

*QSR DEVELOPMENT IN
HIGH INCOME COMMUNITY*

SEC WOODS VALLEY RD &
VALLEY CENTER RD

VALLEY CENTER, CA 92802



VALLEY CENTER RD

#26,800 VPD

CBRE





HIGHLIGHTS

- New QSR Development in High Income Community with Avg. HH Income over \$140K + in 5-minute Drive Time
- Two-Drive Thru Opportunities Available (Freestanding & End-Cap)
- Prime San Diego County Development Site on Major Thoroughfare
- Robust Residential Development Expected in the Trade Area
- Underserved Valley Center Community with over 50K+ Households
- Valley Center Connects Inland San Diego County with I-15 and Coastal Communities

DEMOGRAPHICS

POPULATION

5 Minutes 3,515
 10 Minutes 67,317
 15 Minutes 166,320

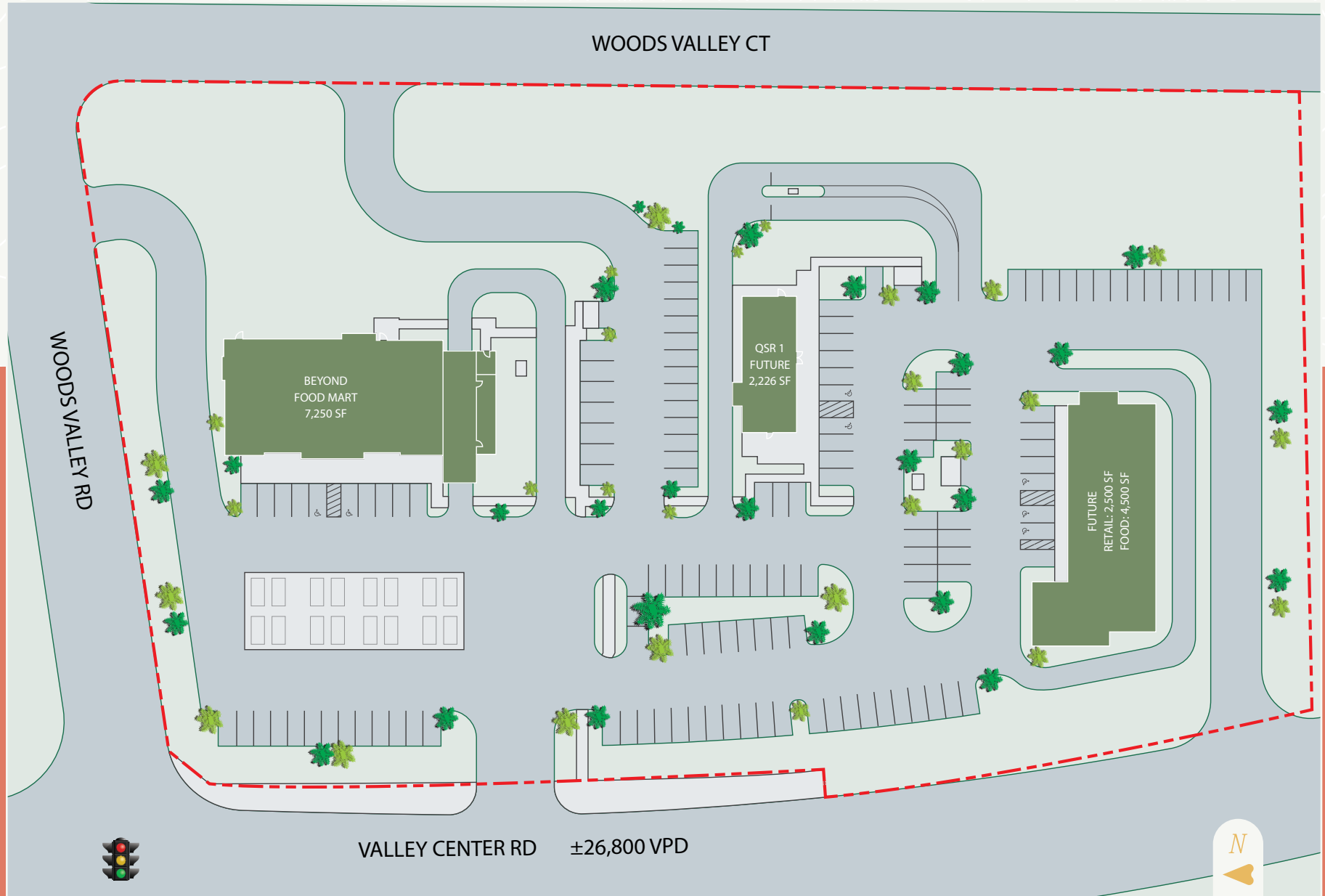
HOUSEHOLDS

5 Minutes 986
 10 Minutes 20,474
 15 Minutes 52,767

AVERAGE HH INCOME

5 Minutes \$146,492
 10 Minutes \$111,411
 15 Minutes \$111,218

CONCEPTUAL SITE PLAN





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