



**VALLEY CENTER
MARKETPLACE**



27251 VALLEY CENTER RD, VALLEY CENTER, CA 92082

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY FEATURES

- Heart of Trade Area Location
- Over 600 Feet of Major Street Frontage on Valley Center Road with ±25,500 CPD
- High Growth Understated Trade Area
- Anchor Space, Pads, & Shops Available
- Ideal for Grocery, Fuel Stations, Restaurants, and Daily Needs Users

5 MILE PROPERTY DEMOGRAPHICS



ESTIMATED POPULATION

61,891

AVERAGE HOUSEHOLD INCOME

\$97,662



ADJUSTED DAYTIME DEMOGRAPHICS

26,705

TRAFFIC COUNTS ON VALLEY CENTER DR

25,500 CPD

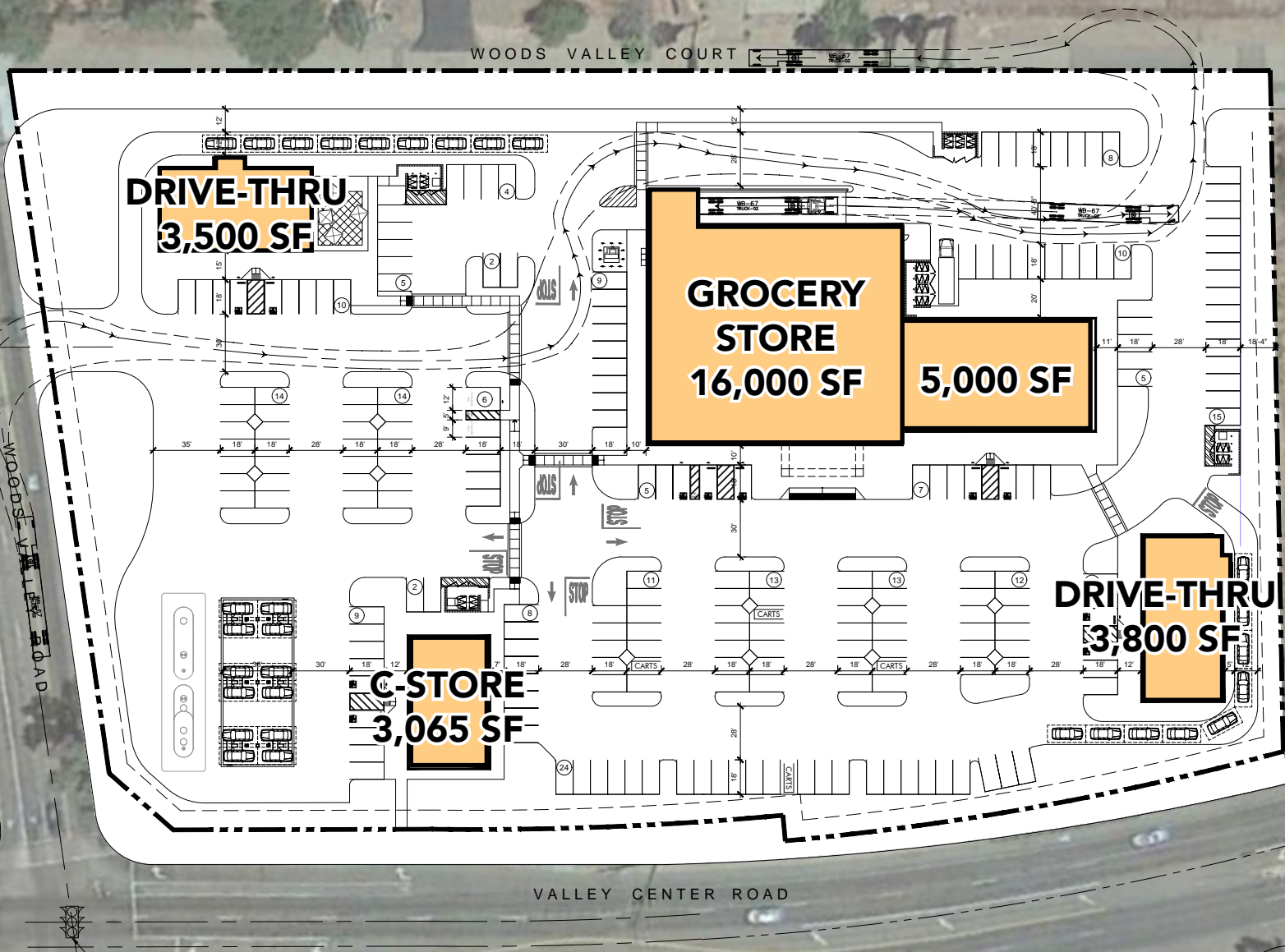
*SANDAG.ORG



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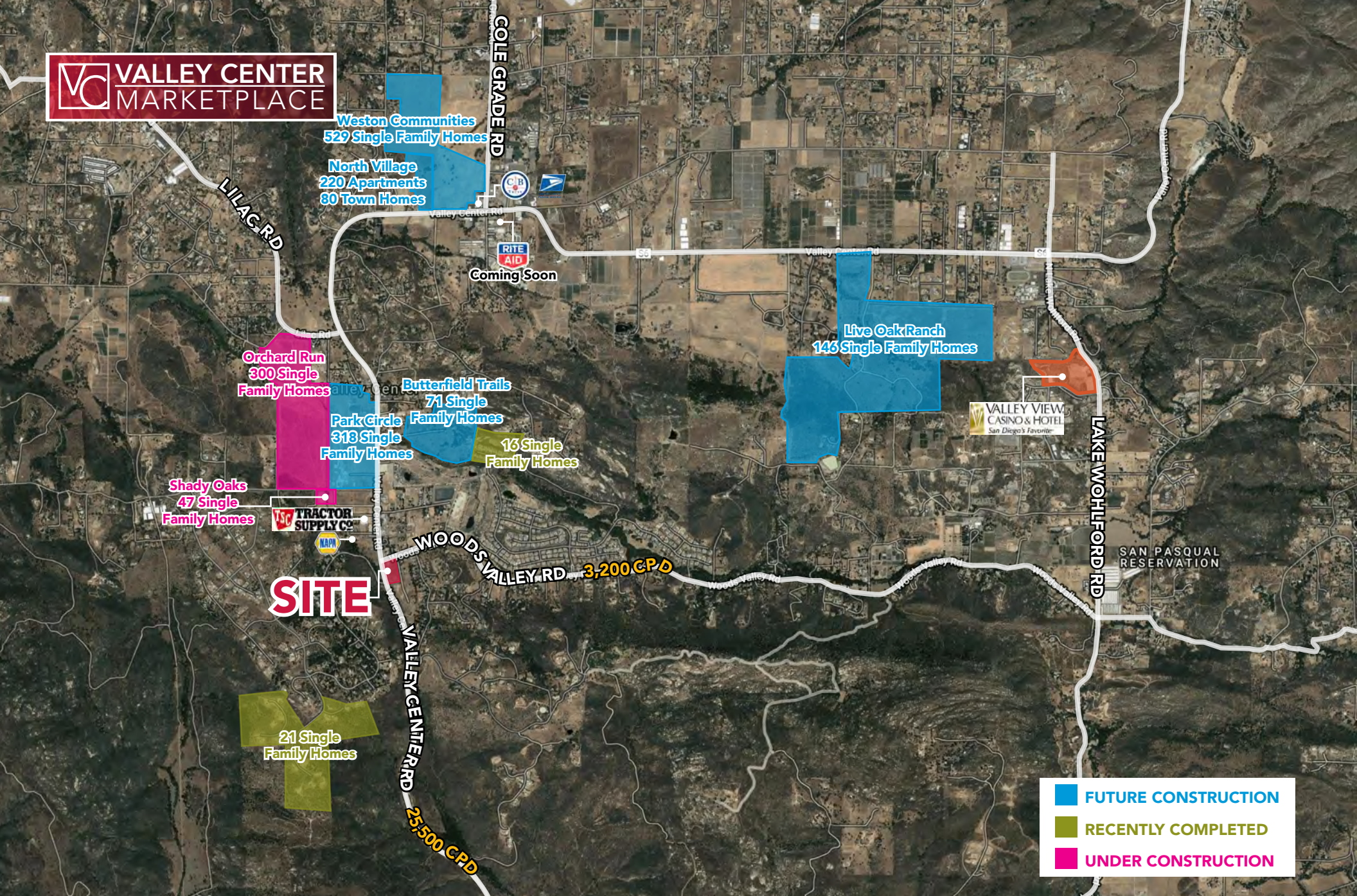
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(E) SIGNALIZED INTERSECTION

VC VALLEY CENTER MARKETPLACE



- FUTURE CONSTRUCTION
- RECENTLY COMPLETED
- UNDER CONSTRUCTION

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