2513 Folex Way

Spring Valley, CA 91978

Industrial Owner-User or Investment Opportunity

Offering Memorandum

Exclusively Listed By

Ben Turner
AVP & Associate Director
(858) 324-1912
ben.turner@matthews.com
License No. 02150960 (CA)

Chris Nelson
FVP & Senior Director
(858) 257-4562
chris.nelson@matthews.com
License No. 02055962 (CA)

David Harrington
Broker of Record
Broker Lic. No.: 01320460 (CA)
Firm Lic. No.: 02168060 (CA)

MATTHEWS™

Property Overview

2513 Folex Way
Spring Valley, CA 91978

2513 Folex Way
Spring Valley, CA 91978

±14,000 SF
GLA

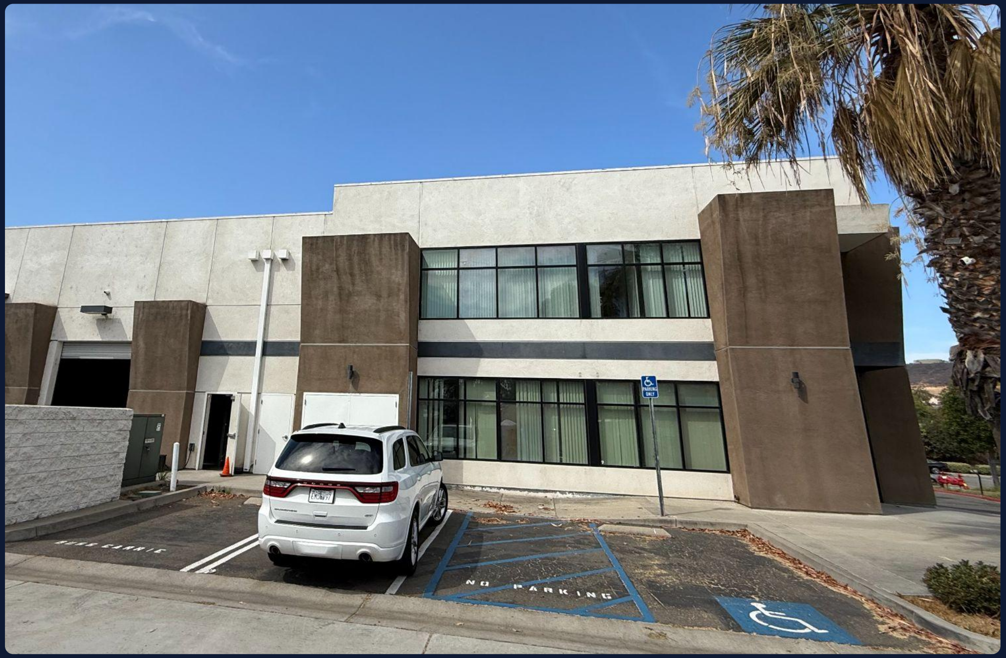
±1.09 AC
Lot Size

$4,900,000
Price

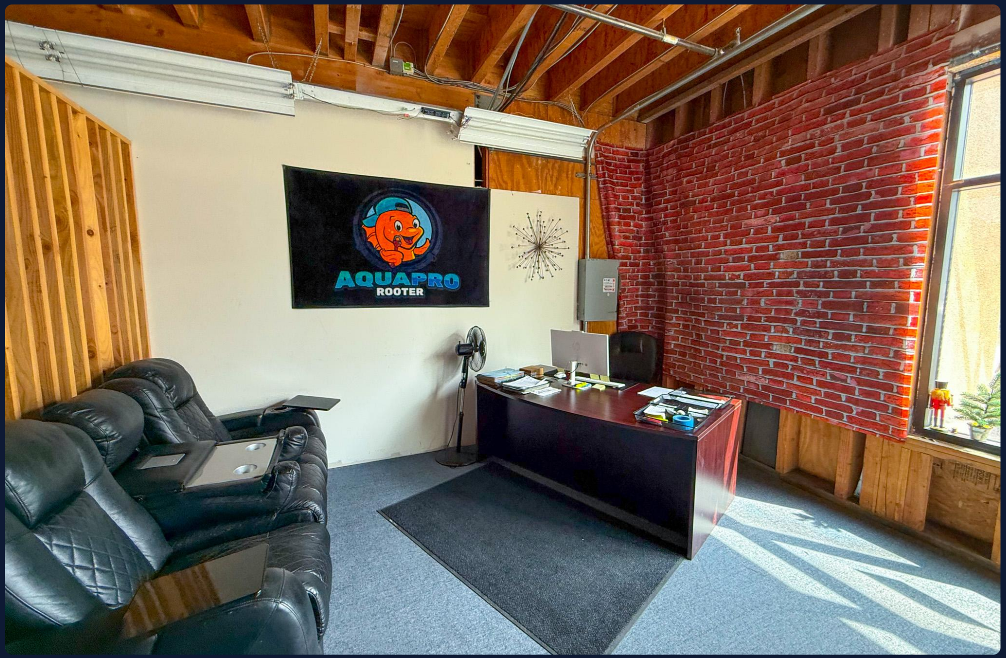
Highlights

- Freestanding Building
- Fully Fenced and Paved Lot
- Four (4) Roll-Up Doors
- M-58 Zoning
- Built in 2003
- Fully Sprinklered
- Newly Renovated Offices
- Heavy Power Available

Property Photos



Interior Photos



Interior Photos

N
Albertsons
Smart & Final
CVS pharmacy
94
Kenwood Dr
Sweetwater Springs Blvd ±30,000 VPD
94
24 Hour Fitness
Campo Rd
BIG 5 SPORTING GOODS
GROCERY OUTLET bargain market
Lamar St
94
Sweetwater Springs Blvd
Monte Vista High School
±1,715 Students
ATI RESTORATION
SAN DIEGO SDCA COMBAT ACADEMY
RANCHO SAN DIEGO SELF STORAGE
Jamacha Blvd
UNITED STATES POSTAL SERVICE
MARJAN STONE COUNTERTOP EXPERTS
Jamacha Blvd ±17,000 VPD
SC FUELS
evoqua WATER TECHNOLOGIES
JamachaPoint SELF STORAGE
Subject Property
Dictionary Hill
Open Space Preserve
LEGEND SMELTING AND RECYCLING
CALIBER COLLISION
SPS SOLAR POOL SUPPLY
United SITE SERVICES

Market Overview

2513 Folex Way
Spring Valley, CA 91978

San Diego, CA MSA

Spring Valley, CA

The Sweetwater Road corridor in Spring Valley benefits from strong regional connectivity and steady industrial demand driven by its strategic position between East County communities and the greater San Diego employment base. The area's proximity to a large labor pool, supported by dense surrounding residential neighborhoods and continued population growth, provides a reliable workforce foundation for light industrial, logistics, and service-oriented uses. Access to major transportation routes—including SR-125, SR-54, and the I-805/I-94 interchange—facilitates efficient goods movement and last-mile distribution, making the corridor well-suited for warehouse, flex, and contractor-oriented industrial users. Ongoing infrastructure improvements to Sweetwater Road and the surrounding mobility network continue to enhance accessibility and circulation, reinforcing the corridor's role as a functional industrial and service hub.

Industrial fundamentals in the broader East County submarket remain strong, characterized by low vacancy, minimal new construction, and sustained demand for small- to mid-bay industrial space. Users in Spring Valley increasingly prioritize well-located, infill properties that offer proximity to both workforce housing and major transportation corridors—particularly for logistics, construction trades, and service-based operators. The constrained development pipeline, coupled with steady population and employment growth, continues to drive competition for available space and upward pressure on rents. This supply-demand dynamic positions industrial assets along Sweetwater Road as attractive long-term investments, offering stable occupancy, reliable tenant demand, and resilient cash flow supported by essential, locally anchored businesses.

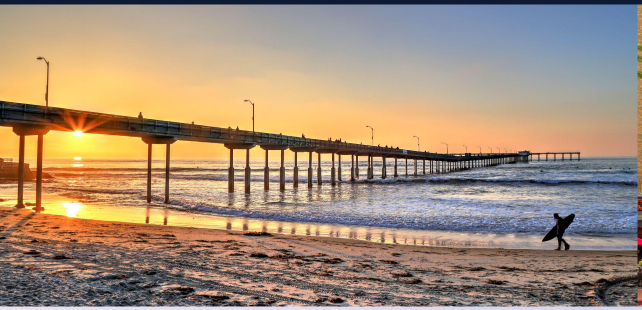
Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,487	78,394	270,189
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	3,893	26,605	91,660
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$157,240	$149,462	$139,705

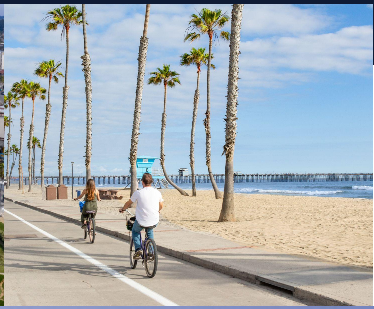
San Diego, CA MSA

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.

Retailers and businesses operating in San Diego enjoy access to a diverse consumer base, a steady flow of domestic and international tourists, and strong demand across its neighborhoods. With its thriving tourism industry, well-developed transit connections, and strategic location near the U.S.–Mexico border, San Diego supports long-term growth and resilience. The city consistently outperforms national tourism trends, driven by its unmatched coastal amenities, global reputation, and strong demographic fundamentals.

Total Population	Annual Visitors	Tourism Economic Impact	GDP
3.3 Million	**32 Million**	**$22 Billion**	**$295.6 Billion**




MATTHEWS™

Exclusively Listed By

Ben Turner
AVP & Associate Director
(781) 366-3343
ben.turner@matthews.com
License No. 02150960 (CA)

Chris Nelson
FVP & Senior Director
(858) 257-4562
chris.nelson@matthews.com
License No. 02055962 (CA)

David Harrington | Broker of Record | Broker Lic. No.: 01320460 (CA) | Firm Lic. No.: 02168060 (CA)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2513 Folex Way, Spring Valley, CA, 91978 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

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

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. 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 or sale of the Property.

This Offering Memorandum 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.