DEVELOPMENT SITE - 0.78 ACRES
8712 TROY STREET, SPRING VALLEY, CA  91977

AVAILABLE FOR SALE

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Voit Real Estate Services is proud to present a unique investment opportunity located at 8712 Troy Street, in the Spring Valley neighborhood in San Diego.

The 0.78 acre site is fully fenced and within close proximity State Routes 125, 94, 52 and 54 and Interstate 8.

The versatile C zoning allows many uses including light manufacturing, automotive, multi-family and religious facilities.

Previous use was as a contractor's yard and residence with the street front units as offices. Current improvements consist of two approximately 400 SF offices, each with bathroom fronting Troy street.

Behind the offices is an approximate 2,666 SF 3 bedroom, 3 bath residential home with swimming pool. The site also includes an approximate 1,500 SF storage/warehouse building.

**ASKING PRICE**

$1,500,000

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**at a GLANCE**

800 SF commercial space

2,666 SF residential home

1,500 SF storage/warehouse

0.78 AC lot size

503-262-25-00 parcel map

C36 zoning
## DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021 Population</td>
<td>21,430</td>
<td>173,774</td>
<td>443,885</td>
</tr>
<tr>
<td>2026 Population Projection</td>
<td>21,531</td>
<td>174,938</td>
<td>446,681</td>
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<tr>
<td>2021 Households</td>
<td>7,003</td>
<td>58,654</td>
<td>148,785</td>
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<tr>
<td>2026 Household Projection</td>
<td>7,045</td>
<td>59,012</td>
<td>149,621</td>
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<tr>
<td>Median Household Income</td>
<td>$64,281</td>
<td>$72,890</td>
<td>$71,256</td>
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<tr>
<td>Median Home Value</td>
<td>$456,514</td>
<td>$484,183</td>
<td>$506,333</td>
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</tbody>
</table>

## TRAFFIC COUNTS

<table>
<thead>
<tr>
<th>Collection Street</th>
<th>Cross Street</th>
<th>Traffic Volume</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Troy Street</td>
<td>Central Avenue</td>
<td>7,408</td>
<td>0.07 mi</td>
</tr>
<tr>
<td>Sweetwater Road</td>
<td>Valencia Street</td>
<td>28,492</td>
<td>0.32 mi</td>
</tr>
<tr>
<td>Sweetwater Road</td>
<td>Shannonbrook Court</td>
<td>31,871</td>
<td>0.35 mi</td>
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<tr>
<td>Palm Street</td>
<td>Palm Lane</td>
<td>9,409</td>
<td>0.51 mi</td>
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<tr>
<td>Tyler Street</td>
<td>Central Avenue</td>
<td>4,291</td>
<td>0.52 mi</td>
</tr>
<tr>
<td>State Hwy 125</td>
<td>Robin Street</td>
<td>110,009</td>
<td>0.57 mi</td>
</tr>
<tr>
<td>Bancroft Drive</td>
<td>Switzer Drive</td>
<td>15,425</td>
<td>0.58 mi</td>
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</table>
C36 GENERAL COMMERCIAL USE REGULATIONS

2360 INTENT.
The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations. The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.

2362 PERMITTED USES.
The following use types are permitted by the C36 Use Regulations:

a. Civic Use Types.
   Administrative Services
   Ambulance Services
   Child Care Center
   Civic, Fraternal or Religious Assembly
   Clinic Services
   Community Recreation
   Cultural Exhibits and Library Services
   Essential Services
   Fire Protection Services (see Section 6905)
   Law Enforcement Services
   Minor Impact Utilities
   Parking Services
   Postal Services
   Small Schools

b. Commercial Use Types.
   Administrative and Professional Services
   Agricultural and Horticultural Sales (all types)
   Animal Sales and Services: Grooming
   Animal Sales and Services: Veterinary (Small Animals)
   Automotive and Equipment: Parking
   Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Business Support Services
Communications Services
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage Retail Sales
Funeral and Interment Services: Undertaking
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services: Consumer
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment: Limited
Transient Habitation: Lodging

2363  PERMITTED USES SUBJECT TO LIMITATIONS.
The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.
   Family Residential "1"

b. Commercial Use Types.
   Agricultural Services "9"

c. Industrial Use Types.
   Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.
   Horticulture (all types)
   Tree Crops
   Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
USES SUBJECT TO A MAJOR USE PERMIT.
The following use types are permitted by the C36 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.
   Group Residential

b. Civic Use Types.
   Major Impact Services and Utilities

c. Commercial Use Types.
   Automotive and Equipment: Cleaning
   Automotive and Equipment: Storage, Recreational Vehicles and Boats
   Funeral and Interment Services: Cremating
   Funeral and Interment Services: Interring
   Research Services
   Spectator Sports and Entertainment: General
   Transient Habitation: Campground (see Section 6450)
   Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

   Wholesaling, Storage and Distribution: Light (see Section 6300)

d. Extractive Use Types.
   Site Preparation