

# M58 INDUSTRIAL ZONED

20,000 SF INDUSTRIAL BUILDING & PAVED STORAGE YARD  
ALLOWS FOR OUTSIDE STORAGE & MANUFACTURING

# FOR SALE

OWNER/USER WITH INCOME

2555 SWEETWATER SPRINGS BLVD  
10642 WILLIE BAKER WAY  
SPRING VALLEY, CA 91978



[CLICK HERE FOR DRONE TOUR](#)



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.



## INVESTMENT SUMMARY



### 10642 WILLIE BAKER WAY, SPRING VALLEY, CA 91978

<b>LOT SIZE:</b>	Approx. 0.30 Acre Paved Storage Lot
<b>BUILDING SIZE:</b>	<ul style="list-style-type: none"><li>• Permits Active for Approx. 1,777 SF Industrial / Office</li><li>• Approx. 639 SF Warehouse, 1,138 SF Office and (2) 40' Cargo Containers</li></ul>
<b>ZONING:</b>	County of San Diego Zoned M58 High Impact Industrial <ul style="list-style-type: none"><li>• M58 is the Highest Impact Industrial Zoning (<a href="#">Link</a>)</li><li>• Outside Storage and Manufacturing Allowed</li></ul>
<b>FEATURES:</b>	Lot is Concrete, Fenced and Lit with (2) Driveways, Block and Iron Fencing with (2) Rolling Gates, Water Meter and Sewer Installed and Fees Paid. Water Meter & Sewer Installed and Fees Paid. Electric Meter Permitted and Installed 200 AMP, 480V/3 Wire
<b>APN:</b>	505-720-13-00



### 2555 SWEETWATER SPRINGS BLVD, SPRING VALLEY, CA 91978

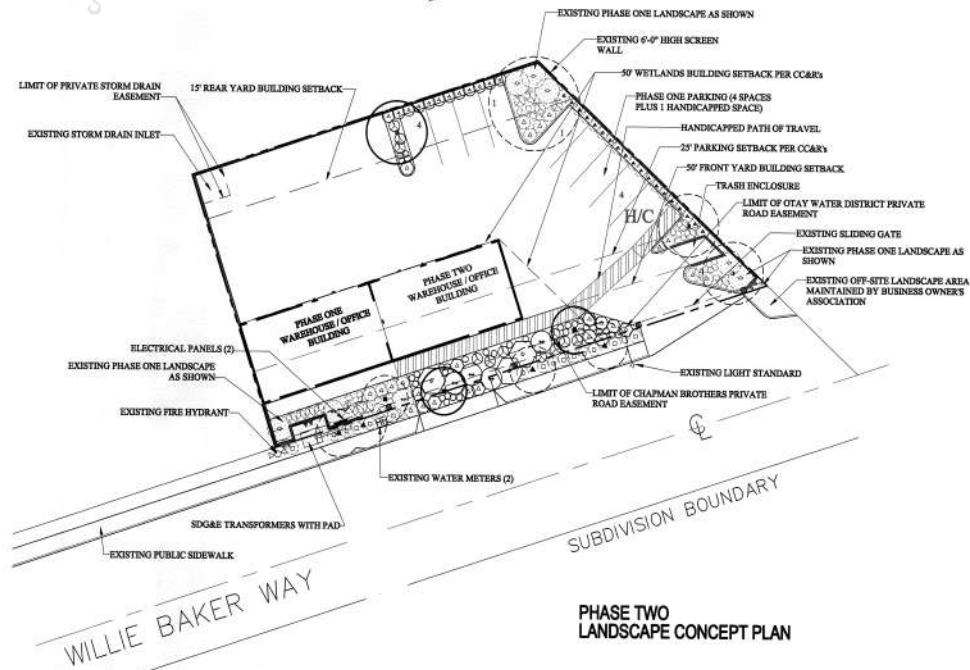
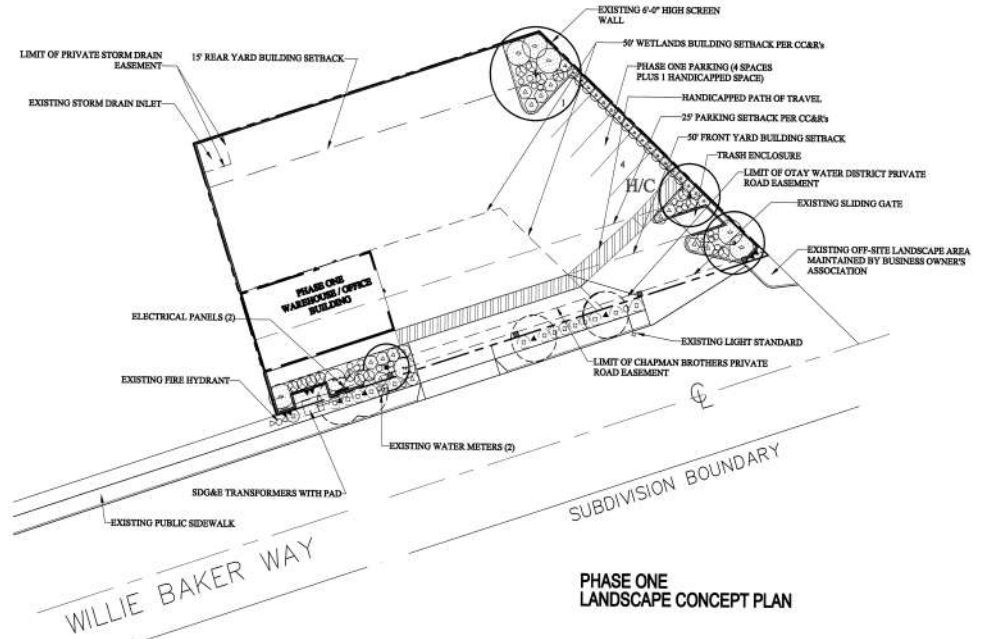
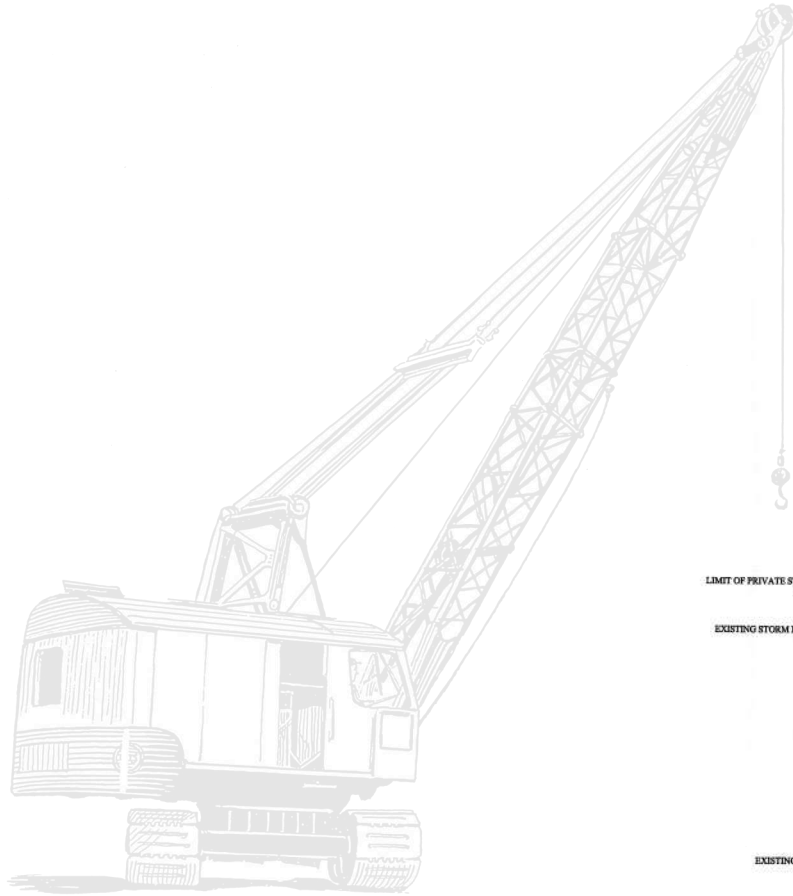
<b>LOT SIZE:</b>	Approx. 1.08 Acre Lot
<b>BUILDING SIZE:</b>	Approx. 20,000 SF Industrial Building
<b>ZONING:</b>	County of San Diego Zoned M58 High Impact Industrial <ul style="list-style-type: none"><li>• M58 is the Highest Impact Industrial Zoning (<a href="#">Link</a>)</li><li>• Outside Storage and Manufacturing Allowed</li></ul>
<b>FEATURES:</b>	(7) Grade Level Roll Doors, (1) Dock High Door, Closet, Storage Area, (5) Restrooms, (10) Offices, Mezzanine
<b>APN:</b>	505-230-22-00

**SALE PRICE: \$4,400,000**  
Properties are to be Exclusively Sold Together

# PROPOSED SITE PLAN

## 10642 WILLIE BAKER WAY

- Phase One (Permitted)
- Phase Two (Proposed)



RENT ROLL

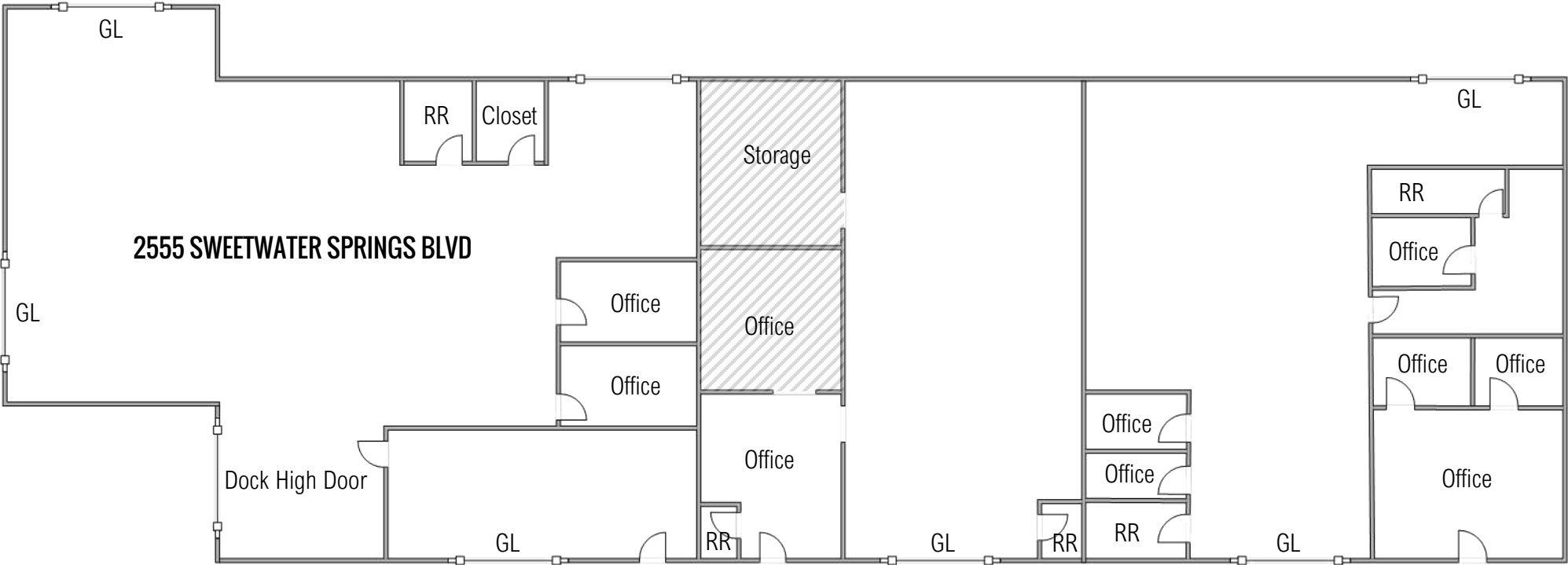
10642 WILLIE BAKER WAY

Suite Size	Monthly Rent	Term
5,150 SF	\$1,500	Month-to-Month
8,052 SF	\$1,800	Month-to-Month

2555 SWEETWATER SPRINGS BLVD

Suite Size	Monthly Rent	Term
10,000 SF	\$5,500	Month-to-Month
2,500 SF	\$3,600	Month-to-Month
7,500 SF	\$4,825	Month-to-Month
400 SF	\$800	Month-to-Month
1,800 (Upstairs)	-	Vacant
1,200 SF (Outdoor)	\$800	Month-to-Month
Advertising/Signage (2 Signs - Outdoor)	\$250	Month-to-Month

Total Monthly Rent  
\$19,075



Floor plan not fit to scale;  
for reference purposes only.



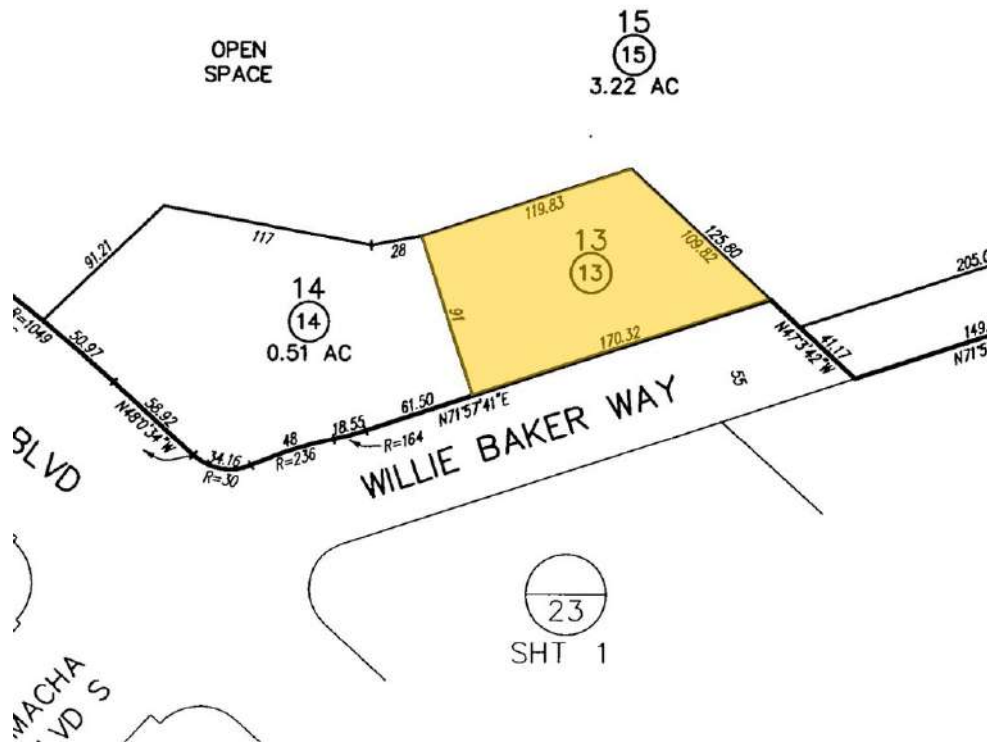


 Fenced Yard

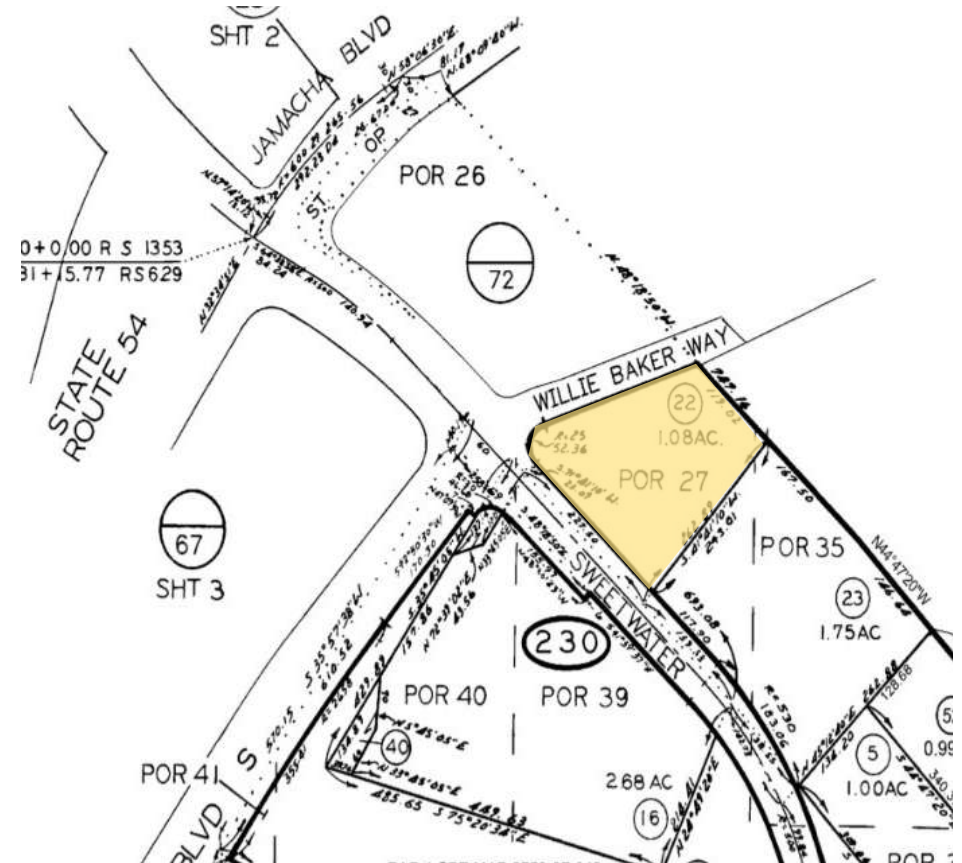


# PARCEL MAP

## 10642 WILLIE BAKER WAY



## 2555 SWEETWATER SPRINGS BLVD





PROPERTY PHOTOS





# LOCATION SUMMARY

[CLICK HERE FOR DRONE TOUR](#) 



10 Minutes  
La Mesa



20 Minutes  
Mission Valley



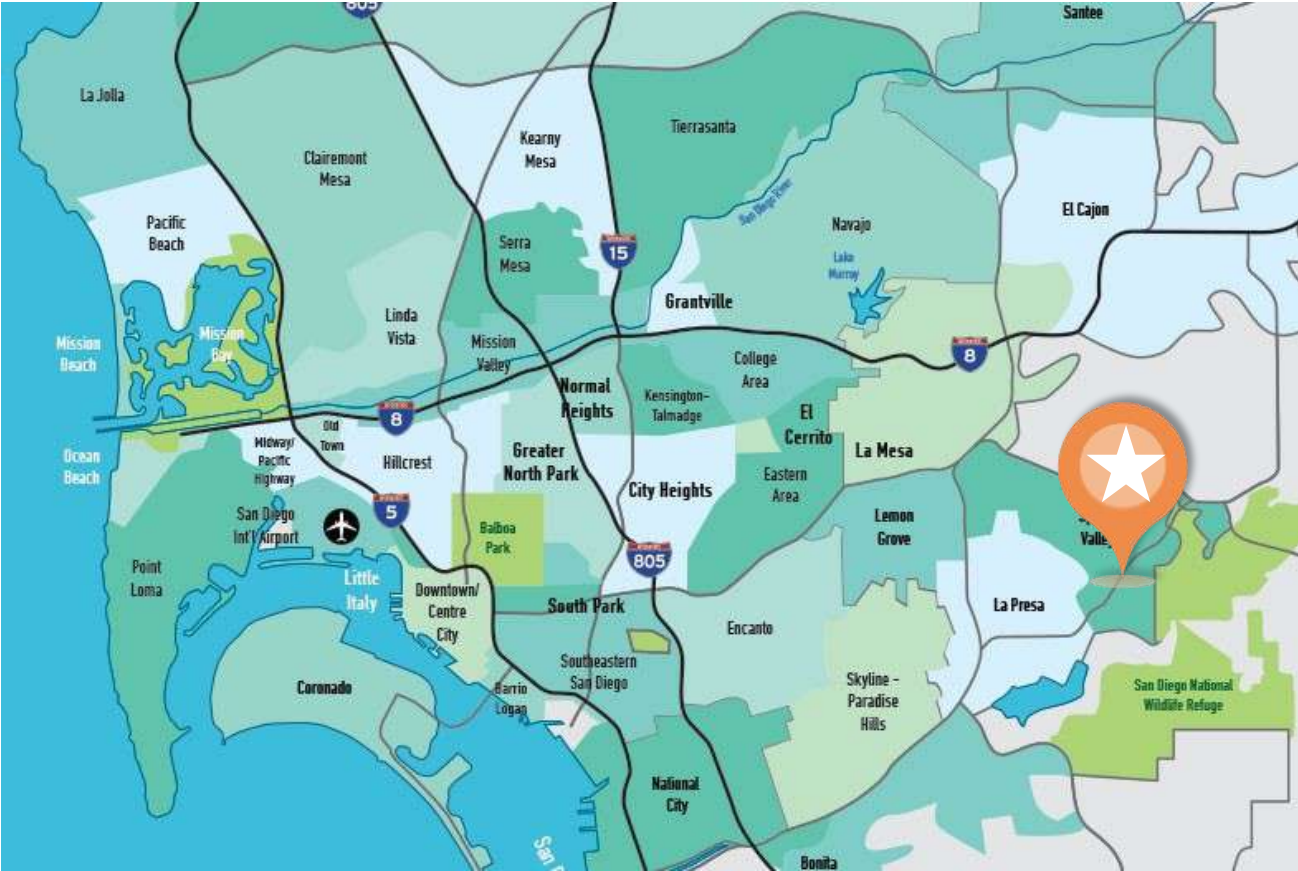
20 Minutes  
Downtown San Diego



35 Minutes  
La Jolla

	2 mile	5 mile
population	32,387	269,199
population (2025)	36,011	293,394
total households	11,739	95,422
average age	36.8	36.3
total employees	7,409	66,662
total businesses	1,061	8,985
consumer spending	\$361.4 M	\$2.8 B
avg. household income	\$97,192	\$94,657
owner occupied	7,872	55,665
renter occupied	3,867	39,757

\*demographic source - costar analytics (2 mile radius)



Spring Valley is a community of rolling hills and countryside 17 miles East of San Diego. It is 481 feet above sea level, virtually smog free, and a 20-minute commute to downtown via Hwy 94. As part of San Diego County, Spring Valley offers a close-by geography sharing a landscape of choices, from bayfront urban living to snow-dusted slopes in the rural backcountry in a mild climate influenced by ocean currents and abundant sunshine. Spring Valley is the county's largest unincorporated community, yet offers a “small town flavor” to each of its residents. Lifestyles range from apartment or town home residents to the urban professional, and on to those with larger properties for enjoying horses, livestock and rural community life.



## CONTACT INFORMATION

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## M58 Zoned Paved Storage Lot and Industrial Building

2555 Sweetwater Blvd & 10642 Willie Baker Way, Spring Valley, CA 91978

