

**FOR LEASE**

**8932 Troy St.  
Spring Valley CA 91977**



**NOW AVAILABLE!**



**810 Jamacha Rd. Suite 102  
El Cajon, CA 92019**

**BEN AMEEN**  
Broker Associate  
(619) 840-6692  
bensdcommercial@gmail.com  
BRE# 01999481





## OFFERING SUMMARY

LEASE RATE: \$6,500 / Month

## PROPERTY HIGHLIGHTS:

### FOR LEASE

22,470 SF Commercial Yard with Two Buildings

C-36 General Commercial Zoning

Rare opportunity to lease a versatile commercial property featuring a 22,470 SF secured yard and two existing buildings, ideal for a wide range of commercial and industrial-related uses.

- Large, usable yard
- C-36 General Commercial zoning
- Flexible layout for various business types
- Ample space for vehicles, equipment, and material storage



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## Ideal Uses:

- Automotive sales and service
- RV and boat storage
- Construction and landscaping companies
- Office and showroom operations
- Outdoor storage (subject to tenant verification and County regulations)
- Equipment and fleet storage
- Contractor's yard
- Equipment rental businesses
- Retail and service commercial uses

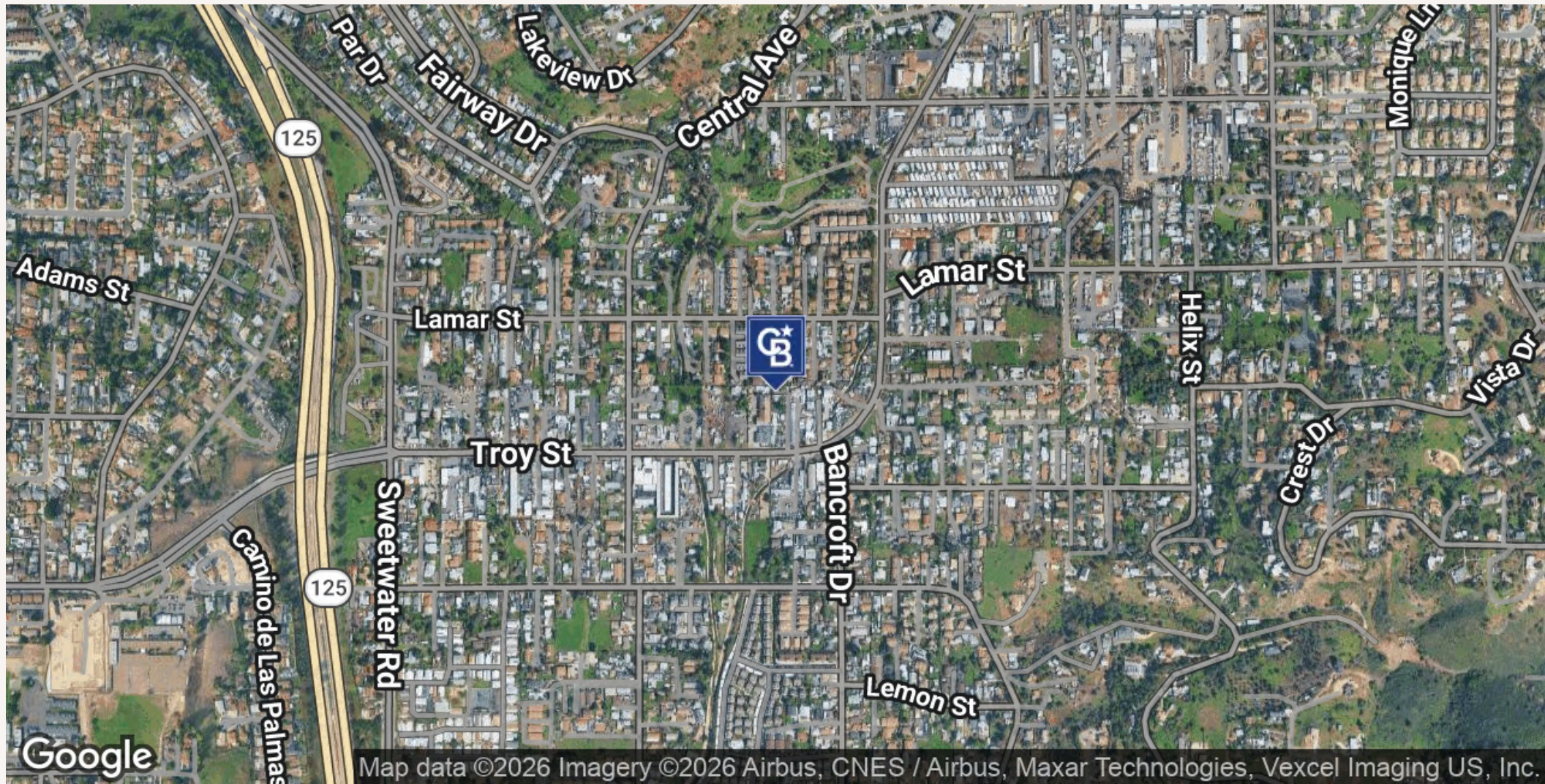
This property offers a unique combination of yard space, buildings, and flexible zoning, making it well-suited for businesses seeking a functional operational headquarters with outdoor storage capabilities.





Map:

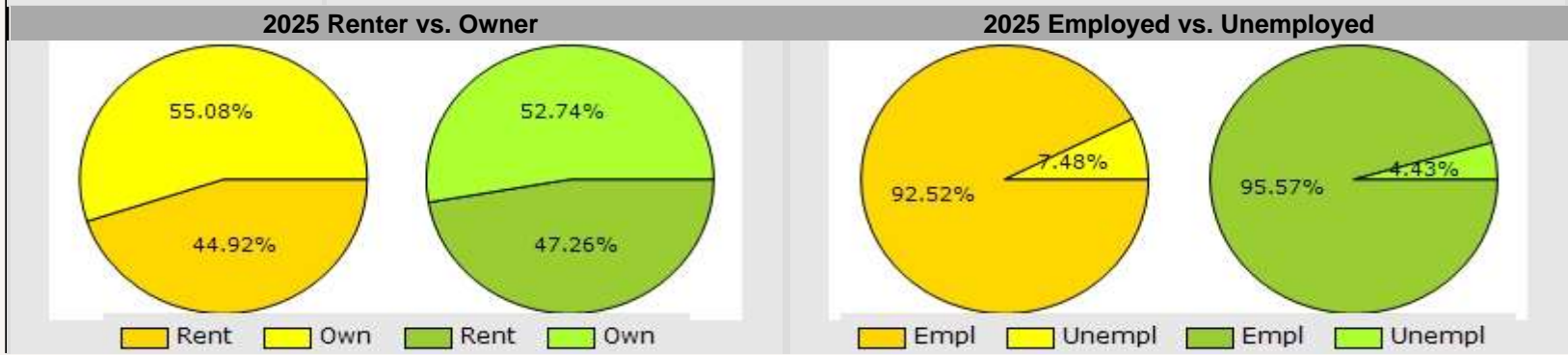
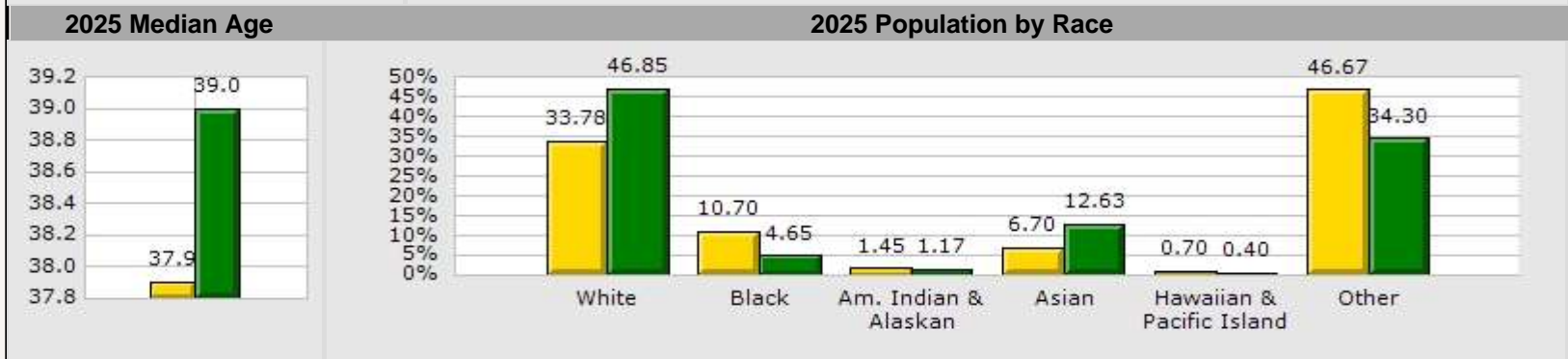
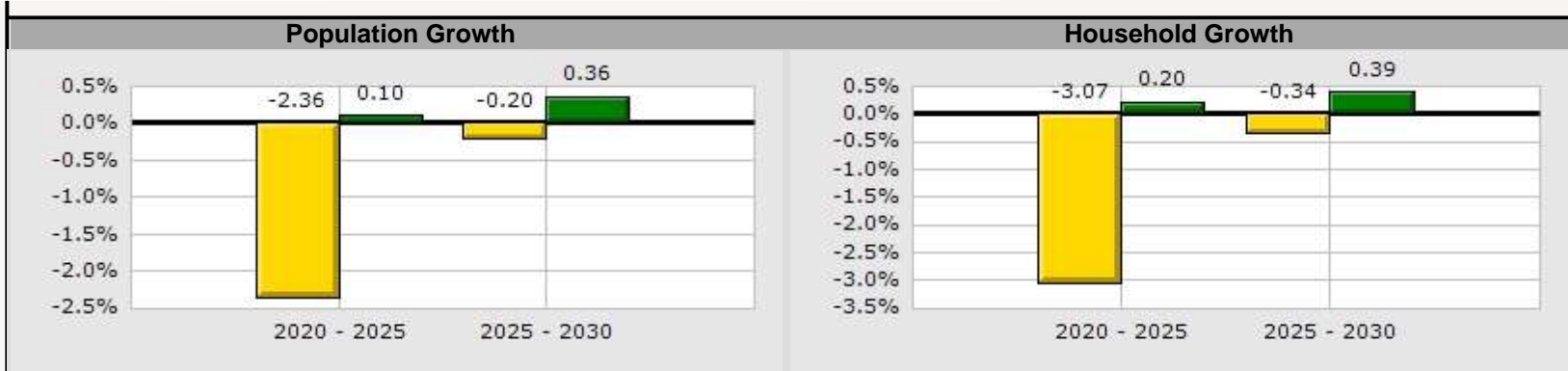
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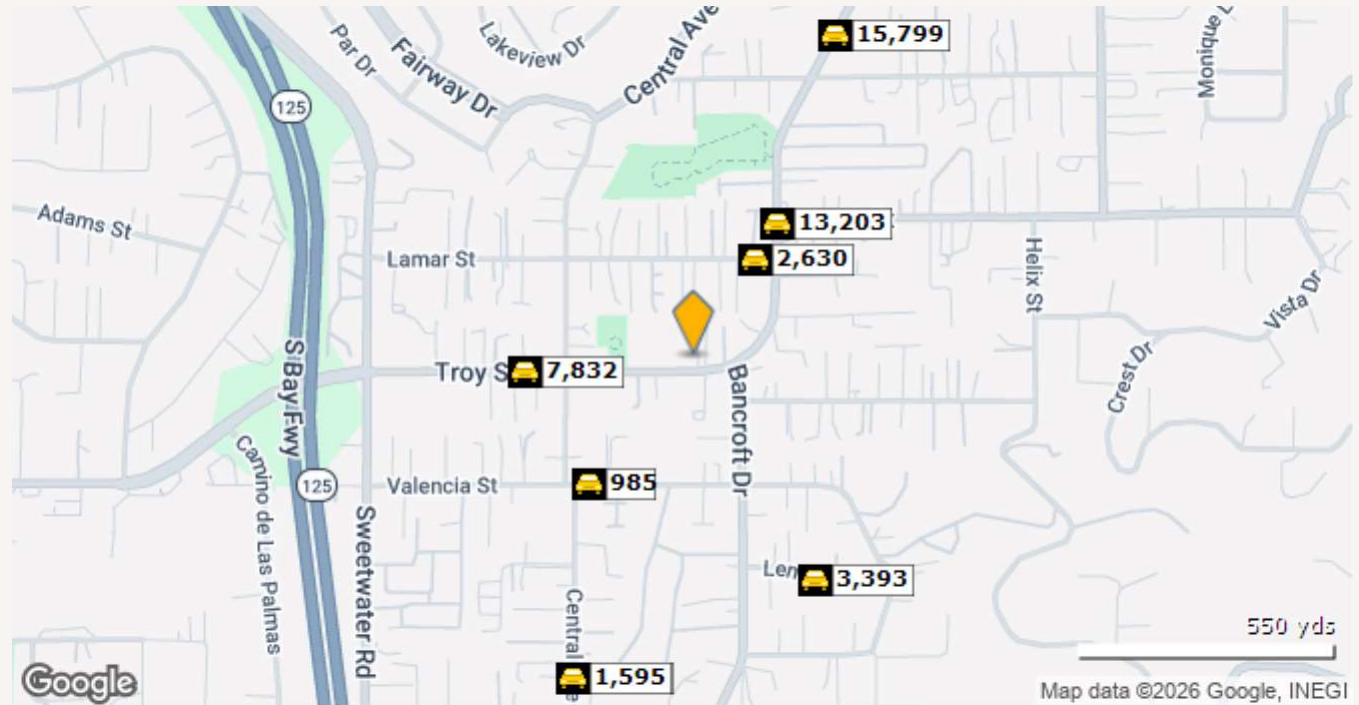
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**COLDWELL BANKER**  
**COMMERCIAL**  
WEST



8932 Troy St, Spring Valley, CA 91977



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Lamar St	Marshall Ln	0.02 W	2025	2,630	MPSI	.15
2	Bancroft Dr	Lamar St	0.02 S	2024	13,320	MPSI	.20
3	Bancroft Dr	Lamar St	0.02 S	2025	13,203	MPSI	.20
4	Valencia St	Central Ave	0.02 W	2025	985	MPSI	.20
5	Troy St	Central Ave	0.05 E	2024	7,822	MPSI	.21
6	Troy St	Central Ave	0.05 E	2025	7,832	MPSI	.21
7	Lemon St	Private Rd	0.03 E	2018	3,393	MPSI	.31
8	Central Ave	Private Rd	0.02 N	2024	1,608	MPSI	.42
9	Central Ave	Private Rd	0.02 N	2025	1,595	MPSI	.42
10	Bancroft Dr	Switzer Dr	0.04 NE	2022	15,799	MPSI	.44

**CONFIDENTIALITY AGREEMENT**

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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