



2059 Sweetwater Rd

2059 Sweetwater Rd
Spring Valley, CA 91977



STARKER WEST, INC.

2059 Sweetwater Rd

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Exclusively Marketed by:

Seth Watje

Starker West, Inc

President

(619) 358-3748

watje@starkerwest.com

Lic: 01805453

Adam Cairo

Starker West, Inc.

Vice President

(619) 300-0173

cairo@starkerwest.com

Lic: 01948040



STARKER WEST, INC.



01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

2059 SWEETWATER RD

OFFERING SUMMARY

ADDRESS	2059 Sweetwater Rd Spring Valley CA 91977
COUNTY	San Diego
SUBMARKET	Spring Valley
BUILDING SF	3,096 SF
LAND SF	36,154 SF
NUMBER OF UNITS	2
APN	578-012-77-00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,450,000
PRICE PSF	\$468.35
PRICE PER UNIT	\$725,000

DEMOGRAPHICS

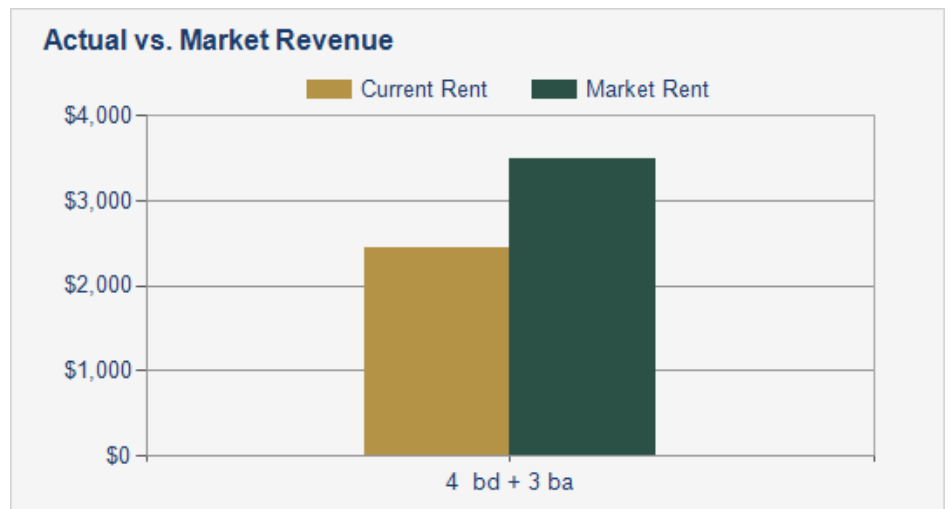
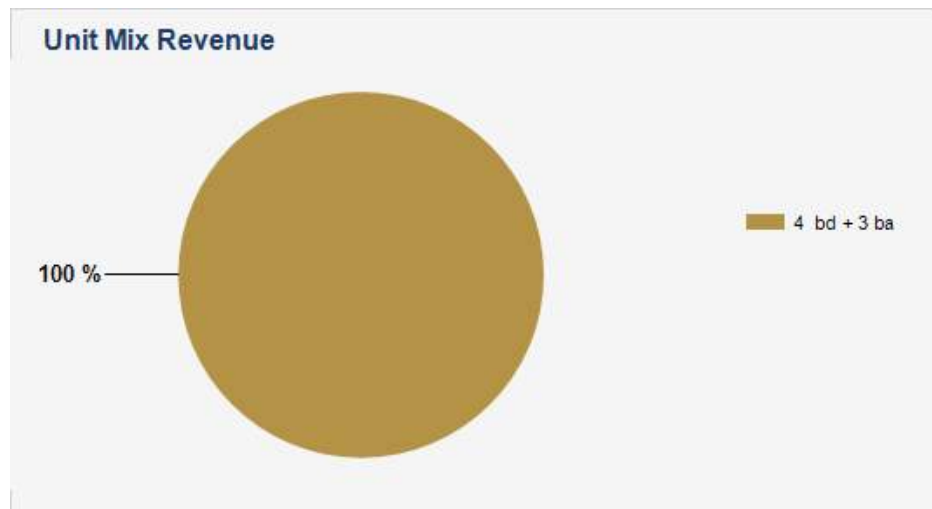
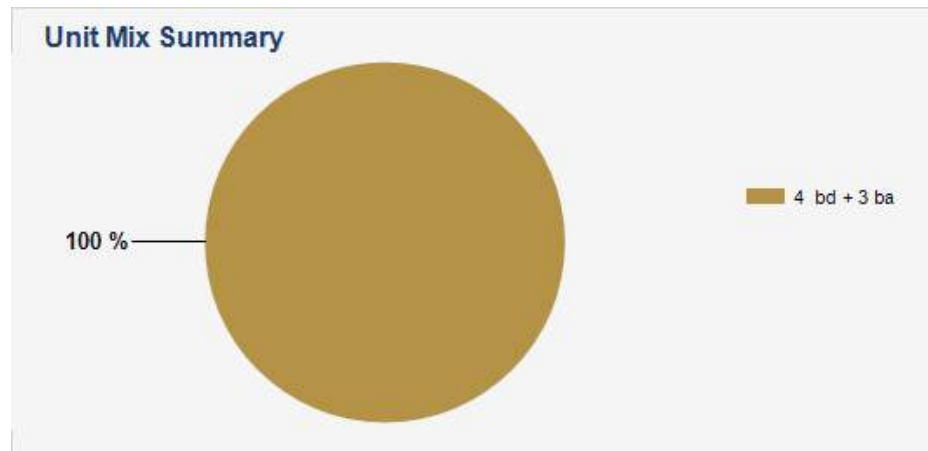
	1 MILE	3 MILE	5 MILE
2023 Population	19,630	198,190	452,602
2023 Median HH Income	\$66,667	\$67,267	\$72,867
2023 Average HH Income	\$91,287	\$92,091	\$98,350



- 2059 Sweetwater Rd offers an investment opportunity featuring an established duplex with significant development potential. The current property boasts two spacious 4-bedroom, 3-bathroom townhome-style units, each spanning approximately 1,500 square feet, situated on an expansive 36,154 square foot lot.

The current owner is in the final stages of obtaining development permits to expand the property with three additional duplexes, mirroring the existing layout. This presents an ideal scenario for investors looking to capitalize on a covered land play, generating income from the existing units while concurrently realizing the property's maximum potential through development.

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
4 bd + 3 ba	2	\$2,450	\$4,900	\$3,500	\$7,000
Totals/Averages	2	\$2,450	\$4,900	\$3,500	\$7,000



- Welcome to Spring Valley, California, where picturesque landscapes meet suburban charm. Nestled in the heart of San Diego County, Spring Valley offers residents and visitors alike a blend of scenic beauty and convenient amenities.

Located just east of downtown San Diego, Spring Valley boasts a mild Mediterranean climate, with warm, sunny days and cool, comfortable evenings year-round. Its rolling hills and valleys provide a stunning backdrop for outdoor enthusiasts, offering ample opportunities for hiking, biking, and exploring nature trails.

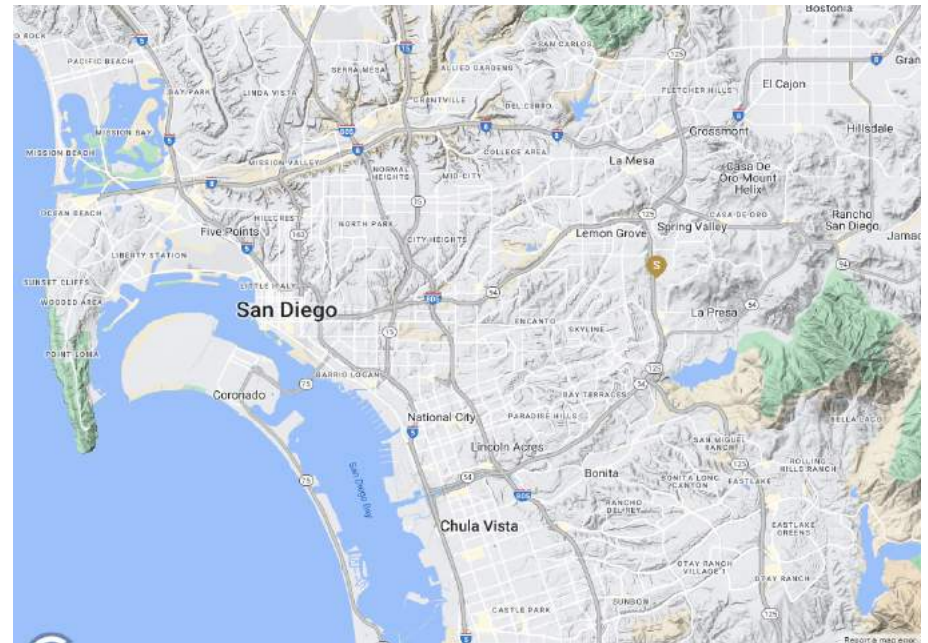
Despite its tranquil setting, Spring Valley is anything but remote. The community enjoys easy access to major highways, including the I-94 and I-125, making commuting to neighboring cities and attractions a breeze.

Shopping and dining options abound in Spring Valley, with a diverse array of local businesses, restaurants, and cafes catering to every taste and preference. From cozy family-owned eateries to trendy boutiques and grocery stores, residents have everything they need right at their fingertips.

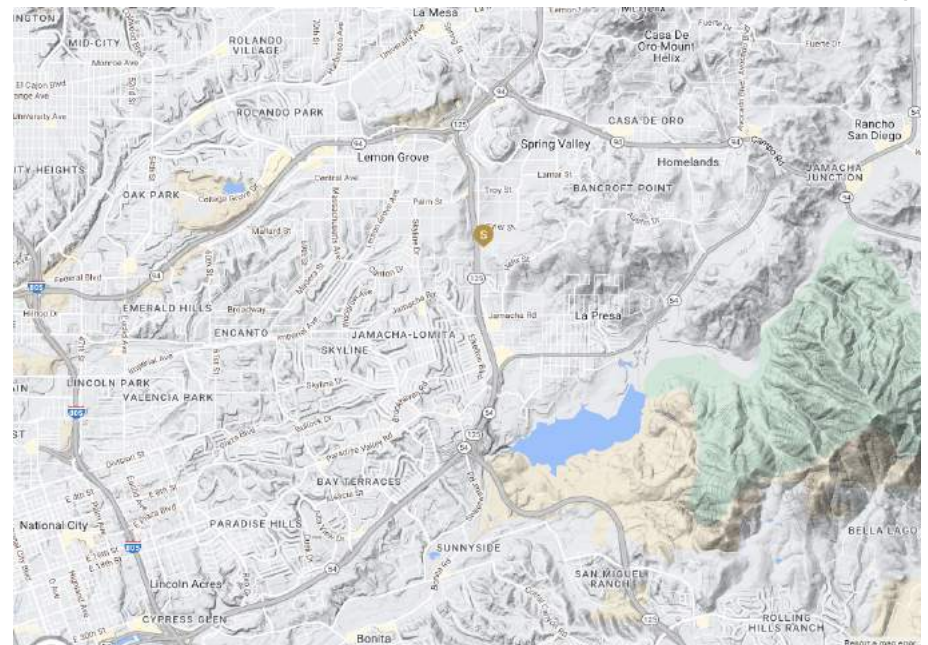
Families will appreciate the excellent schools and family-friendly neighborhoods that define Spring Valley. With parks, playgrounds, and recreational facilities scattered throughout the area, there's no shortage of opportunities for outdoor fun and community gatherings.

Whether you're seeking a peaceful retreat from the hustle and bustle of city life or a vibrant community with endless opportunities for adventure, Spring Valley offers the best of both worlds. Come discover all that this charming Southern California gem has to offer.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Property Images

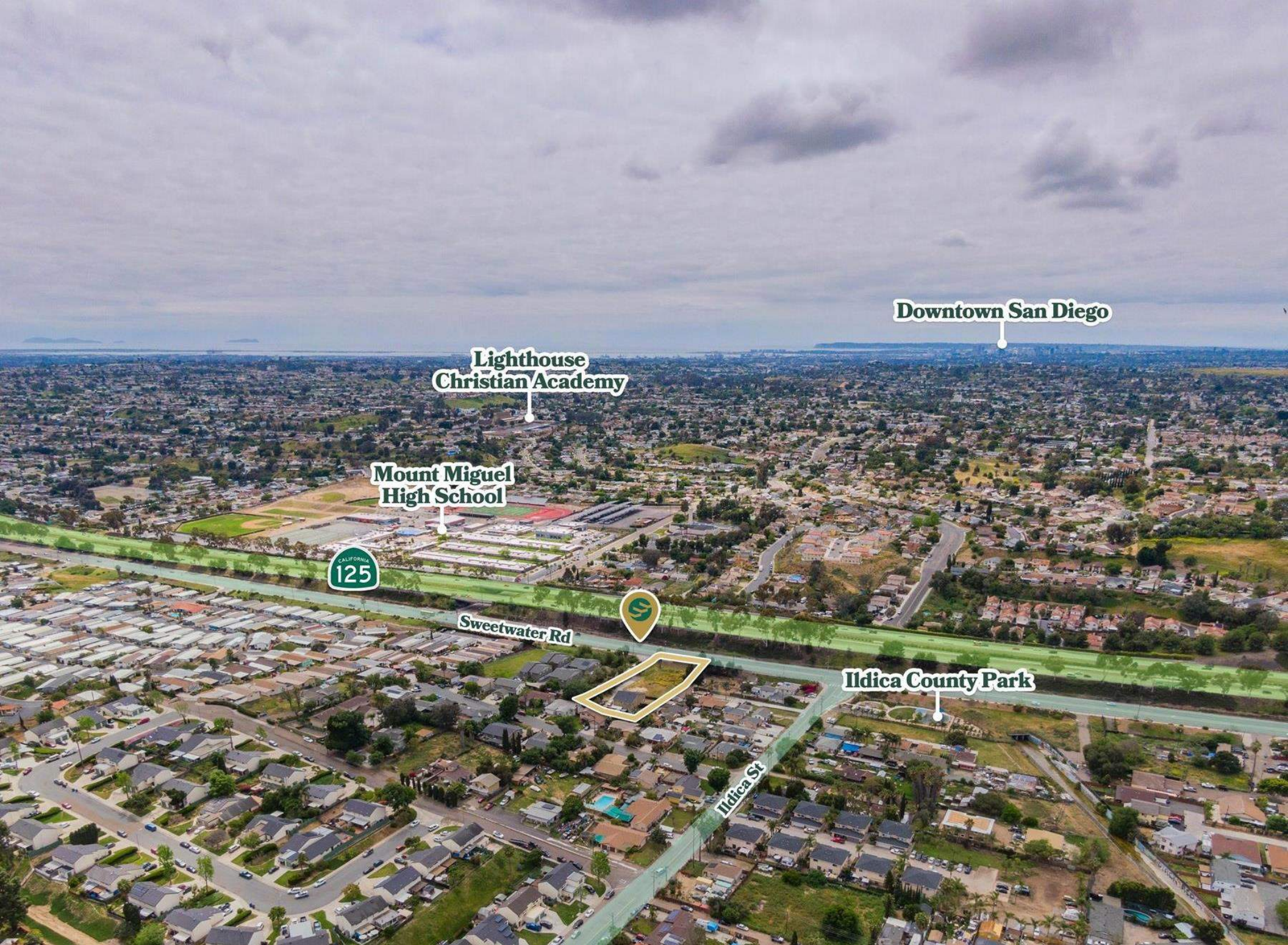
2059 SWEETWATER RD

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	3,096
LAND SF	36,154
# OF PARCELS	1
BUILDING CLASS	Multi-Family
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

CONSTRUCTION

FRAMING	Wood Frames
EXTERIOR	Stucco
ROOF	Composite
LANDSCAPING	Mature



Downtown San Diego

**Lighthouse
Christian Academy**

**Mount Miguel
High School**

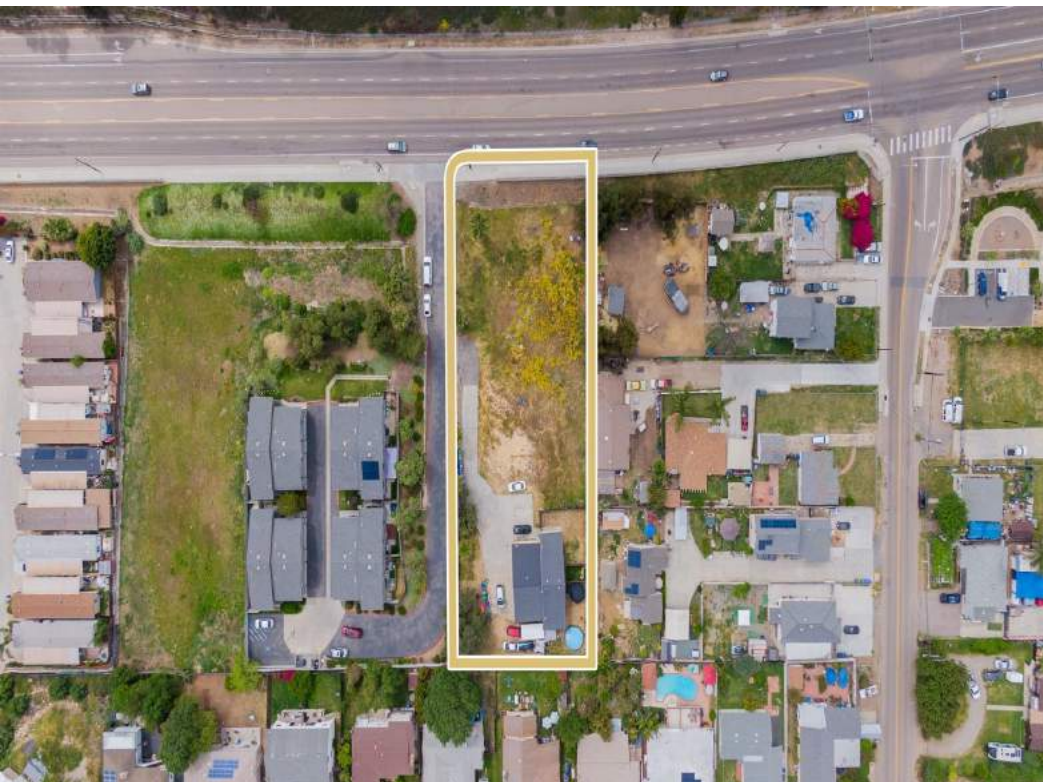
CALIFORNIA
125

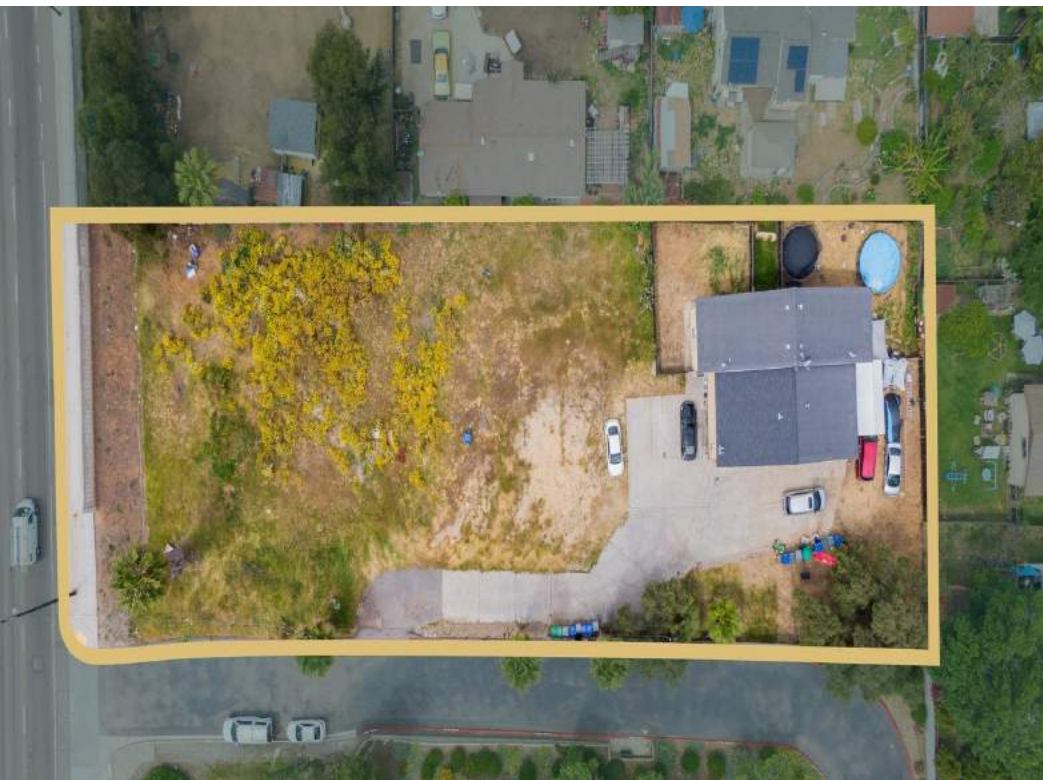
Sweetwater Rd



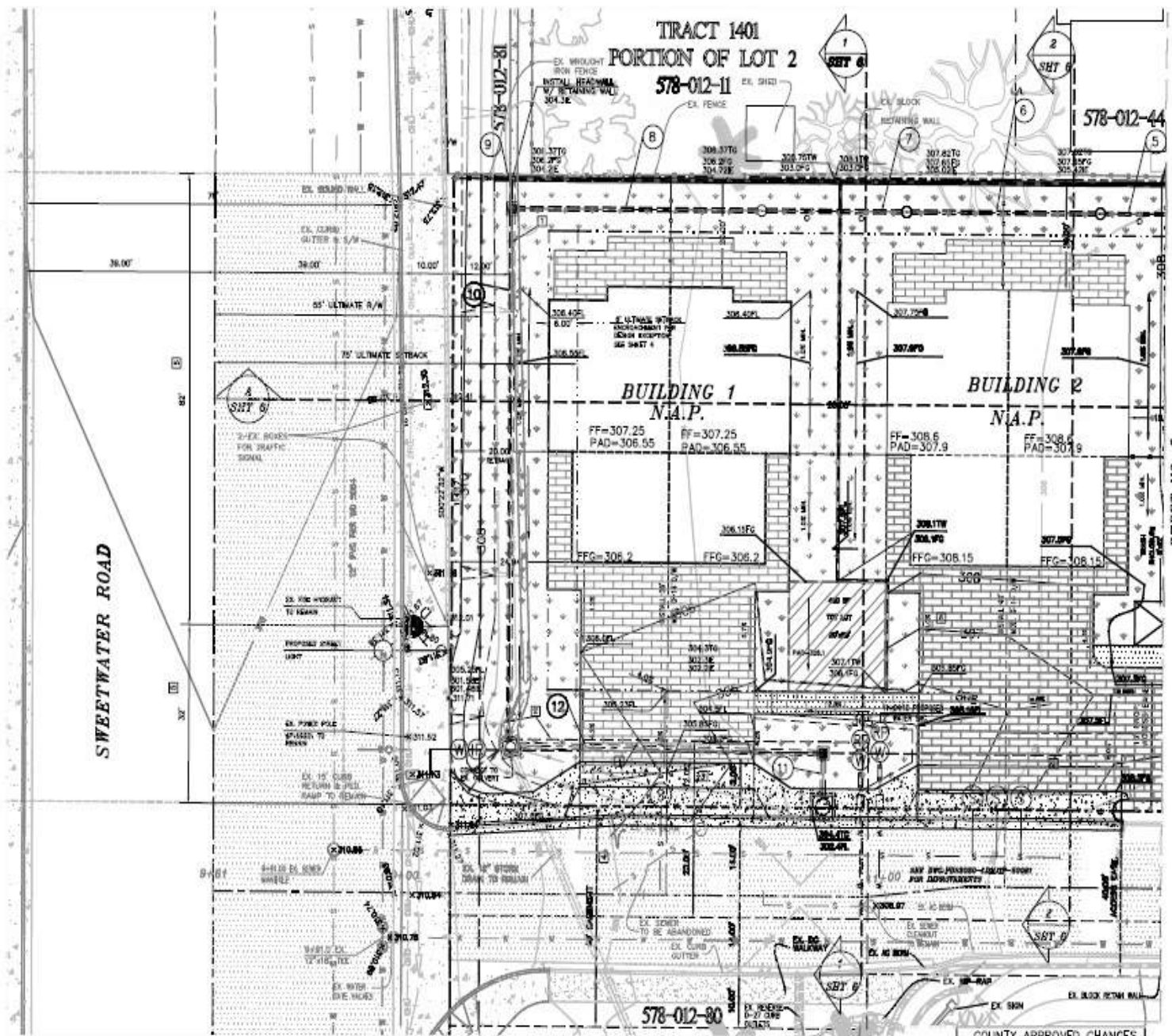
Ildica County Park

Ildica St





ROUGH GRADING FOR TM-5604

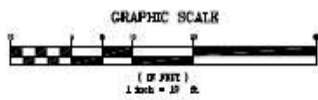


EASEMENT LEGEND:

- 1 100 PER DOC. NO. 2004-1024601, RECORDED 10/29/04
- 2 100 PER DOC. NO. 2005-0304482, RECORDED 1/1/05
- 3 EASEMENT PER FILE # 01-222340, RECORDED 7/20/03
- 4 EASEMENT PER DOC. NO. 2002-112600, RECORDED 12/13/02
- 5 ACCESS RIGHTS HELD IN TRUST PER DOC. NO. 2005-0004463, RECORDED 1/04/05
- 6 PROPOSED COMMON SPACE EASEMENT
- 7 PROPOSED COMMON SPACE EASEMENT
- 8 PROPOSED COMMON SPACE EASEMENT
- 9 PROPOSED COMMON SPACE EASEMENT
- 10 PROPOSED ACCESS EASEMENT

PRIVATE STORM DRAIN DATA

NO.	DLTA/BEARING	LENGTH	PIPE SIZE	SLOPE	WEAR FREQUENCY	PUBLIC/PRV
5	N89°32'19"W	11.29'	6" PVC	1.00%	0.57 CFS	PVT.
6	N89°32'19"W	40.00'	6" PVC	1.00%	0.64 CFS	PVT.
7	N89°32'19"W	30.00'	6" PVC	1.00%	0.71 CFS	PVT.
8	N89°32'19"W	50.82'	6" PVC	1.00%	0.78 CFS	PVT.
9	N00°24'00"E	5.00'	12" PVC	2.00%	1.11 CFS	PVT.
10	N00°24'00"E	35.00'	12" PVC	2.85%	1.51 CFS	PVT.
11	N00°28'00"E	40.00'	12" PVC	1.00%	0.66 CFS	PVT.
12	N88°41'19"W	13.71'	12" PVC	1.00%	1.31 CFS	PVT.



HELIX WATER DISTRICT
 WORK ORDER: _____
 PRESSURE ZONE: _____
 REVIEWED BY: _____ DATE: _____



RECORD PLAN
 BY: _____ DATE: _____
 R.C.E. _____
 DESIGNED: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION	APPROVED BY	DATE

BENCH MARK
 DESCRIPTION: 20.00 SURVEYOR BENCH MARK
 LOCATION: BRIDGE ABUTMENT ON W. LY. END OF TRAIL ST.
 ELEVATION: 569.121 (CENTER OF TRAIL ST)
 RECORD FROM: 802 17497
 ELEVATION: 553.82 DATUM: NGVD 88

PRIVATE CONTRACT

SHEET 4 OF 5
 COUNTY OF SAN DIEGO
 DEPARTMENT OF PUBLIC WORKS

GRADING PLAN FOR:
TM-5604
A.P.N. 578-012-77

CALIFORNIA COORDINATE INDEX: 222-1751

APPROVED FOR PLANS BY: [Signature]
 DATE: [Date]

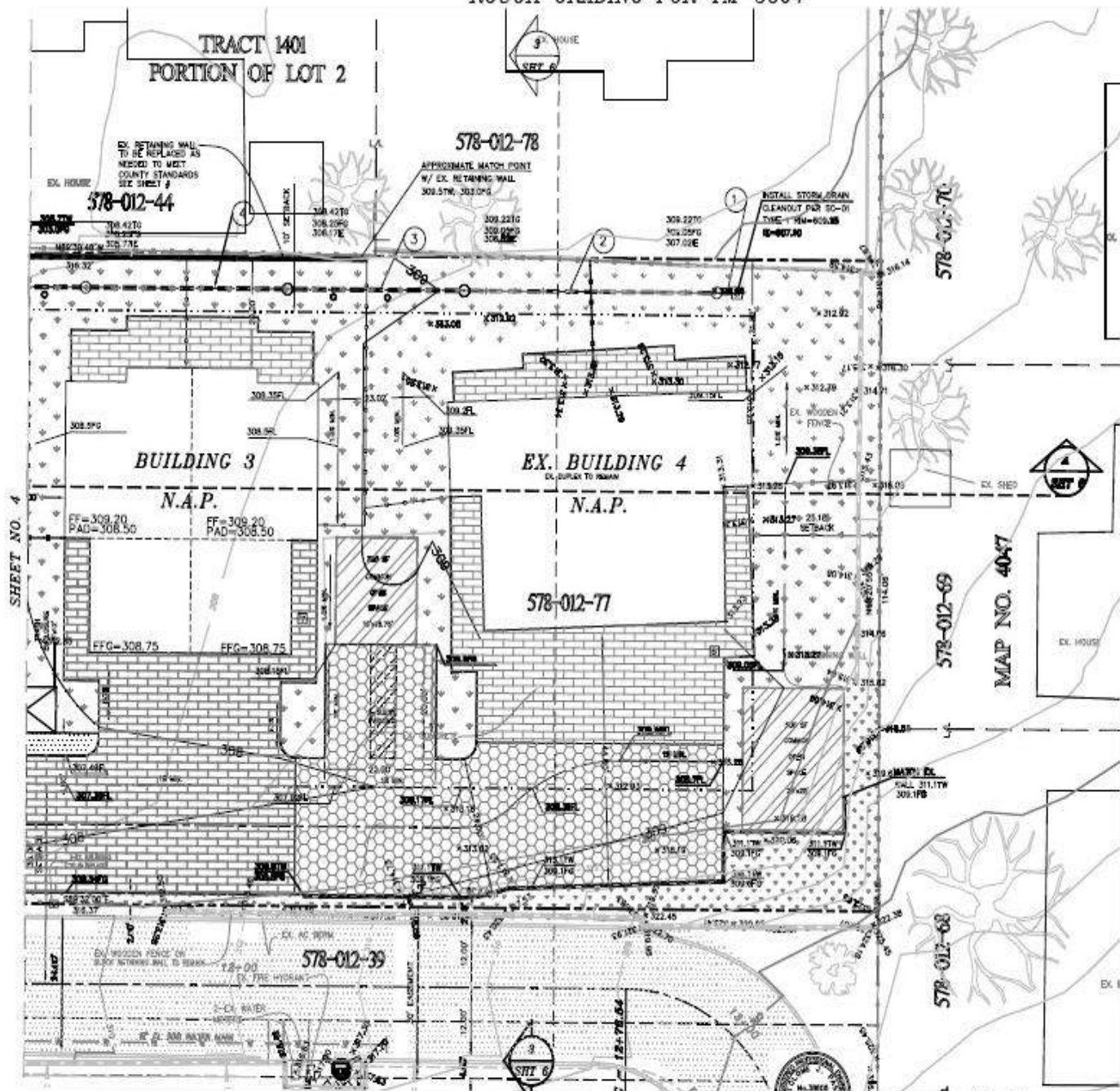
DESIGNED BY: [Signature]
 DATE: [Date]

PROJECT NO.: PDS 2010-LONGM-00863

ALTA CONSULTANTS
 PLANNERS ENGINEERS SURVEYORS
 1000 W. 10th St., Suite 100, San Diego, CA 92101
 TEL: 619-594-2200 FAX: 619-594-2201
 WWW.ALTA-CO.COM

ENGINEER'S NAME: ALTA CONSULTANTS
 PHONE NO.: (619) 749-8818

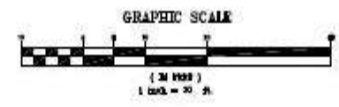
ROUGH GRADING FOR TM-5604



- EASEMENT LEGEND:**
- 1 NO PER DOC. NO. 2004-102490; RECORDED 10/29/04
 - 2 NO PER DOC. NO. 2005-000483; RECORDED 1/4/05
 - 3 EASEMENT PER FILE PAGE NO. 81-227240; RECORDED 7/20/43
 - 4 EASEMENT PER DOC. NO. 2003-1132030; RECORDED 12/13/02
 - 5 ACCESS RIGHTS RELINQUISHED PER DOC. NO. 2005-000483; RECORDED 1/04/05
 - 6 PROPOSED COMMON SPACE EASEMENT
 - 7 PROPOSED COMMON SPACE EASEMENT
 - 8 PROPOSED COMMON SPACE EASEMENT
 - 9 PROPOSED ACCESS EASEMENT

PRIVATE STORM DRAIN DATA

NO.	DELTA/BEARING	LENGTH	PIPE SIZE	SLOPE	Q 100 YEAR FREQUENCY
1	N89°32'18"W	4.00'	6" PVC	2.00 %	0.00 CFS
2	N89°32'18"W	50.00'	6" PVC	1.00 %	0.31 CFS
3	N89°32'18"W	35.00'	6" PVC	1.00 %	0.42 CFS
4	N89°32'18"W	40.00'	6" PVC	1.00 %	0.50 CFS
5	N89°32'18"W	13.71'	6" PVC	1.00 %	0.57 CFS



SEWER APPROVED CHANGES

NO.	DESCRIPTION	APPR. BY	DATE

COUNTY APPROVED CHANGES

NO.	DESCRIPTION	APPROVED BY	DATE

BENCH MARK

DESCRIPTION: 20' CO. SUBSTATION BRASS MARK
LOCATION: BRASS MARK ON W. LY. END OF TRUY ST.
ESTABLISHED: MAY 1200 CENTER OF TRUY ST.
RECORDED FROM: 2002 17422
ELEVATION: 453.45
DATE: 2002 08

PRIVATE CONTRACT

SHEET 5

COUNTY OF SAN DIEGO

DEPARTMENT OF PUBLIC WORKS

GRADING PLAN FOR:

TM-5604

A.P.N. 578-012-77

CALIFORNIA COORDINATE INDEX 200-1781

APPROVED FOR PLANS BY: [Signature]

DATE: [Date]

PLANS 2002-100001-00000

ALTA CONSULTANTS
PLANNING ENGINEERING SURVEYING
300 N. W. 10th St., Suite 100, Fort Lauderdale, FL 33304
FOR P.L. 01-01, BOSTON, MASS. 02108

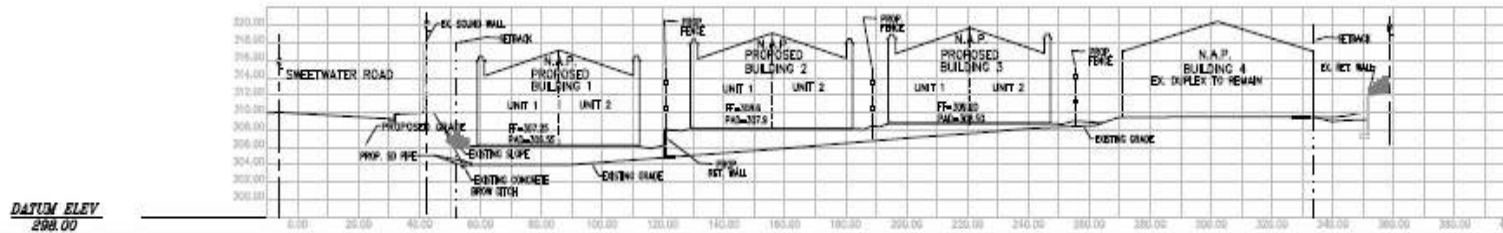
RECORD PLAN

BY: _____ DATE: _____

R/C: _____

EXP: _____

SITE SECTIONS FOR TM-5604

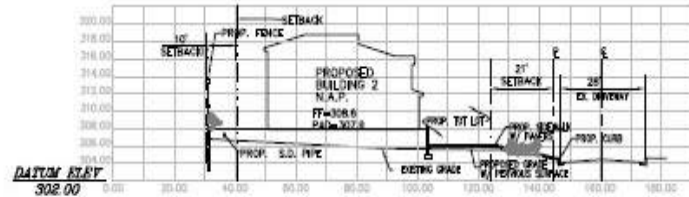


DATUM ELEV
298.00

SECTION

SCALE HOR: 1"=20'
SCALE VERT: 1"=4'

4

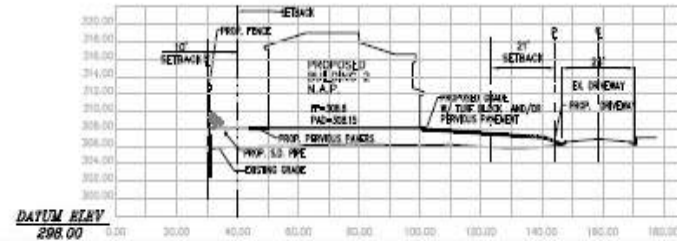


DATUM ELEV
302.00

SECTION

SCALE HOR: 1"=20'
SCALE VERT: 1"=4'

1

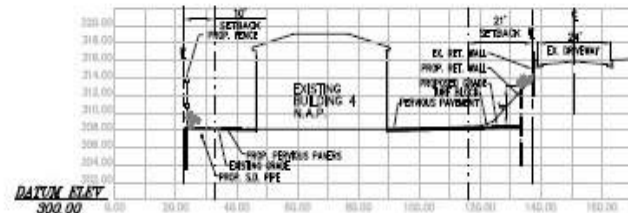


DATUM ELEV
296.00

SECTION

SCALE HOR: 1"=20'
SCALE VERT: 1"=4'

2



DATUM ELEV
300.00

SECTION

SCALE HOR: 1"=20'
SCALE VERT: 1"=4'

3



RECORD PLAN

BY: _____ DATE: _____

R.C.E. _____

DRAWN: _____

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY:	DATE

BENCH MARK

DESCRIPTION: 20' OD SUBVISED BENCH MARK

LOCATION: BEHIND ABUTMENT ON W. END OF TRUSS ST.

OVERSIGHT: 100% (CENTER OF TRUSS ST.)

BY: JAMES W. HARRIS

RECORD FROM: 202-17492

ELEVATION: 433.45 DATUM: 2000 B.M.

PRIVATE CONTRACT			
TRAY 6	COUNTY OF SAN DIEGO	3	REETS
GRADING PLAN SECTIONS FOR:			
TM-5604			
A.P.N. 578-012-77			
CALIFORNIA COORDINATE INCH: 202-1751			
APPROVE FOR SEAL & SIGN	PROJECT OFFICE	DATE: _____	
DATE: _____	BY: _____	PROJECT NO: _____	
PDS 2020-100M-00663		DATE: 2023.03	

ALTA CONSULTANTS
ALTA CONSULTANTS INC.
2025 W. 10TH ST., SUITE 100, SAN DIEGO, CA 92103
TEL: 619-441-0101 FAX: 619-441-0102

ENGINEER'S NAME: ALTA CONSULTANTS
PHONE NO.: (619) 748-6818



03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,891	190,552	433,837
2010 Population	18,873	196,797	451,397
2023 Population	19,630	198,190	452,602
2028 Population	19,777	197,621	449,507
2023 African American	724	14,123	37,680
2023 American Indian	436	3,055	7,264
2023 Asian	2,063	32,946	65,172
2023 Hispanic	13,918	122,135	278,294
2023 Other Race	6,032	60,008	142,094
2023 White	4,974	44,158	102,014
2023 Multiracial	5,271	42,540	95,462
2023-2028: Population: Growth Rate	0.75 %	-0.30 %	-0.70 %
2023 HOUSEHOLD INCOME			
	1 MILE	3 MILE	5 MILE
less than \$15,000	571	6,085	11,975
\$15,000-\$24,999	451	4,421	9,075
\$25,000-\$34,999	473	4,556	9,557
\$35,000-\$49,999	849	6,624	14,436
\$50,000-\$74,999	996	10,922	23,976
\$75,000-\$99,999	874	8,333	17,588
\$100,000-\$149,999	1,097	10,639	26,278
\$150,000-\$199,999	450	4,348	11,663
\$200,000 or greater	401	4,124	10,547
Median HH Income	\$66,667	\$67,267	\$72,867
Average HH Income	\$91,287	\$92,091	\$98,350

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,016	58,804	131,125
2010 Total Households	5,883	57,303	129,497
2023 Total Households	6,160	60,053	135,095
2028 Total Households	6,218	60,154	134,704
2023 Average Household Size	3.13	3.20	3.26
2000 Owner Occupied Housing	2,733	26,868	66,771
2000 Renter Occupied Housing	3,104	30,462	60,390
2023 Owner Occupied Housing	2,876	27,074	68,353
2023 Renter Occupied Housing	3,284	32,979	66,742
2023 Vacant Housing	240	2,558	5,275
2023 Total Housing	6,400	62,611	140,370
2028 Owner Occupied Housing	2,983	27,578	69,189
2028 Renter Occupied Housing	3,235	32,576	65,515
2028 Vacant Housing	266	2,949	6,474
2028 Total Housing	6,484	63,103	141,178
2023-2028: Households: Growth Rate	0.95 %	0.15 %	-0.30 %

Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,628	15,763	36,231
2023 Population Age 35-39	1,347	13,215	30,636
2023 Population Age 40-44	1,247	11,893	27,178
2023 Population Age 45-49	1,076	10,570	24,651
2023 Population Age 50-54	1,021	10,830	24,979
2023 Population Age 55-59	1,085	10,605	24,250
2023 Population Age 60-64	1,111	10,622	24,004
2023 Population Age 65-69	909	9,151	20,427
2023 Population Age 70-74	748	7,365	16,390
2023 Population Age 75-79	566	5,266	11,464
2023 Population Age 80-84	382	3,671	7,696
2023 Population Age 85+	481	3,737	7,074
2023 Population Age 18+	15,002	151,870	343,510
2023 Median Age	36	34	34

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,593	\$73,658	\$77,071
Average Household Income 25-34	\$93,836	\$92,152	\$96,264
Median Household Income 35-44	\$78,337	\$78,841	\$84,729
Average Household Income 35-44	\$105,213	\$106,442	\$113,056
Median Household Income 45-54	\$78,412	\$79,769	\$85,907
Average Household Income 45-54	\$102,845	\$105,200	\$113,179
Median Household Income 55-64	\$69,783	\$74,120	\$79,365
Average Household Income 55-64	\$96,272	\$99,455	\$106,318
Median Household Income 65-74	\$55,762	\$58,217	\$62,118
Average Household Income 65-74	\$80,269	\$83,288	\$88,472
Average Household Income 75+	\$65,635	\$61,865	\$65,070

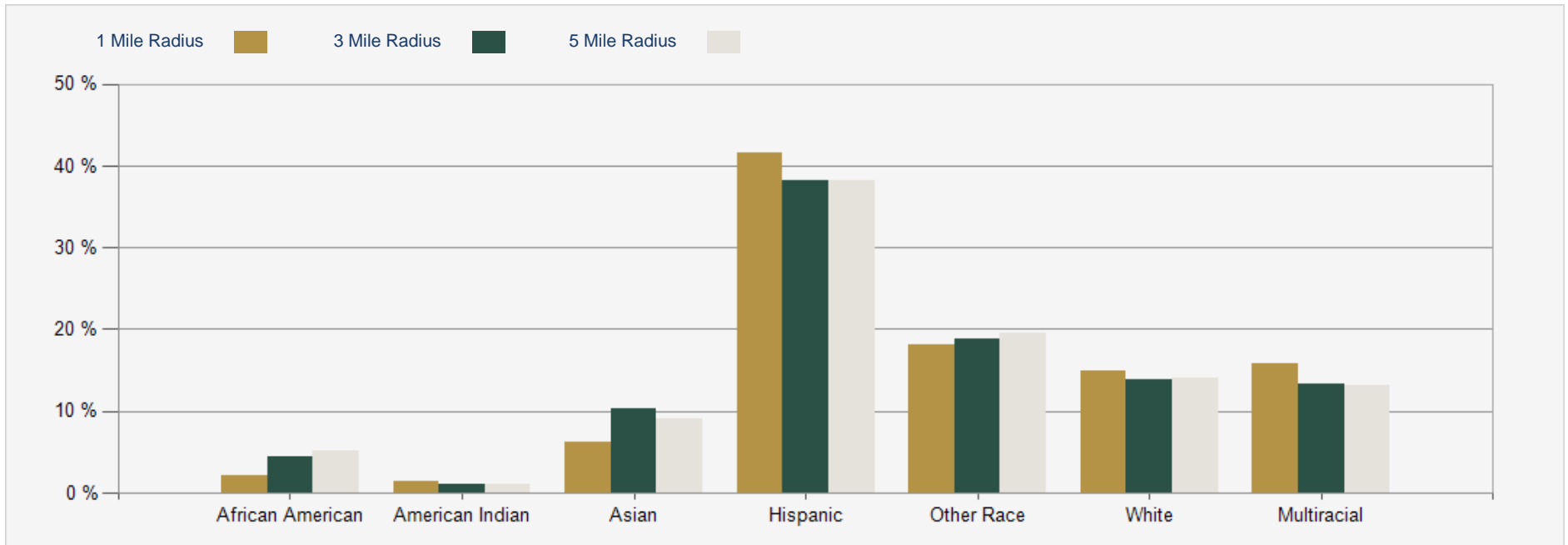
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,492	14,766	34,437
2028 Population Age 35-39	1,600	15,031	35,154
2028 Population Age 40-44	1,330	12,885	29,622
2028 Population Age 45-49	1,221	11,456	26,138
2028 Population Age 50-54	1,037	10,243	23,358
2028 Population Age 55-59	983	10,192	23,238
2028 Population Age 60-64	1,015	9,685	21,891
2028 Population Age 65-69	994	9,384	21,167
2028 Population Age 70-74	820	8,074	17,904
2028 Population Age 75-79	673	6,185	13,550
2028 Population Age 80-84	481	4,261	9,011
2028 Population Age 85+	535	4,200	8,210
2028 Population Age 18+	15,274	153,146	345,089
2028 Median Age	38	36	36

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,264	\$80,979	\$84,969
Average Household Income 25-34	\$106,192	\$104,219	\$109,157
Median Household Income 35-44	\$89,992	\$89,669	\$99,056
Average Household Income 35-44	\$123,525	\$124,288	\$131,770
Median Household Income 45-54	\$89,371	\$90,210	\$98,248
Average Household Income 45-54	\$121,888	\$122,207	\$129,889
Median Household Income 55-64	\$81,803	\$84,351	\$91,047
Average Household Income 55-64	\$113,523	\$115,475	\$122,152
Median Household Income 65-74	\$68,056	\$69,754	\$76,001
Average Household Income 65-74	\$95,698	\$98,579	\$104,824
Average Household Income 75+	\$80,077	\$75,852	\$79,559

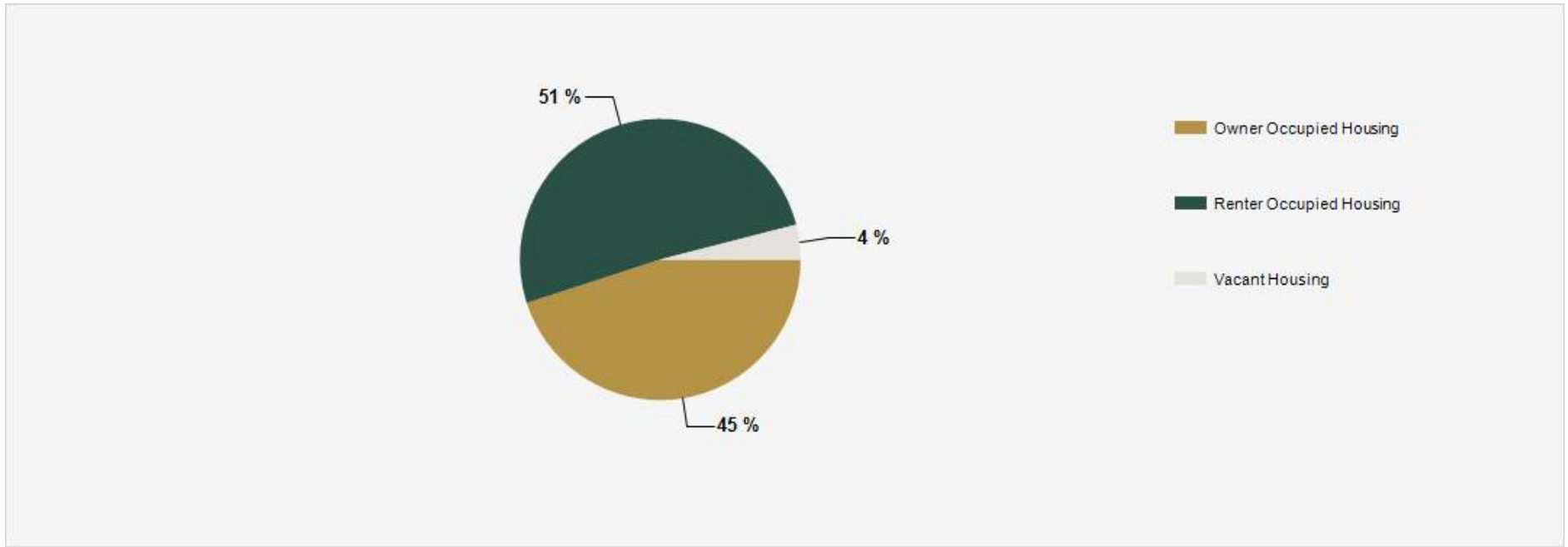
2023 Household Income



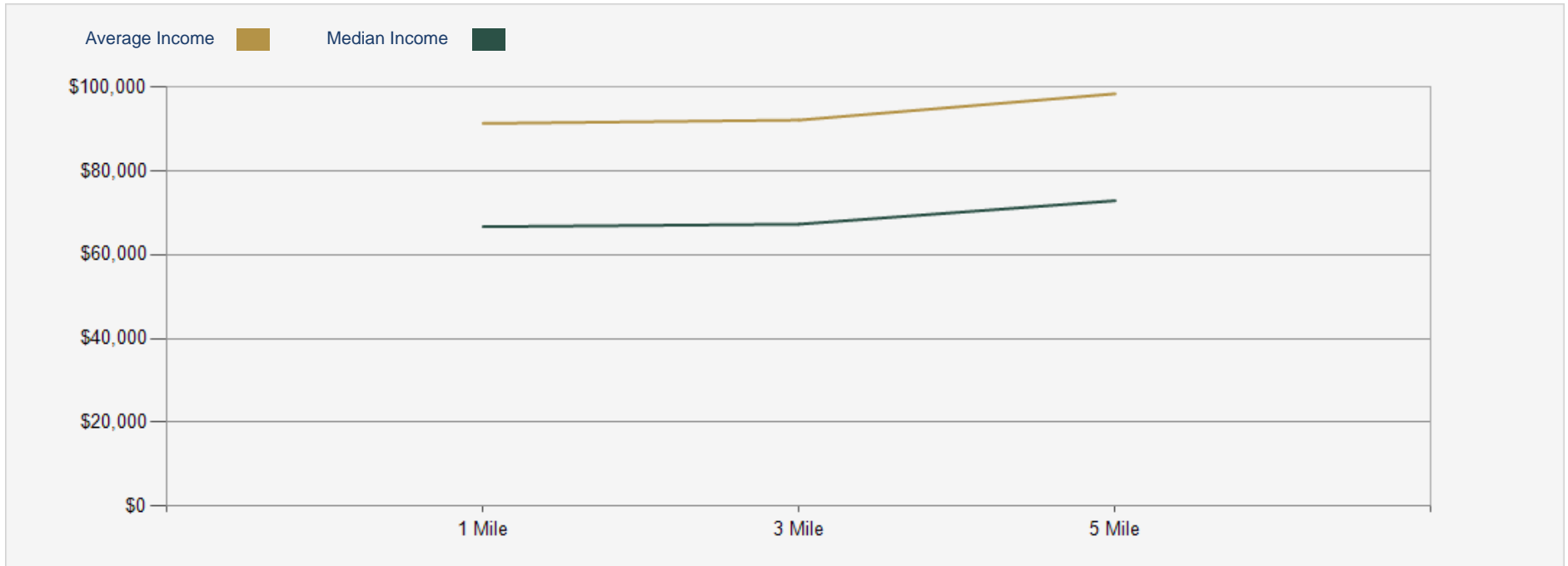
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2059 Sweetwater Rd



Exclusively Marketed by:

Seth Watje

Starker West, Inc
President
(619) 358-3748
watje@starkerwest.com
Lic: 01805453

Adam Cairo

Starker West, Inc.
Vice President
(619) 300-0173
cairo@starkerwest.com
Lic: 01948040



STARKER WEST, INC.