

# 3270 BANCROFT DR

Spring Valley, CA 91777

Industrial For Lease  
Leasing Brochure



AVAILABLE  
±5,000 SF For Lease

**MATTHEWS**™

# EXCLUSIVELY LEASED BY



**Ben Turner**

AVP & Associate Director

**(858) 324-1912**

[ben.turner@matthews.com](mailto:ben.turner@matthews.com)

License No. 02150960 (CA)



**Chris Nelson**

FVP & Senior Director

**(858) 257-4562**

[chris.nelson@matthews.com](mailto:chris.nelson@matthews.com)

License No. 02055962 (CA)

**David Harrington**

Broker of Record

Broker License No. 01320460 (CA)

Broker Firm No. 02168060 (CA)

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# LEASING HIGHLIGHTS

**±5,000 SF**

Parcel Size

**\$3,500**

Per Month + Utilities

Fenced & Paved Yard

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Grandfathered Allowance for Automotive Repair

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Utilities Available

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C32 Zoning





**Kearny Mesa Industrial Hub**

±217,000 VPD

**University of San Diego**  
±10,000 Students

**I-8**  
Regional Freight Corridor

**El Cajon**

±203,000 VPD

**La Mesa**

**SR-94 (Martin Luther King Jr. Freeway)**  
Direct Access to SR-94 — Primary East/West Corridor

**Subject Property**

±203,000 VPD

**San Diego International Airport**

**Port of San Diego**  
Major Trade & Import Hub. Supports over 71,000 jobs in the region.  
\$13.8 Billion Annual Economic Impact

±176,000 VPD

**Naval Air Station North Island**

**Downtown San Diego**  
±11 Miles Away

**SR-125**  
Access to SR-125 Regional Corridor

**10 Min**  
El Cajon / La Mesa

**15 Min**  
Downtown San Diego

**20 Min**  
San Diego Airport

**25 Min**  
Otay Mesa Port of Entry

**Naval Base San Diego**  
±40,000 Employees

**National City**

±215,000 VPD

±124,000 VPD

# MARKET OVERVIEW

**3270 Bancroft Dr**  
Spring Valley, CA 91977

San Diego, CA - MSA





# SAN DIEGO, CA

San Diego is a dynamic metropolitan area and one of California's most desirable destinations, offering a unique blend of coastal lifestyle, innovation, and economic strength. As a hub for defense, biotech, higher education, and cross-border trade with Mexico, it benefits from an extraordinary combination of research institutions, entrepreneurial activity, and international connectivity. The region's mild climate, vibrant cultural scene, and high quality of life create compelling conditions for both retail and investment opportunities.

San Diego's industrial market is fueled by sustained tenant demand, geographic constraints, and strategic access to the U.S.-Mexico border. Submarkets such as Otay Mesa, Kearny Mesa, and Miramar are characterized by low vacancy rates, rising rents, and a diverse tenant mix spanning logistics, defense, and life sciences. Limited land availability and strict development regulations have created a supply-constrained environment, enhancing long-term asset value. As cross-border trade and e-commerce continue to expand, San Diego remains a high-performing industrial hub attracting institutional investment.

Total Population  
**3.3 Million**

Annual Visitors  
**32 Million**

Tourism Economic Impact  
**\$22 Billion**

GDP  
**\$295.6 Billion**



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## Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **3270 Bancroft Dr, Spring Valley, CA 91977** (“Property”). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

# MATTHEWS™