

DRIVE-THRU, RESTAURANT, AND SHOPS AVAILABLE | POTENTIAL LAND SALE

An architectural rendering of a modern shopping center named Park Circle Commons. The scene features a paved pedestrian walkway with people walking. On the left is a building with a red roof and large glass windows. On the right is a building with a sign that says "WILQUEST". In the foreground, there is a circular landscaped area with tall grass and a fire pit with a fire. A white text box with a blue border is overlaid on the center of the image, containing the name "Park Circle Commons".

Park Circle Commons

**Future Neighborhood Shopping Center
Valley Center, California**

For More Information,
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 **RETAIL INSITE**

Park Circle Commons

Park Circle Commons is envisioned as the shopping and dining hub of Park Circle, North County’s newest master planned community. Park Circle Commons will conveniently service the residents of Park Circle and other residential communities who are within walking distance, while also drawing clientele from across the entire 94 square mile area of Valley Center and the surrounding areas. Park Circle Commons is located at the heart of Valley Center, on a signalized intersection at Valley Center Road and Mirar de Valle.

Highlights

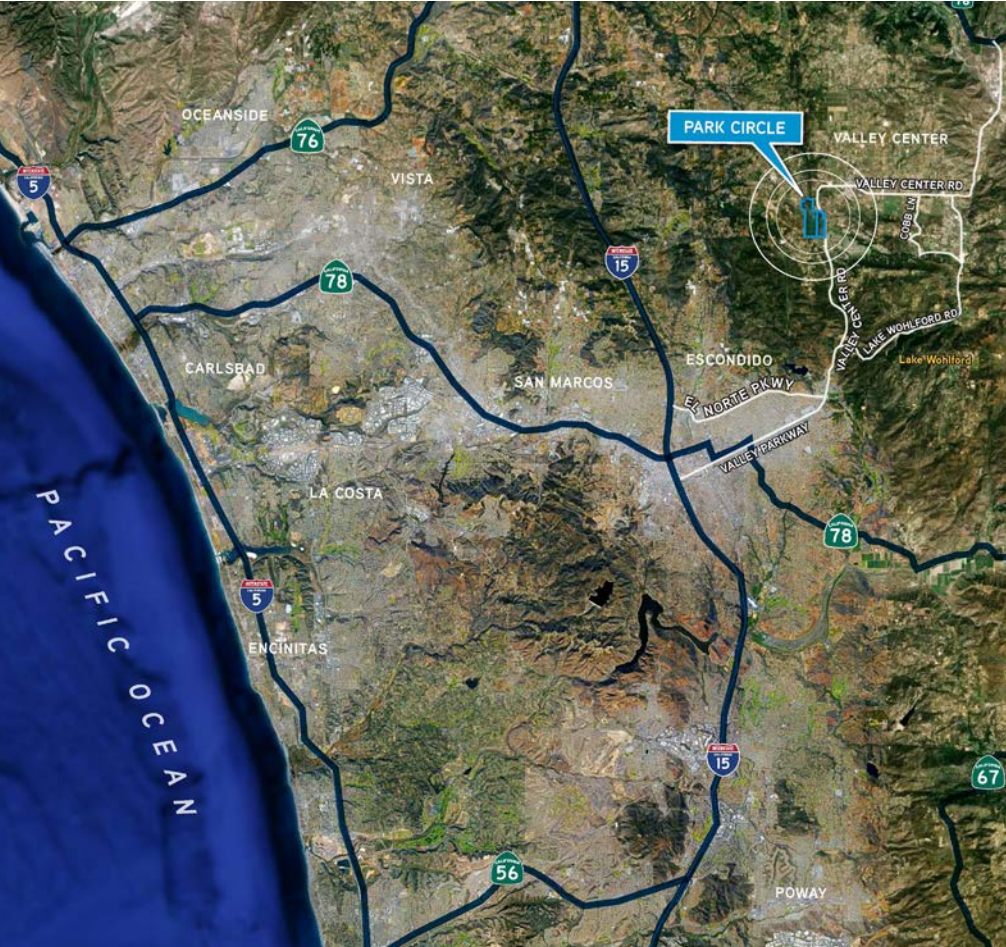
- Valley Center has high retail demand with minimal supply, forcing residents to shop outside the city - 65% of the community’s retail needs are satisfied outside the local market. This is an exceptional opportunity to provide restaurants and services that will capitalize on this great supply/demand imbalance.
- Prime corner in the heart of Valley Center
- Excellent frontage and visibility on Valley Center Road - the area’s main traffic thoroughfare
- Part of an exciting new walkable community that will include over 630 homes at buildout

Demographics (Trade Area 2022)

- Population: +/- 145,241
- Avg. HH Income: +/- \$104,340

Traffic Counts

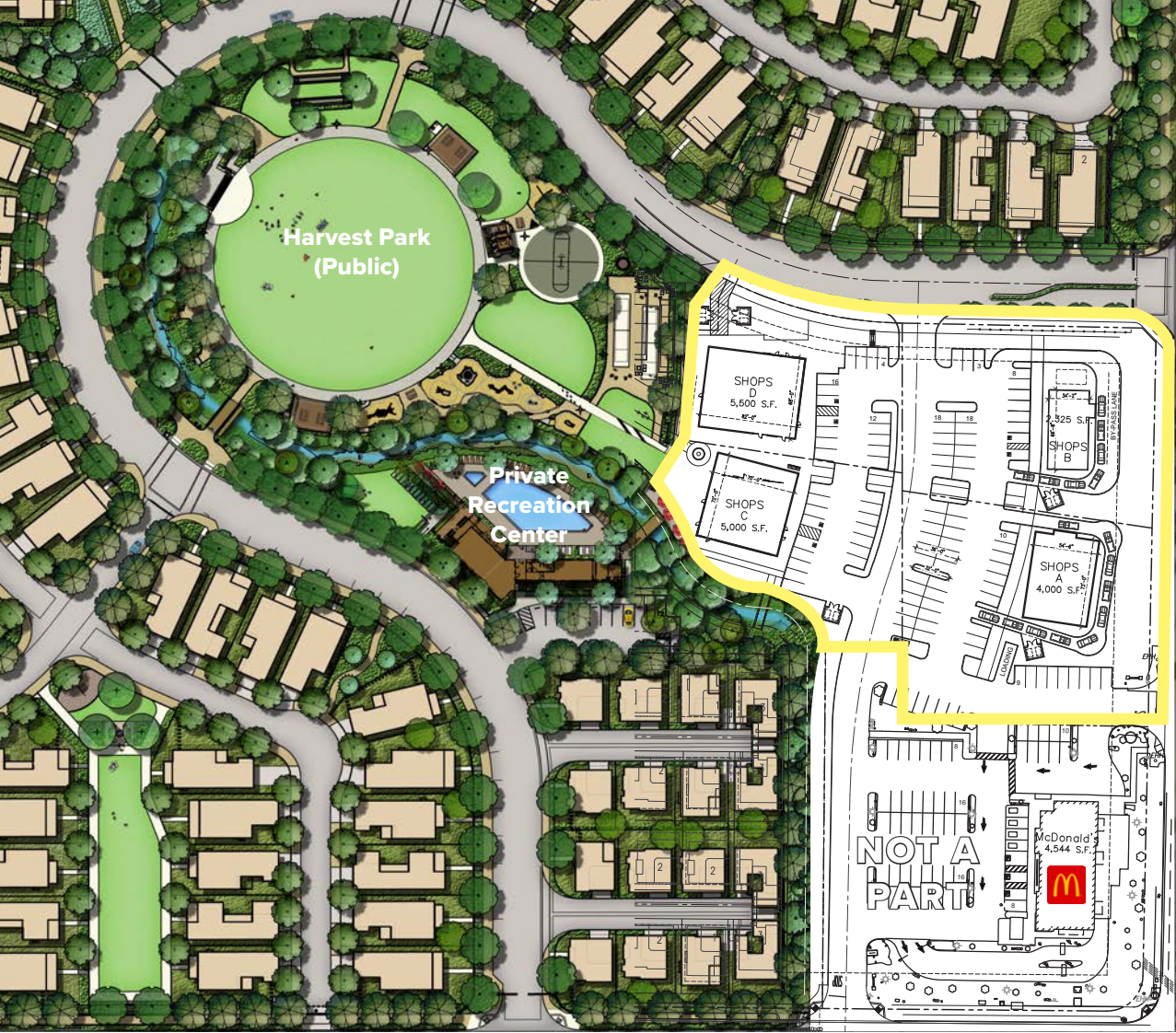
- Valley Center Road: +/- 29,000 ADT
- Lilac Road: +/- 10,600 ADT



Park Circle Commons

Shops A	4,000 SF
Shops B	2,325 SF
Shops C	5,000 SF
Shops D	5,500 SF
Total Building Area	16,825 SF ±2.65 acres

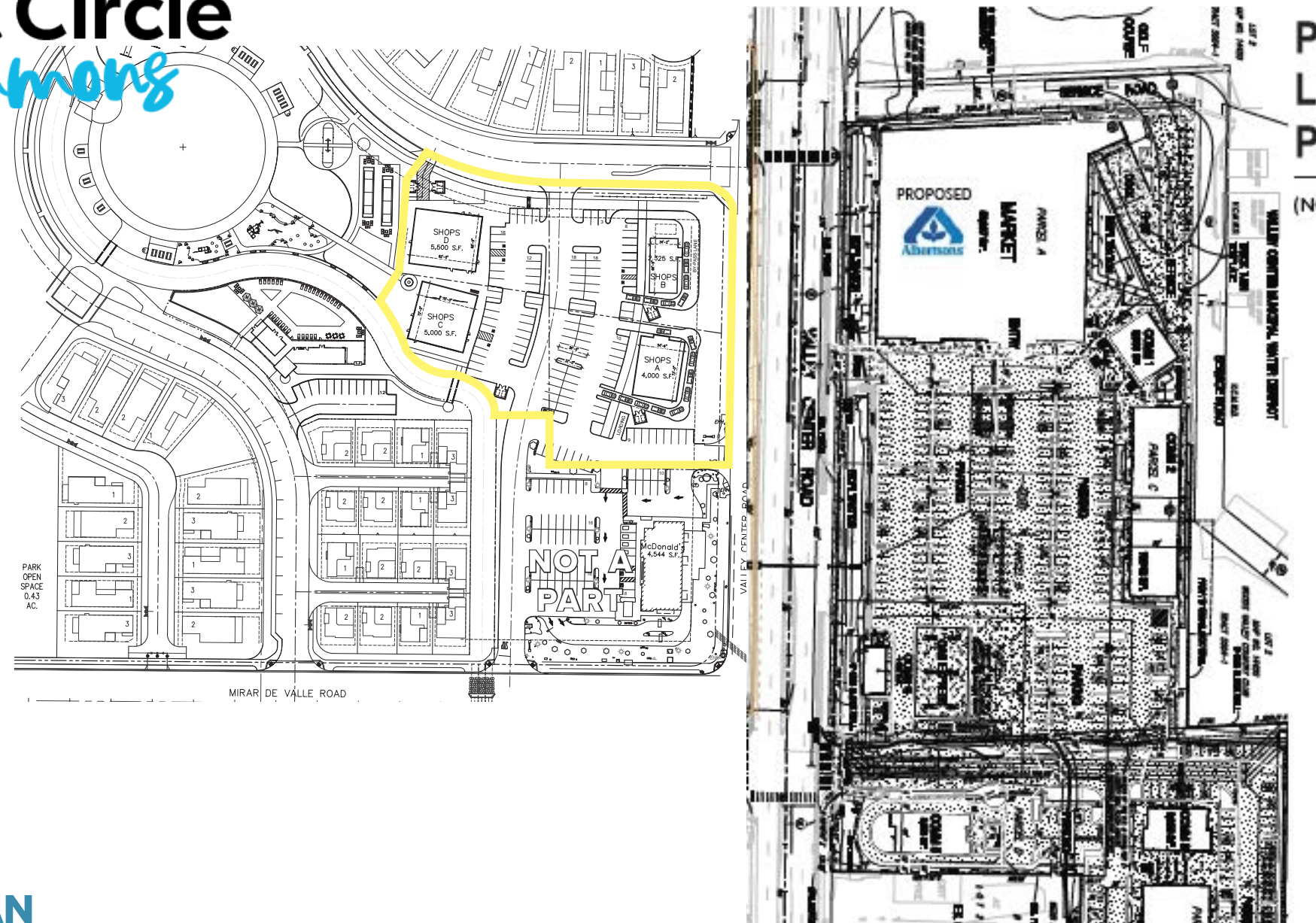
* Ability to sell entire land parcel or ground lease pads.



Mirar De Valle Road

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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Park Circle Commons



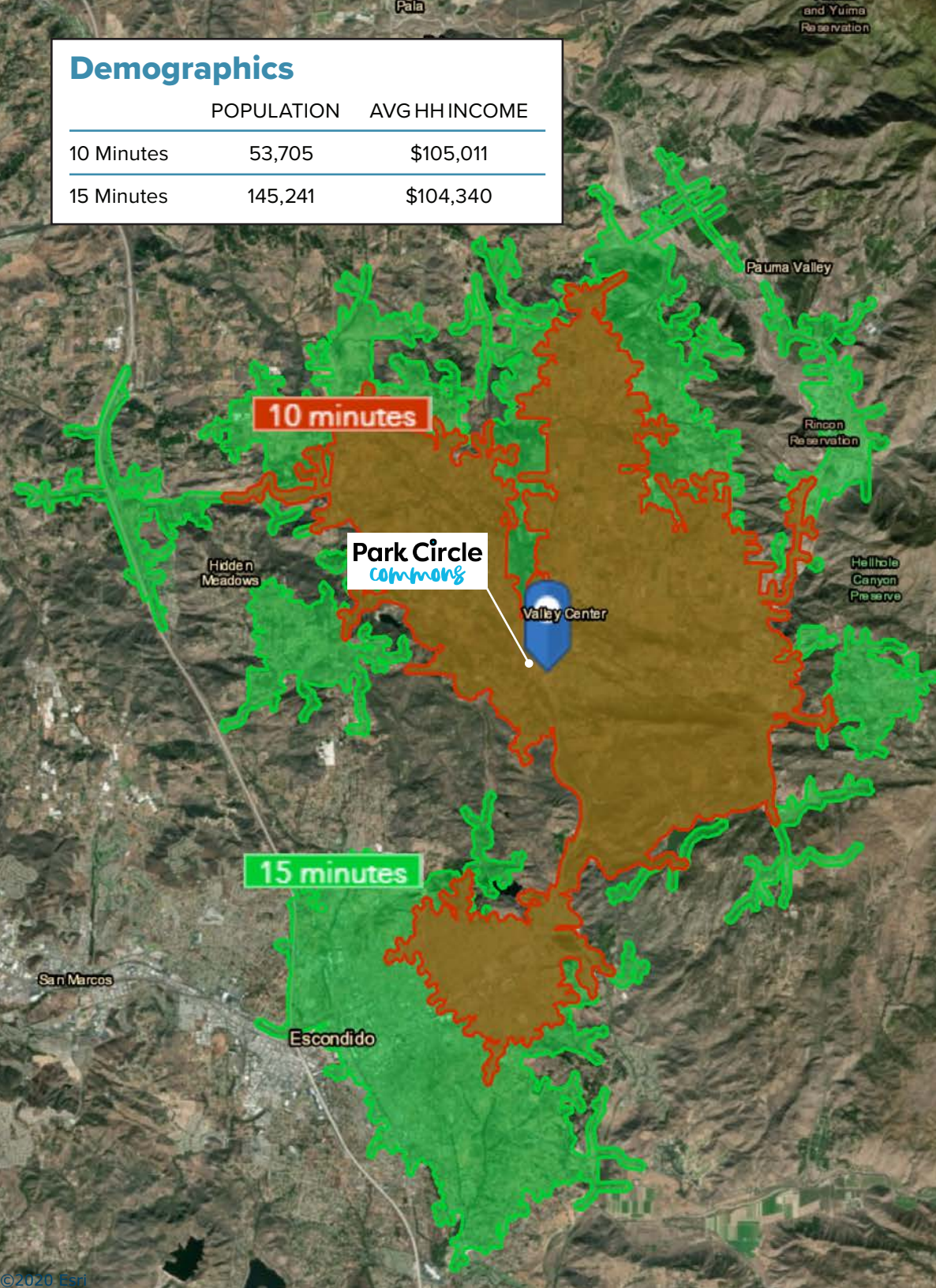
SITE PLAN

Conceptual Renderings

Emphasis was placed on the quality of architectural design to create a neighborhood shopping center that blends in with the existing environment, appearing to have been built over time. The shopping center has been designed with a Farmhouse architectural theme, including other elements found in Valley Center, using authentic materials with rural character such as wood, stone, and metal.



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



DEMOGRAPHICS

- 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 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.



A

PARK CIRCLE

632 Single Family Homes
Expected Move-Ins: 2021

B

BEAR PEAK KB HOME

47 Single Family Homes
Models Opened Sept. 2019

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

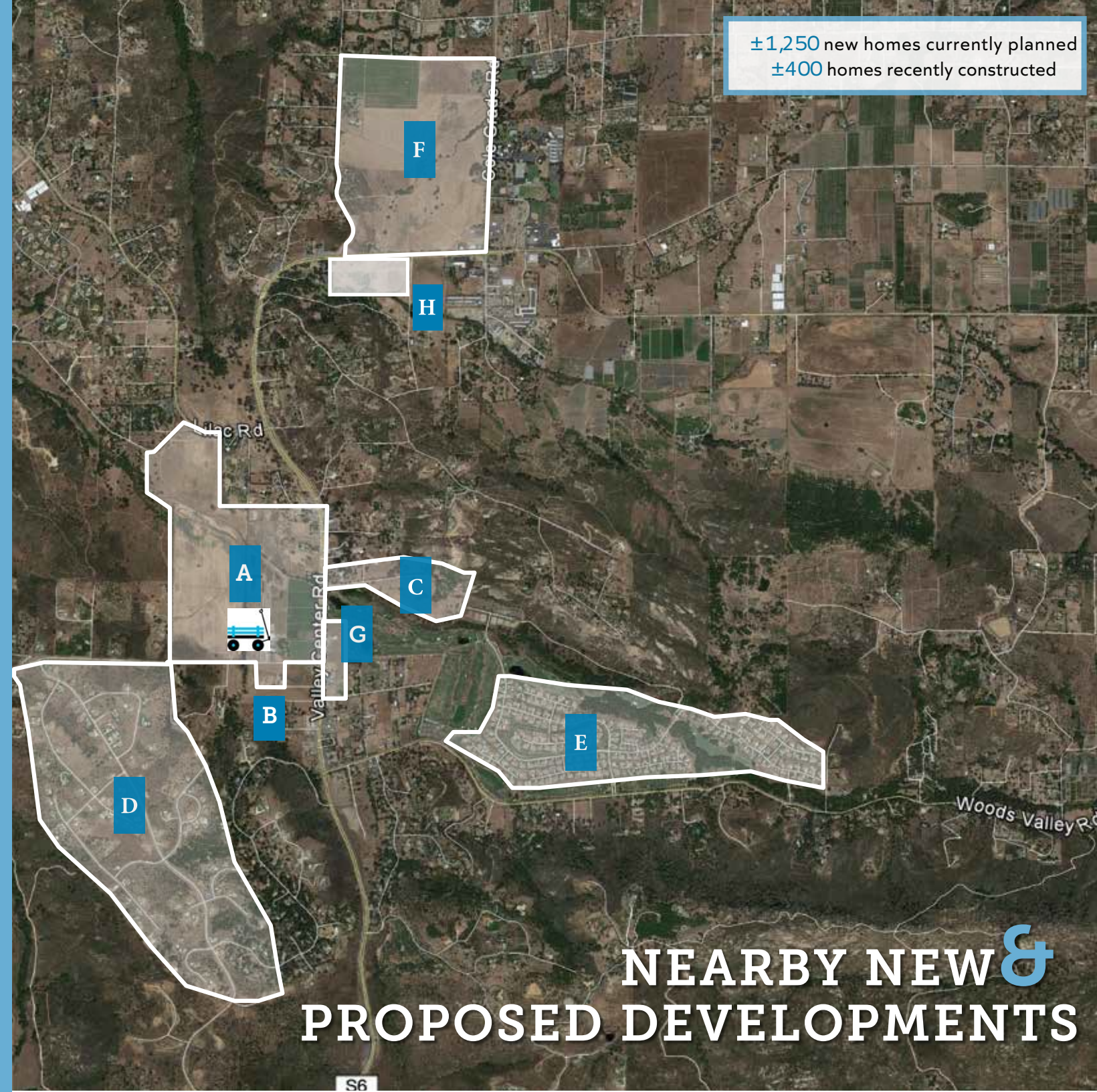
Proposed Neighborhood Center

H

VILLAGE STATION

Proposed Retail Village Center

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



NEARBY NEW & PROPOSED DEVELOPMENTS



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