Owner Occupied	3,711 57.88%	28,512 60.89%	73,737 56.12%
Renter Occupied	2,700 42.12%	18,312 39.11%	57,654 43.88%
2019 Households by HH Income	6,411	46,824	131,390
Income: <\$25,000	948 14.79%	7,084 15.13%	22,337 17.00%
Income: \$25,000 - \$50,000	1,597 24.91%	9,895 21.13%	28,287 21.53%
Income: \$50,000 - \$75,000	1,336 20.84%	9,076 19.38%	24,064 18.31%
Income: \$75,000 - \$100,000	1,066 16.63%	6,827 14.58%	19,043 14.49%
Income: \$100,000 - \$125,000	728 11.36%	5,298 11.31%	14,178 10.79%
Income: \$125,000 - \$150,000	289 4.51%	3,371 7.20%	8,983 6.84%
Income: \$150,000 - \$200,000	292 4.55%	3,373 7.20%	8,209 6.25%
Income: \$200,000+	155 2.42%	1,900 4.06%	6,289 4.79%
2019 Avg Household Income	\$73,441	\$82,951	\$82,010
2019 Med Household Income	\$61,214	\$67,789	\$65,435

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