

Sweetwater Plaza

8365 Paradise Valley Rd, Spring Valley, CA

SHOP SPACES AVAILABLE FOR LEASE IN O'REILLY ANCHORED CENTER



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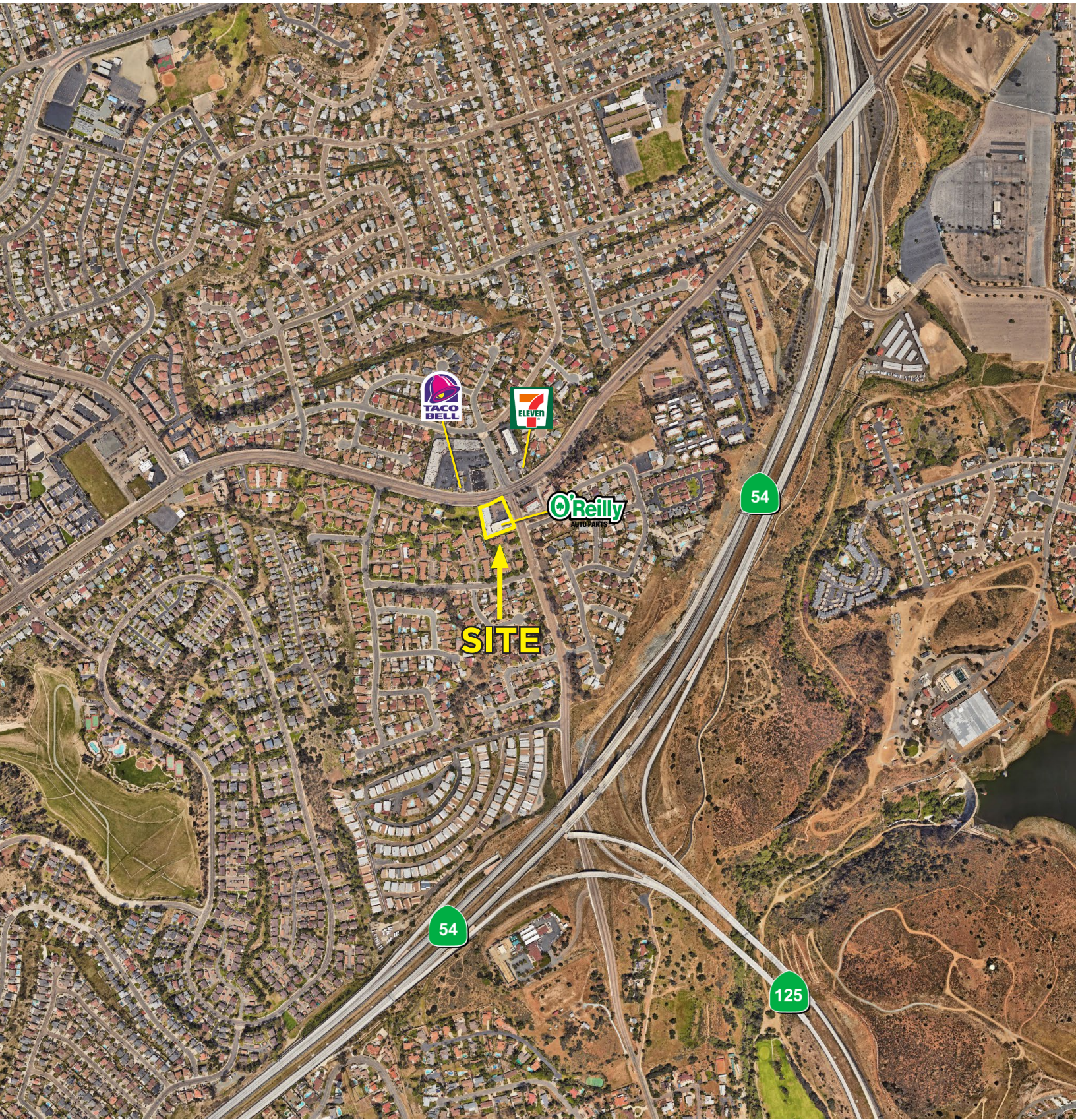
RETAIL INSITE

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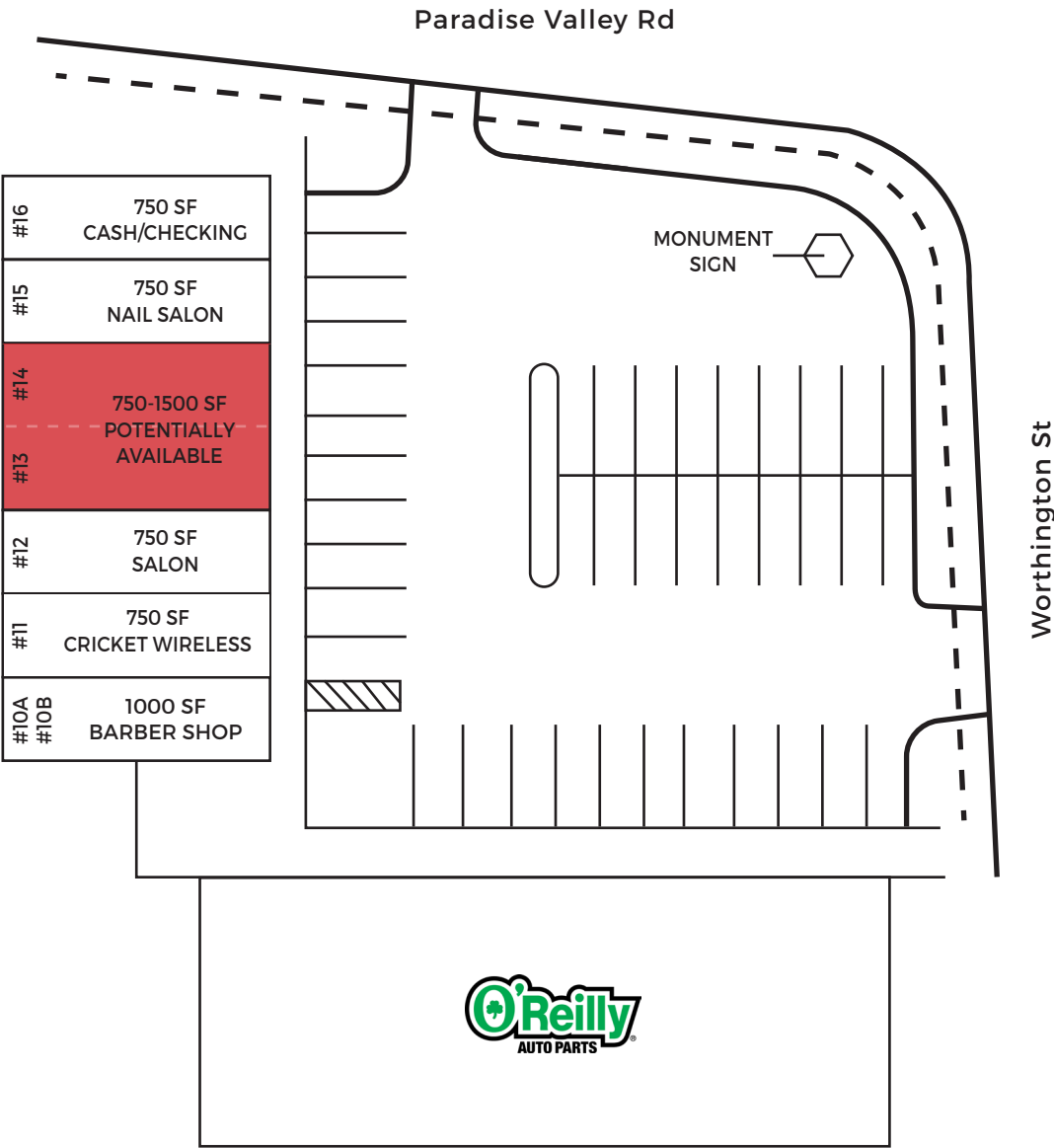
FEATURES

- Small shops available in O'Reilly anchored center
- Extremely dense neighborhood with retail synergy
- High visibility at signalized intersection
- Monument signage and off-street parking available





S I T E P L A N / D E M I S E D P R E M I S E S



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

8365 Paradise Valley Rd | Spring Valley, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	24,497	158,318	435,731
Forecasted Population (2021)	25,966	164,878	464,656



HOUSEHOLDS

Households	6,732	45,392	132,881
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AVG HHD INCOME

Estimated Avg Household Income	\$84,973	\$91,797	\$87,207
Avg Family Income	\$75,580	\$84,967	\$81,509



MEDIAN HH INCOME

Estimated Median Household Income	\$71,430	\$72,012	\$69,664
Median Family Income	\$68,275	\$72,063	\$71,090

\$\$\$ PER CAPITA INCOME

Est. Proj. Per Capita Income	\$23,685	\$26,712	\$26,933
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\$\$ OTHER INCOME

Est. Proj. Median Disposable Income	\$57,372	\$58,155	\$56,335
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DAYTIME DEMOS

Total Number of Businesses	192	1,456	7,479
Total Number of Employees	1,237	10,435	67,219



RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	7,255 32.1%	57,728 38.4%	185,777 45.0%
Black or African American	3,660 16.2%	21,631 14.4%	50,969 12.3%
American Indian & Alaskan Native	145 0.6%	1,068 0.7%	3,058 0.7%
Asian	5,188 23.0%	30,656 20.4%	67,557 16.4%
Hawaiian & Pacific Islander	325 1.4%	1,721 1.1%	3,848 0.9%
Other Race	4,047 17.9%	25,878 17.2%	73,009 17.7%
Two or More Races	1,975 8.7%	11,839 7.9%	28,583 6.9%



AGE DISTRIBUTION

Median Age	33.0 yrs	33.3 yrs	33.5 yrs
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HOUSING

Total Housing Units	6,547	45,542	133,839
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