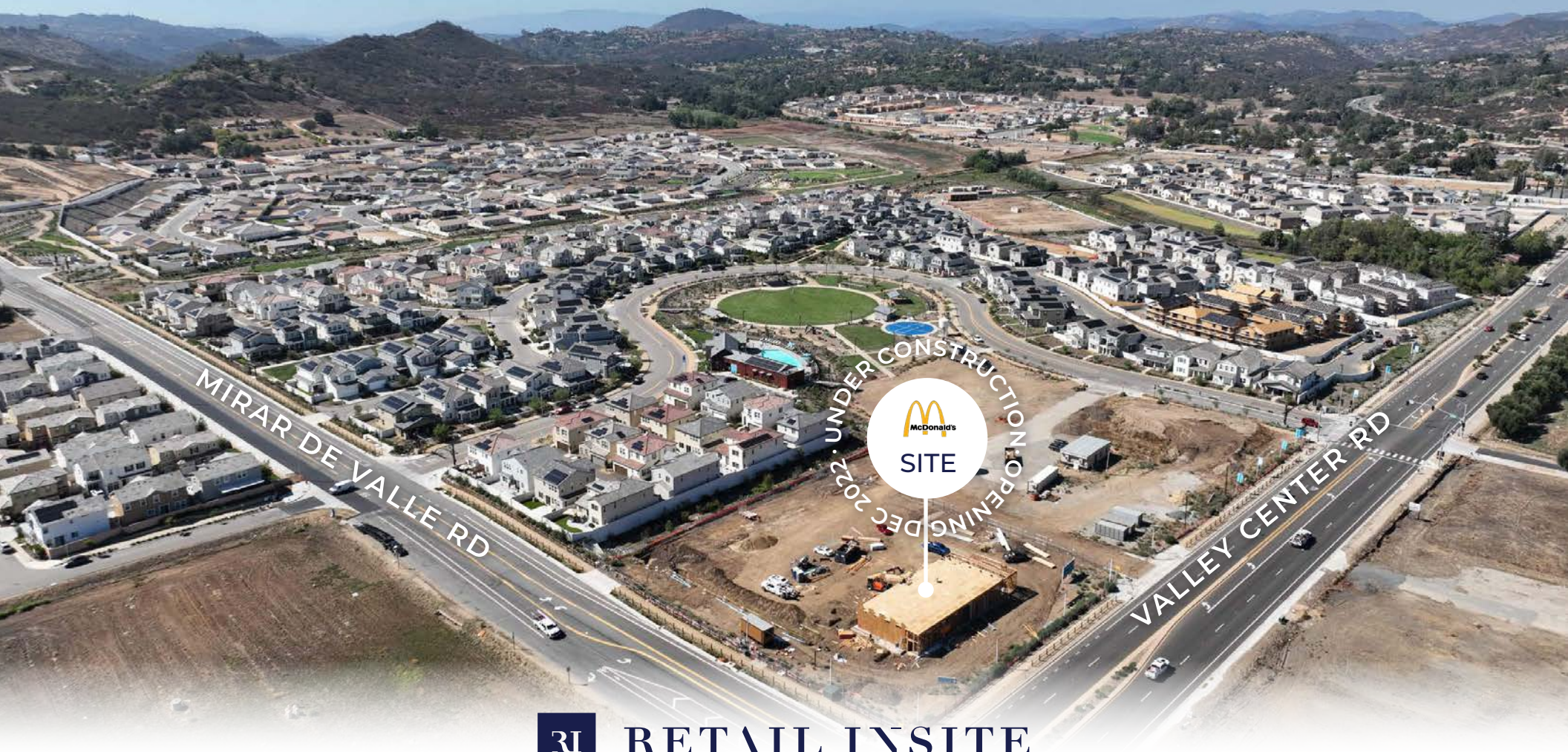




PARK CIRCLE | VALLEY CENTER
SAN DIEGO COUNTY, CALIFORNIA
NNN INVESTMENT OPPORTUNITY



UNDER CONSTRUCTION
OPENING DEC 2022

MIRAR DE VALLE RD

VALLEY CENTER RD



RETAIL INSITE

INVESTMENT SUMMARY

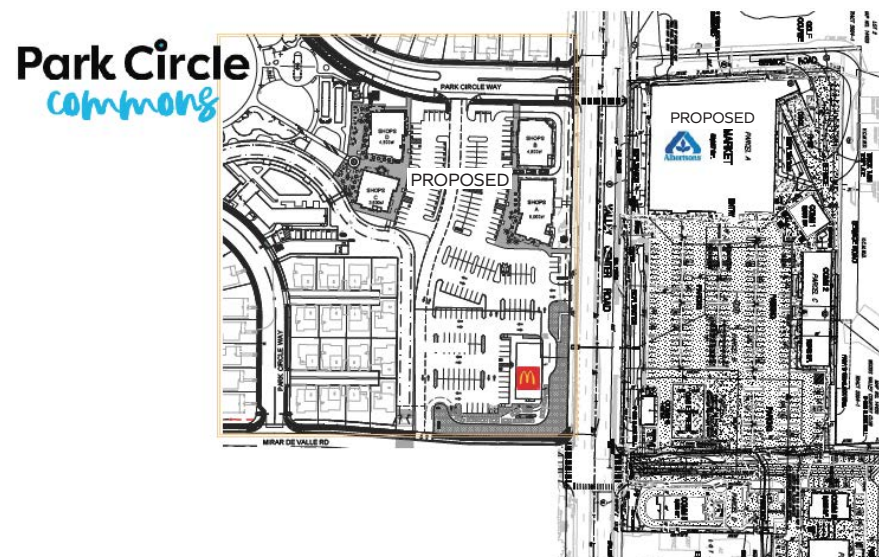
The Opportunity.

Retail Insite is pleased to bring this McDonald's NNN Sale opportunity to market. McDonald's is scheduled to open December 2022 in Park Circle Commons. This envisioned shopping and dining hub of Park Circle is North County's newest master planned community located at the heart of Valley Center on a signalized intersection at Valley Center Road and Mirar de Valle.



Investment Highlights.

- Brand new 20 Year Lease term with 4-5 year options to extend
- McDonald's under construction and slated for opening December 2022
- NNN Lease with new McDonald's Prototype on a signalized hard corner intersection. Lease and expense terms to be reviewed by buyer
- Part of a larger Master planned Park Circle community with over 650 new homes, public park and amenities adjacent
- New anchored shopping planned across the street with major grocery store anchor and additional new retail tenants in immediate corridor



PROPERTY & FINANCIAL HIGHLIGHTS

Tenant:	McDonald's Corporate Lease
Lease Type:	Ground lease
Lease Term:	20 years with 4-5 year options
Initial Annual Ground Rent:	\$90,000/year
Rental Increases:	10% every five years throughout the term
Land Parcel:	±1.35 acres of land
Price:	\$2,575,000
Cap Rate:	3.50%



AERIAL



SITE PLAN



PARK CIRCLE COMMONS

Park Circle is a master planned community that provides a full range of housing alternatives, social activities, shopping, and health conscious options for all residents of Valley Center. The anticipated community highlights and amenities included herein illustrate how a community can truly be a place where you can live, work and play.

Life in Park Circle means enjoying the sunny Southern California lifestyle with an abundance of amenities and activities to make healthy living easy. Plus, planned Park Circle Commons will offer shops and eateries all right here—making the community a true home.



±1,250 new homes currently planned
±400 homes recently constructed

A

PARK CIRCLE
632 Single Family Homes
Expected Move-Ins: 2021/2022

B

BEAR PEAK KB HOME
47 Single Family Homes
Completed

C

BUTTERFIELD TRAILS
Future 71 Single Family
Homes

D

VALLEY VIEW RANCH
100+ Single Family Homes
Gated Community
Completed 2016

E

WOODS VALLEY RANCH
270 Single Family Homes
& Golf Course
Completed 2015

F

NORTH VILLAGE
Future Mixed-Use Community

G

LIBERTY BELL PLAZA
Proposed Neighborhood
Center

H

VILLAGE STATION
Proposed Retail Village Center



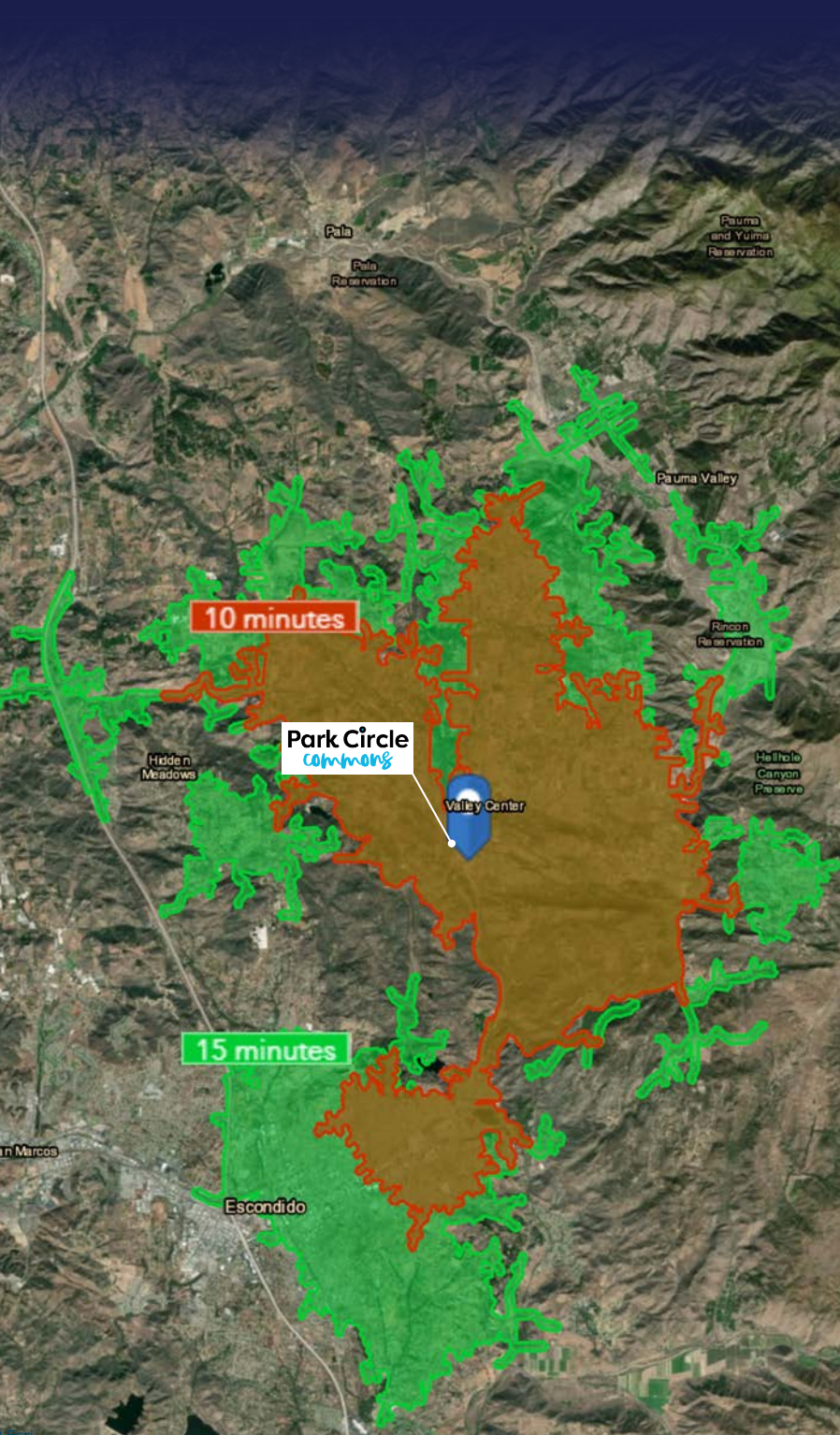
NEARBY NEW & PROPOSED DEVELOPMENTS



DEMOGRAPHICS

10, 15 Minute Drive Time

DISTANCE	POPULATION	AV HH INCOME
10 Minutes	53,705	\$105,011
15 Minutes	145,241	\$104,340



- Wealthy consumer base with average household income of \$105,011 within 10 minutes
- Current population over 145,000
- Population base is strong enough to support a primary neighborhood shopping center
- Valley Center has a significant opportunity gap with 65% of the community's retail needs satisfied outside the community

PARK CIRCLE VALLEY CENTER, CA

NNN INVESTMENT OPPORTUNITY

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NOT ACTUAL STORE IMAGE

RI RETAIL INSITE

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.