

**FOR  
SALE**

**PRICE:  
\$1,300,000**

# 9185 HARNNESS ST

SPRING VALLEY, CA 91977



**OWNER/USER OR DEVELOPMENT OPPORTUNITY**

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# PROPERTY INFORMATION



## HIGHLIGHTS:

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### STRATEGIC INVESTMENT POSITIONING:

- Infill East County location with lower acquisition costs vs. coastal markets
- Rare M54 zoning with outdoor storage and flexible use
- Ideal for: owner-user industrial operations, contractor yard or service industrial, self-storage redevelopment or repositioning

### M54 ZONING HIGHLIGHTS:

- General Impact Industrial (M54): Intended to accommodate manufacturing and industrial uses with moderate impacts, making it ideal for a wide range of business operations
- Broad Permitted Uses: Allows for warehousing, distribution, contractor yards, and storage-related uses, providing strong optionality for users and investors
- Self-Storage/Mini-Warehouse Potential: Storage and distribution uses - including mini-warehouse (self-storage) - are consistent with the zoning framework
- Outdoor Storage Capability: Industrial outdoor storage is permitted (subject to screening and site regulations), a highly valuable and limited-use feature in San Diego
- Flexible Entitlement Path: Certain uses may require administrative or discretionary approval, but the zoning is designed to support a wide spectrum of industrial applications

**Flexible M54 zoning allows for a wide range of industrial and storage uses - including outdoor storage and self-storage potential - creating multiple paths to unlock value**



## GENERAL INFORMATION:

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Total Lot SF:	15,400 SF
Building SF:	2,400 SF
APN#:	533-196-13-00
Tenancy:	Single-Tenant
Zoning:	M54

# DEMOGRAPHICS

Radius	1 Mile		3 Mile		10 Mile	
<b>Population</b>						
2030 Projection	21,672		138,568		1,369,767	
2025 Estimate	21,755		139,000		1,366,743	
2020 Census	22,442		142,970		1,373,844	
Growth 2025 - 2030	-0.38%		-0.31%		0.22%	
Growth 2020 - 2025	-3.06%		-2.78%		-0.52%	
<b>2025 Population by Hispanic Origin</b>	11,944		62,883		584,600	
<b>2025 Population</b>	21,755		139,000		1,366,743	
White	5,592	25.70%	41,531	29.88%	524,724	38.39%
Black	2,524	11.60%	16,456	11.84%	101,635	7.44%
Am. Indian & Alaskan	392	1.80%	1,870	1.35%	16,805	1.23%
Asian	1,837	8.44%	18,176	13.08%	161,304	11.80%
Hawaiian & Pacific Island	127	0.58%	1,081	0.78%	6,358	0.47%
Other	11,283	51.86%	59,886	43.08%	555,917	40.67%
U.S. Armed Forces	450		2,248		33,857	
<b>Households</b>						
2030 Projection	6,387		42,337		480,840	
2025 Estimate	6,424		42,540		479,750	
2020 Census	6,685		44,065		482,186	
Growth 2025 - 2030	-0.58%		-0.48%		0.23%	
Growth 2020 - 2025	-3.90%		-3.46%		-0.51%	
Owner Occupied	3,753	58.42%	26,570	62.46%	222,490	46.38%
Renter Occupied	2,671	41.58%	15,970	37.54%	257,261	53.62%
<b>2025 Households by HH Income</b>	6,423		42,541		479,750	
Income: <\$25,000	506	7.88%	3,838	9.02%	56,842	11.85%
Income: \$25,000 - \$50,000	984	15.32%	5,376	12.64%	66,264	13.81%
Income: \$50,000 - \$75,000	1,092	17.00%	6,070	14.27%	66,908	13.95%
Income: \$75,000 - \$100,000	945	14.71%	6,257	14.71%	64,899	13.53%
Income: \$100,000 - \$125,000	844	13.14%	5,392	12.67%	55,873	11.65%
Income: \$125,000 - \$150,000	588	9.15%	4,259	10.01%	39,318	8.20%
Income: \$150,000 - \$200,000	603	9.39%	5,001	11.76%	58,330	12.16%
Income: \$200,000+	861	13.40%	6,348	14.92%	71,316	14.87%
<b>2025 Avg Household Income</b>	\$115,547		\$122,798		\$119,117	
<b>2025 Med Household Income</b>	\$91,653		\$98,918		\$94,206	

## CONTACT

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# TENANT MAP

