

Highlights:

- New Signal Under Construction
- Strong corner location in the heart of Valley Center
- Many large scale residential projects underway
- 2.71 Acres

VALLEY CENTER RD.—22,600 ADT

(Under Construction)

MILLER RD.


(Under Construction)


(Under Construction)

New Development / Signalized Intersection

VALLEY CENTER • SAN DIEGO, CA

Austin Dias

(619) 269-6077 • Austin@Duhscommercial.com



New Development / Signalized Intersection

Valley Center • San Diego, CA



SUBJECT PROPERTY

Valley Center Rd./
Miller Rd.

NORTH VILLAGE

220 apartment units.
80 Town homes.

WESTON COMMUNITIES NORTH VILLAGE

310 acre development with 108,600 SF
Towne Center; 41,000 SF grocery, retail,
19,000 SF park and 500 new homes
(planned)



MILLER PLAZA



(Under Construction)



Valley Center Rd.

ORCHARD RUN

300 single
family homes

VILLAGE STATION
New development

Valley Center
STAMPEDE RODEO

Valley Center
Booming

BUTTERFIELD STAGE PROJECT

73 Residential lots
(approved)

WOODS VALLEY GOLF
COURSE & CLUB

PARK CIRCLE PROJECT

74.6 acres. Total number of
lots 368 with 318 total
dwelling units



SHADY OAKS

5.2 acres. 47 new detached
single family homes
(proposed)

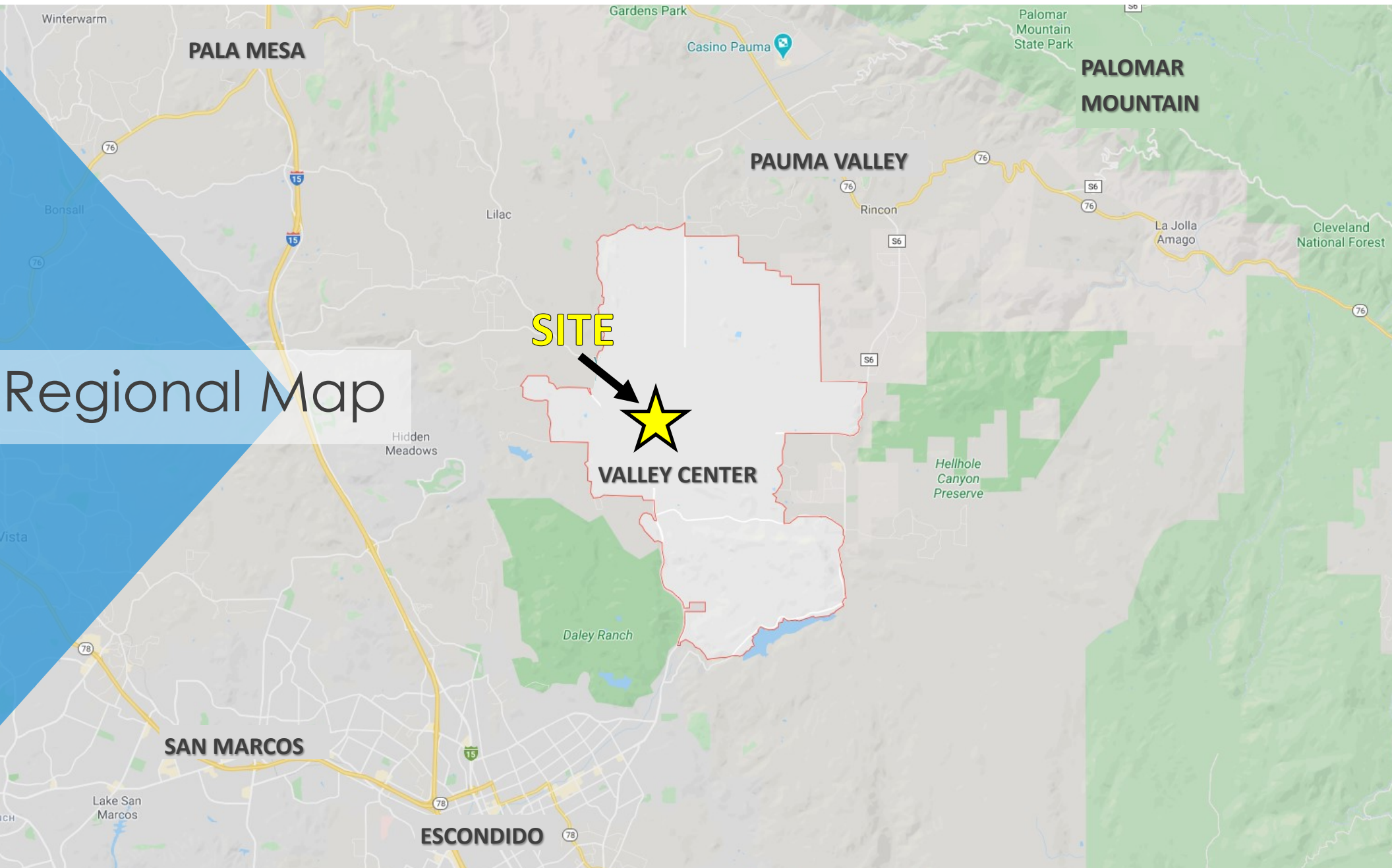
HATFIELD PLAZA
3.3 acres. Commercial
office/retail and
restaurant development

WOODS VALLEY RANCH

270 single family homes
& golf course. Complete
2005.

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Demographics



TRAFFIC COUNTS

VALLEY CENTER RD: 22,600 ADT

COLE GRADE RD: 18,179 ADT



DAYTIME POPULATION

3 MILE: 2,177

5 MILE: 4,876

10 MILE: 89,471



AVERAGE HOUSEHOLD INCOME

ZIP CODE: 92082

\$129,997



RESIDENTIAL POPULATION

3 MILE: 8,949

5 MILE: 20,221

10 MILE: 237,643



HOUSEHOLDS

3 MILE: 2,919

5 MILE: 6,848

10 MILE: 76,361