

Top Intersection - New Development!

SWC Valley Center Rd and Woods Valley Pkwy

27326 Valley Center Road, Valley Center, CA 92082

3.36 Acre Development

APN: 186-280-05 - Approx. 2.08 AC

186-280-18 - Approx. 1.28 AC

Zoning: General Commercial (C36)



Austin Dias, MSRE

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



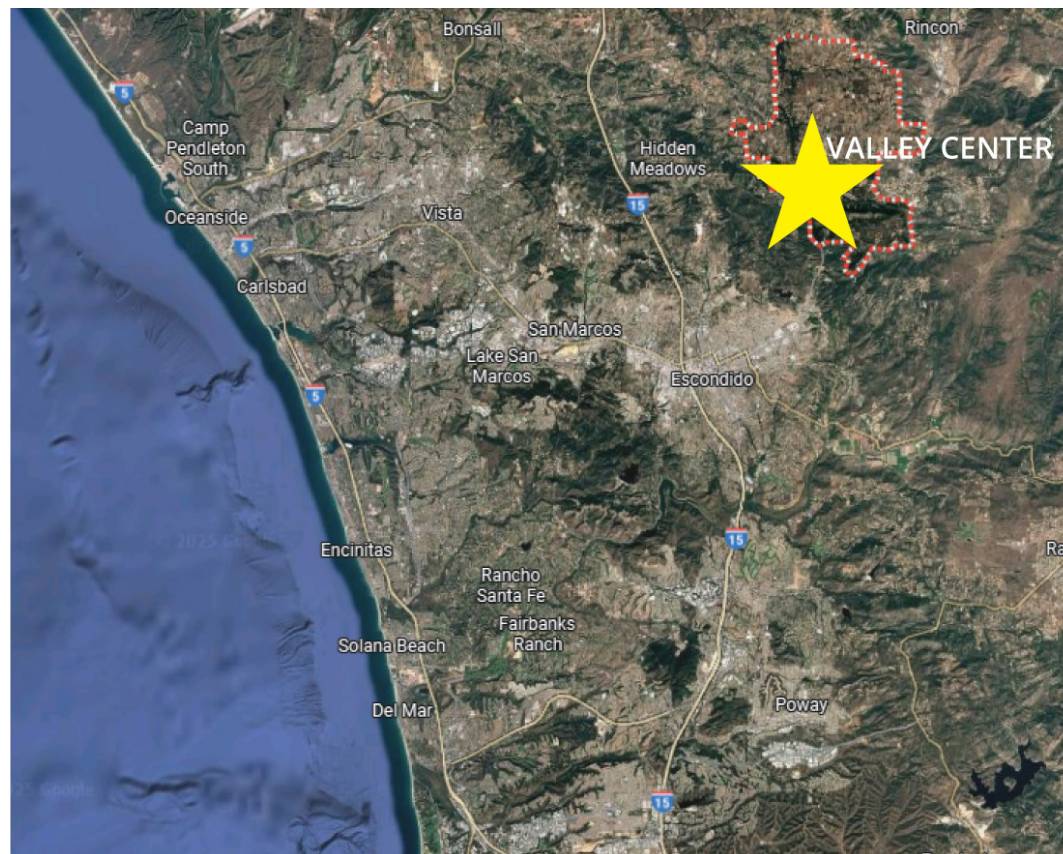
SITE SOURCE

PROPERTY HIGHLIGHTS

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HIGHLIGHTS

- Gateway location on Valley Center's main retail corridor, providing consistent exposure to daily commuter traffic.
- Prime going-to-work corner at a signalized intersection, offering strong access for AM-oriented users.
- Easy ingress and egress along Valley Center Road, supporting convenient customer entry and efficient drive-thru flow.
- Active nearby residential growth, contributing to steady demand and long-term customer base expansion.
- Elevated site visibility, creating prominent signage opportunities and strong brand recognition.
- Drive-thru and pad opportunities available via Ground Lease or Build-to-Suit, allowing flexibility for a variety of retail prototypes.
- Fuel, car wash, and oil change-ready pads, well-suited for automotive users seeking high-traffic commuter routes.



Demographics

	3 Mile	5 Mile	10 Mile
Population:	7,220	61,129	261,077
Avg. HH Income:	\$136,726	\$111,735	\$110,802

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