



LEASING BROCHURE



Liberty Bell Plaza

NEC Charlan Road & Valley Center Road
Valley Center, CA 92082

3,000 SF UP TO 14,000 SF

Retail & Restaurant Opportunities

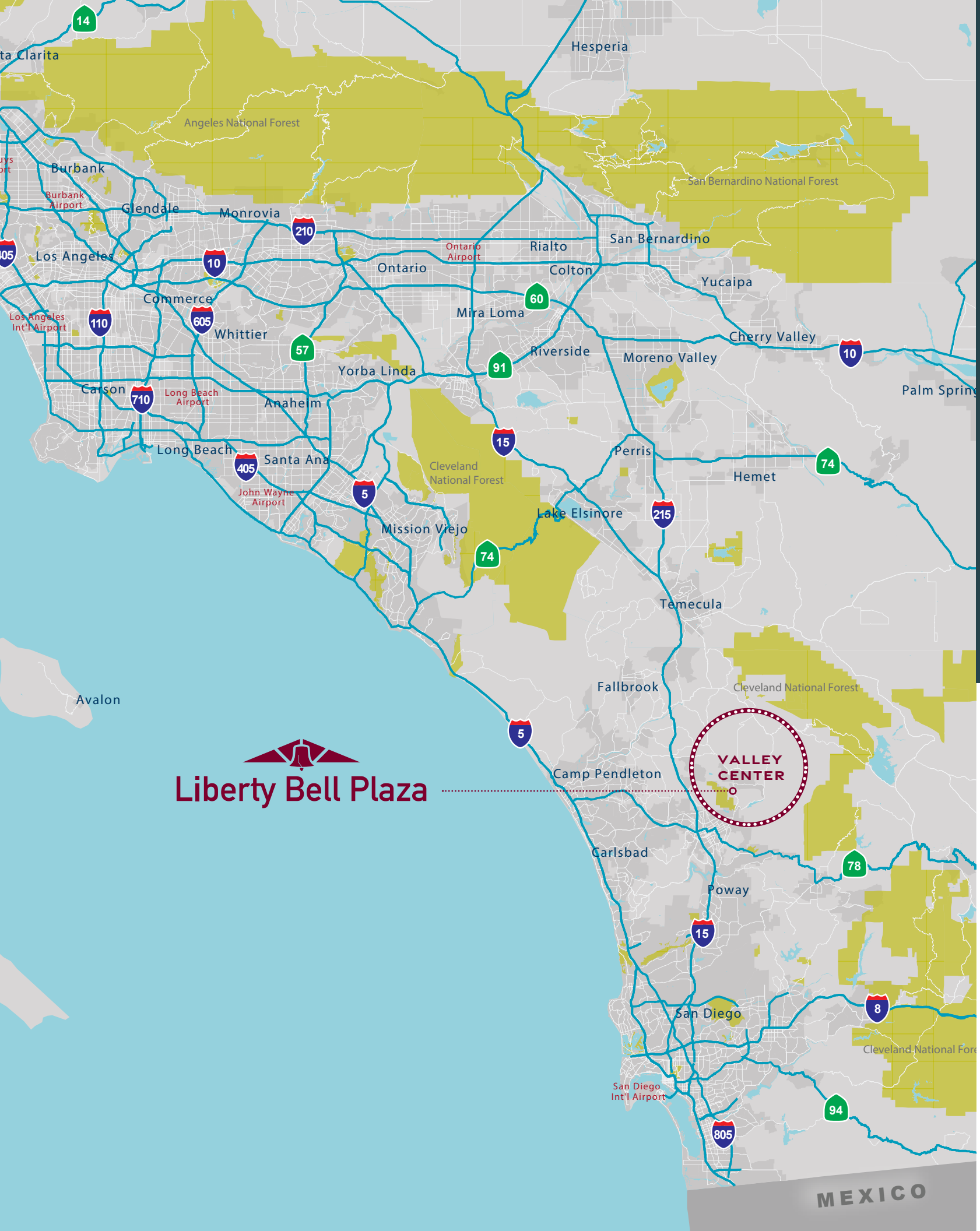


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LIBERTY BELL PLAZA is Valley Center's newest Grocery Anchored Neighborhood Shopping Center (Albertsons), with a total projected project size of 81,883 SF, will offer several Junior Anchor, Outparcel Pad and Shop space opportunities. The project is located in the heart of the Valley Center retail corridor and adjacent to several planned residential developments, the Woods Valley Golf Club and new national retailer development. Liberty Bell Plaza will serve as the epicenter of Valley Center's retail shopping, dining and the lifestyle gathering place. The center will offer a unique mix of retailers, restaurants and other entertainment uses to cater to the retail demand for the area and local community.





Liberty Bell Plaza

PROPERTY HIGHLIGHTS

- Liberty Bell Plaza will be the first Grocery Anchored retail in trade area
- The Shopping Center is centrally located within the Valley Center Rd. retail corridor and benefits from heavy daily commuter traffic, casino & recreation/golf enthusiast traffic
- Close proximity to over 2,000 new/planned residential units, with convenient pedestrian access
- Excellent visibility, access and proximity to consumer populations, with no other convenient retail offerings
- Visibility to a captive consumer population and exposure to over ±39,600 ADT

TRADE AREA DEMOGRAPHICS *Source: Esri 2020

Estimated Population	±107,000
Average Household Income	\$122,362

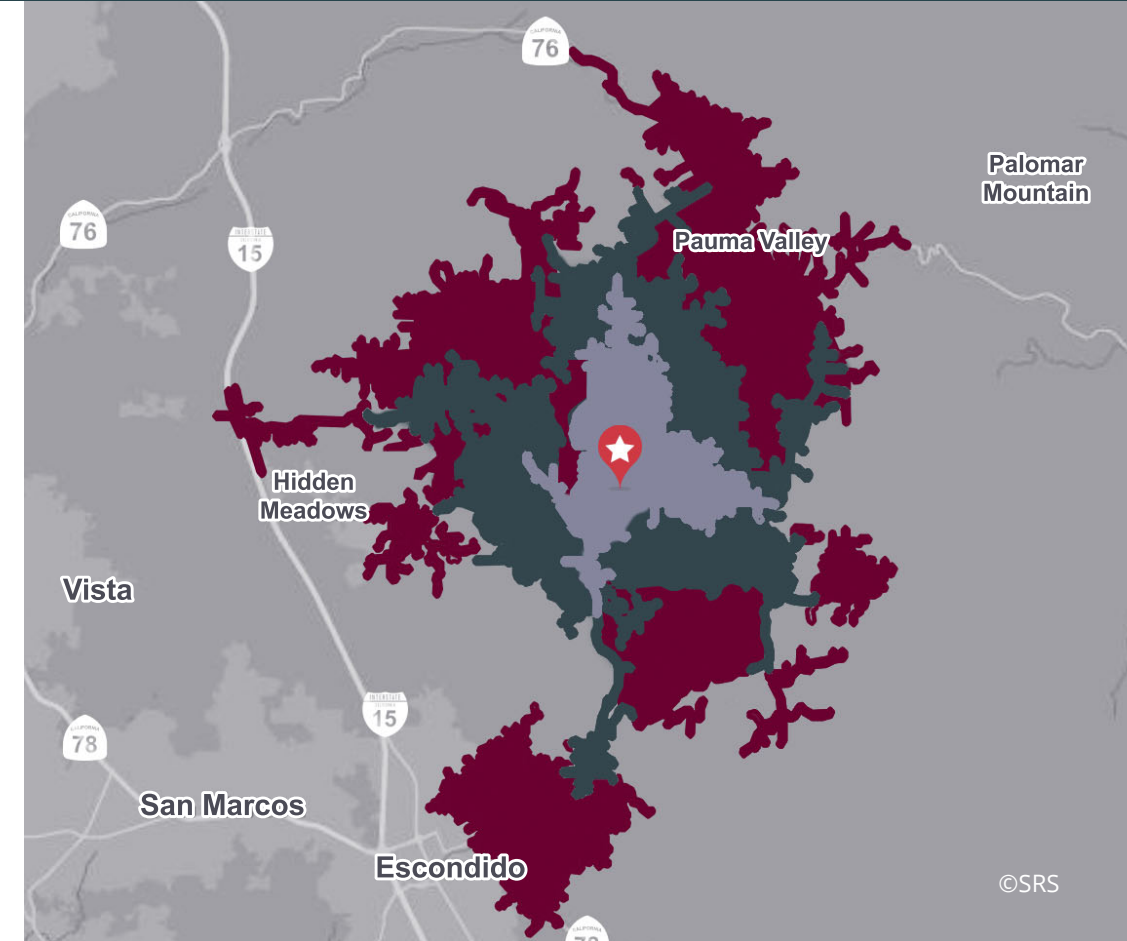
TRAFFIC COUNTS

Valley Center Road	Approx. 29,000 cars per day
Lilac Road	Approx. 10,600 cars per day

DRIVE-TIME MAP



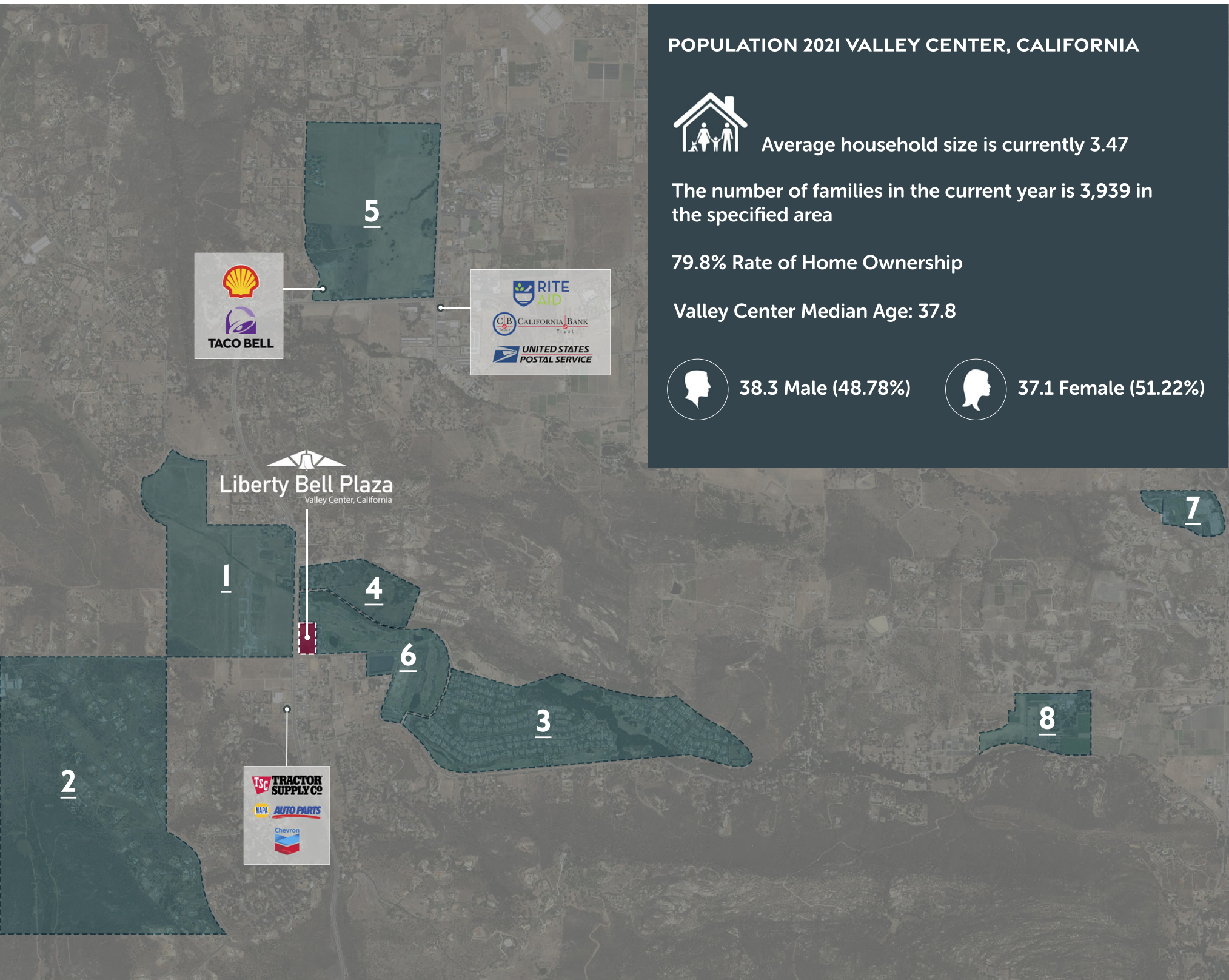
These values are estimates only and do not take into consideration the time of day, traffic lights, stop signs, traffic counts, or other factors



VALLEY CENTER, CA

Valley Center is an affluent suburban ranch-style community located in North East San Diego County, with a deep tradition in commerce, outdoor lifestyle, agriculture and recreation. It is home to several of San Diego County's most desirable residential communities, golf courses, and casinos.

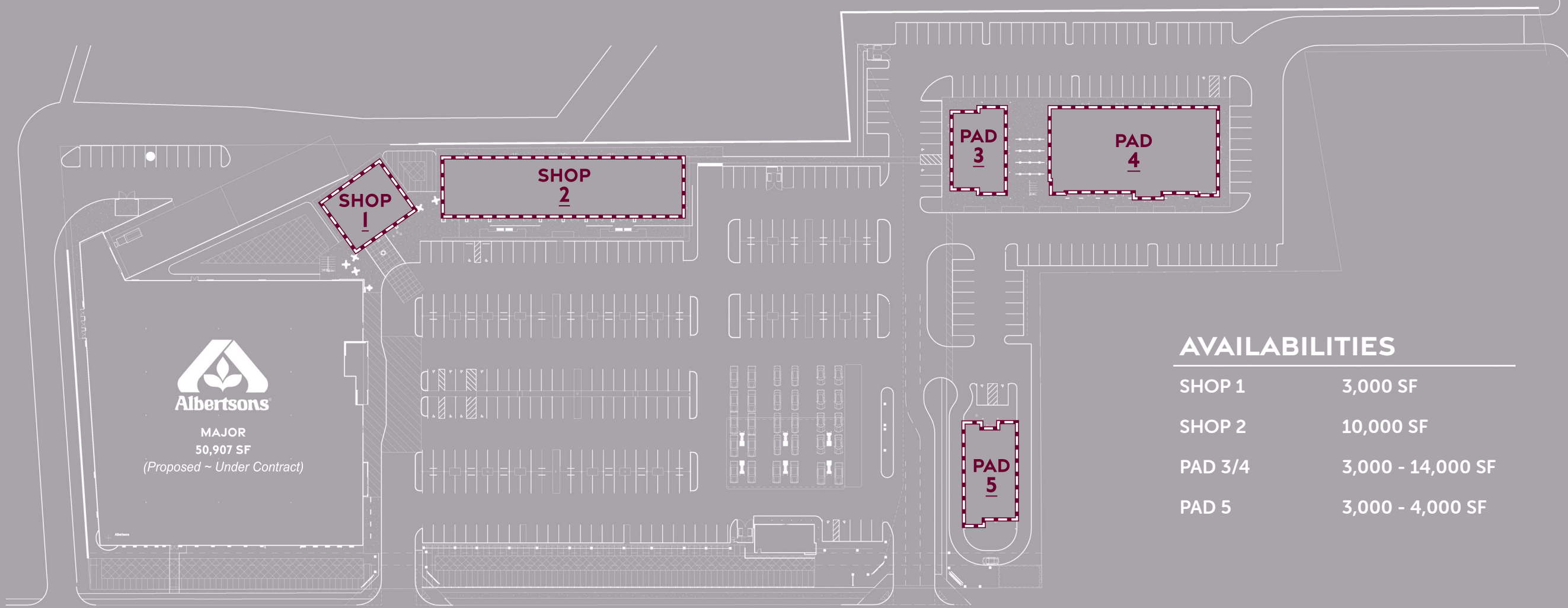
The community encompasses over 100 square miles and is poised for substantial residential & commercial growth in the near future.



PLANNED & EXISTING COMMERCIAL PROJECTS

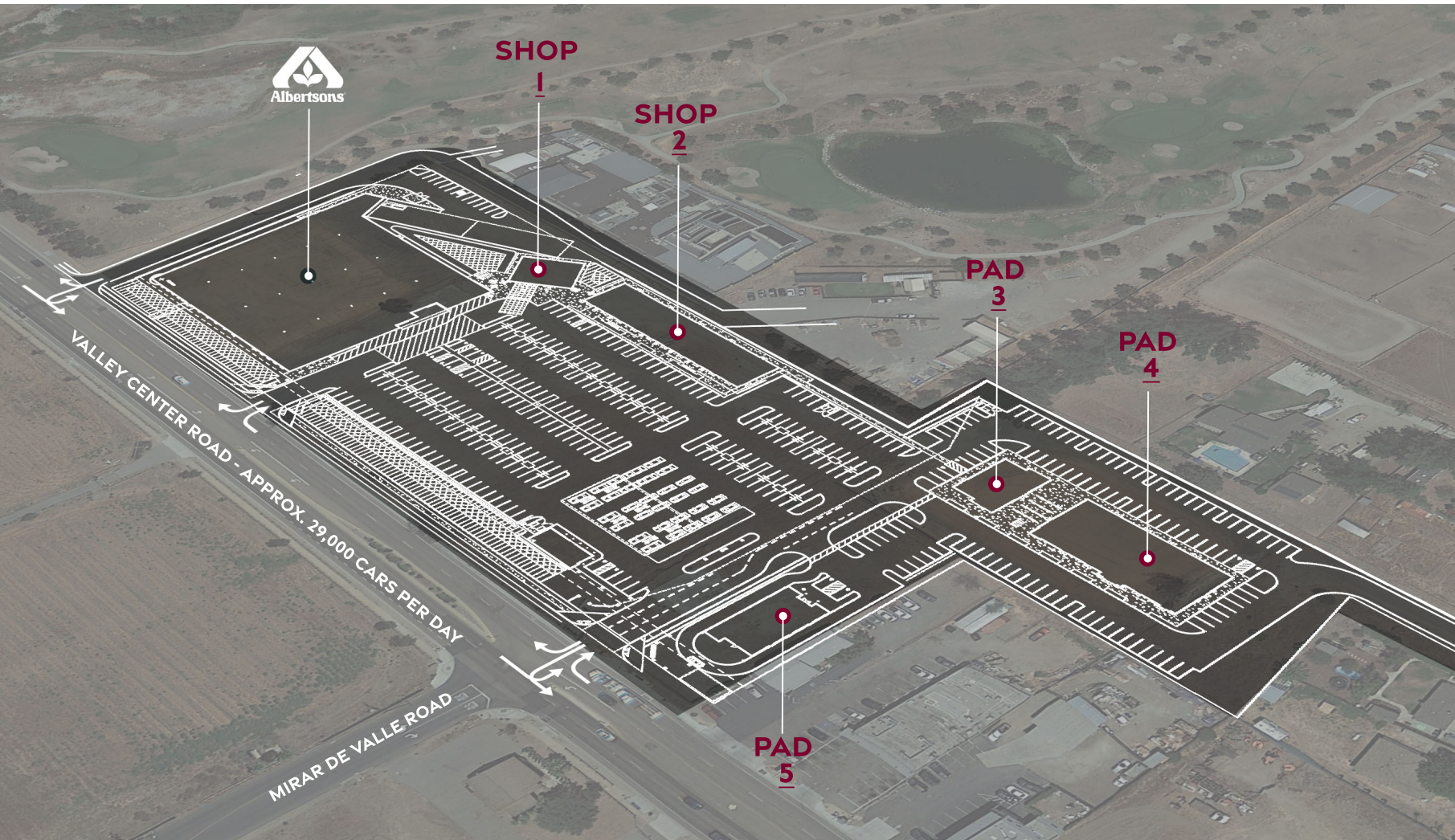
- 1** **PARK CIRCLE**
679 Single Family Homes
Entitlements in process
Expected Move-Ins: Summer 2020
- 2** **VALLEY VIEW RANCH**
100+ Single Family Homes
Gated Community
- 3** **WOODS VALLEY RANCH**
270 Single Family Homes
Golf Course
- 4** **BUTTERFIELD TRAILS**
71 Single Family Homes
Construction In Progress
- 5** **NORTH VILLAGE**
700 Single Family Homes
Entitlements in Process
Expected Move-Ins: Late 2020
- 6** **WOODS VALLEY GOLF CLUB**
18 hole public golf course
- 7** **VALLEY VIEW CASINO & RESORT HOTEL**
Full Service Casino
108 Room Resort Hotel
Music/Entertainment Venue
- 8** **BATES NUT FARM & AMUSEMENT PARK**
100 Acre working ranch
5,000 SF Recreational Store
Farm Zoo
Picnic/Entertainment venue

SITE PLAN



AVAILABILITIES

SHOP 1	3,000 SF
SHOP 2	10,000 SF
PAD 3/4	3,000 - 14,000 SF
PAD 5	3,000 - 4,000 SF





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FOR LEASING INFORMATION CONTACT



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