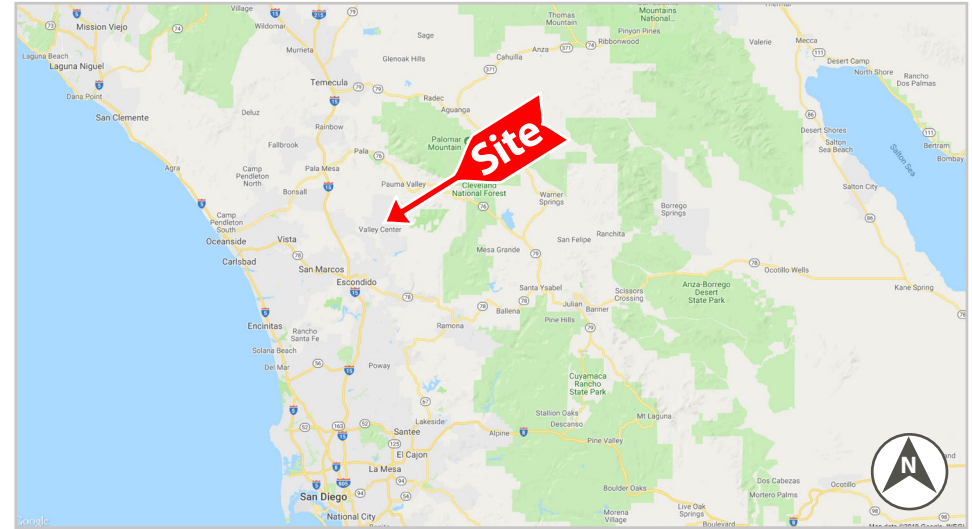


FOR LEASE OR BTS

NWC VALLEY CENTER ROAD & BANBURY DRIVE - VALLEY CENTER, CA 92082



PROPERTY & TRADE AREA OVERVIEW

- » Albertson's in development just North of site with planned opening 2020
- » First Commercial Center as you enter Valley Center from Escondido
- » Few drive-thru opportunities in the trade area
- » 511 new homes completed since 2005, 632 homes have a 2019 move-in date and 749 homes currently under construction within 3 miles of site
- » Significant gap in trade area: 90% of the resident's retail/restaurant needs are being satisfied outside the trade area
- » Commercial needs are restaurant, quick serve restaurant, grocery, fuel stations, drug store, and general daily needs
- » Long term plans to connect Mirar De Valle Road at Valley Center to I-15
- » Harrah's and Valley View Casinos & Hotels accessed via Valley Center Rd.

DEMOGRAPHICS

	3	5	10
Population	6,129	60,273	271,667
Daytime Population	1,454	7,790	105,150
Average Income	\$112,921	\$101,519	\$96,012

- Trade area population 35,088 people
- Wealthy consumer base with an average HH income of \$112,270 and a median income of \$92,024
- Educated consumer base with 44% of population with college degrees

DAILY TRAFFIC

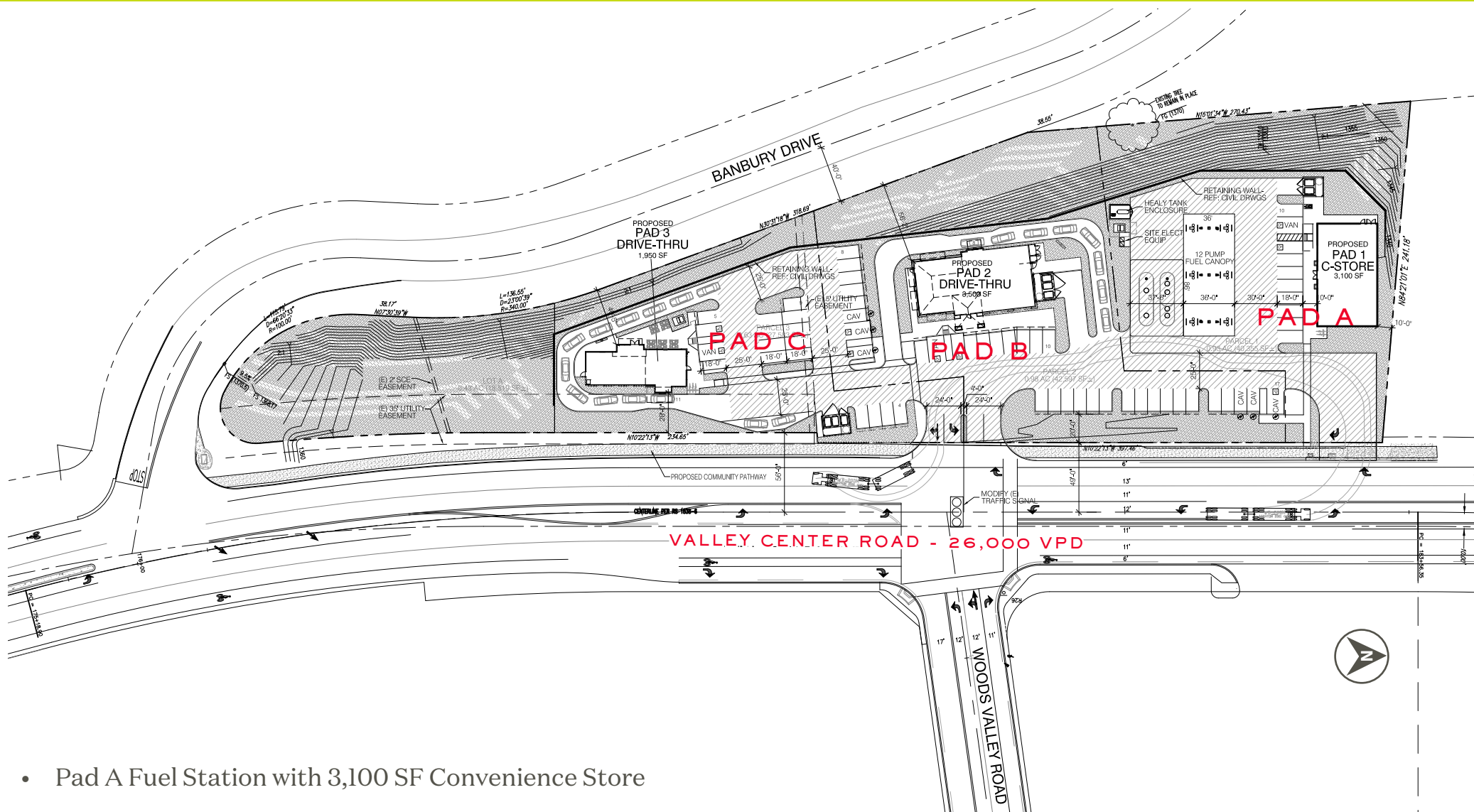
Valley Center Drive 26,000 VPD



EMILY ISEMINGER
 eiseminger@woodmont.com
 714.269.2032
 License No. 01124884

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- Pad A Fuel Station with 3,100 SF Convenience Store
- Pad B Drive-Thru up to 3,500 SF
- Pad C Drive-Thru up to 1,850 SF or up to 3,000 SF Retail Space



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