

# COMMERCIAL LAND WITH SITE PLAN FOR SHOPPING CENTER

VALLEY CENTER ROAD | VALLEY CENTER, CA 92082

- Approximately 11.47 acres
- High visibility and high traffic counts on Valley Center Road **LAKE WOHLFORD**
- 89 Sewer EDU's in place
- Permitted uses include residential, shopping centers, and existing strip center development
- Entitlements in Process

ASKING PRICE:  
**\$6,000,000**



VALLEY CENTER RD

VALLEY CENTER MUNICIPAL WATER DISTRICT

FUTURE 700+ LOT RESIDENTIAL SUBDIVISION



NATIVE OAKS GOLF CLUB



DALEY RANCH PARK



VALLEY CENTER

**SUBJECT PROPERTY**

PARK CIRCLE MASTERPLAN



4.8 MILES AWAY



4.3 MILES AWAY



6.4 MILES AWAY

KEYS CREEK COUNTY PRESERVE

**POTENTIAL FOR A RESIDENTIAL DEVELOPMENT UNDER AB 2243, WHICH ALLOWS BY RIGHT DEVELOPMENT OF RESIDENTIAL ON COMMERCIAL ZONED PROPERTIES**

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COMMERCIAL REAL ESTATE SERVICES



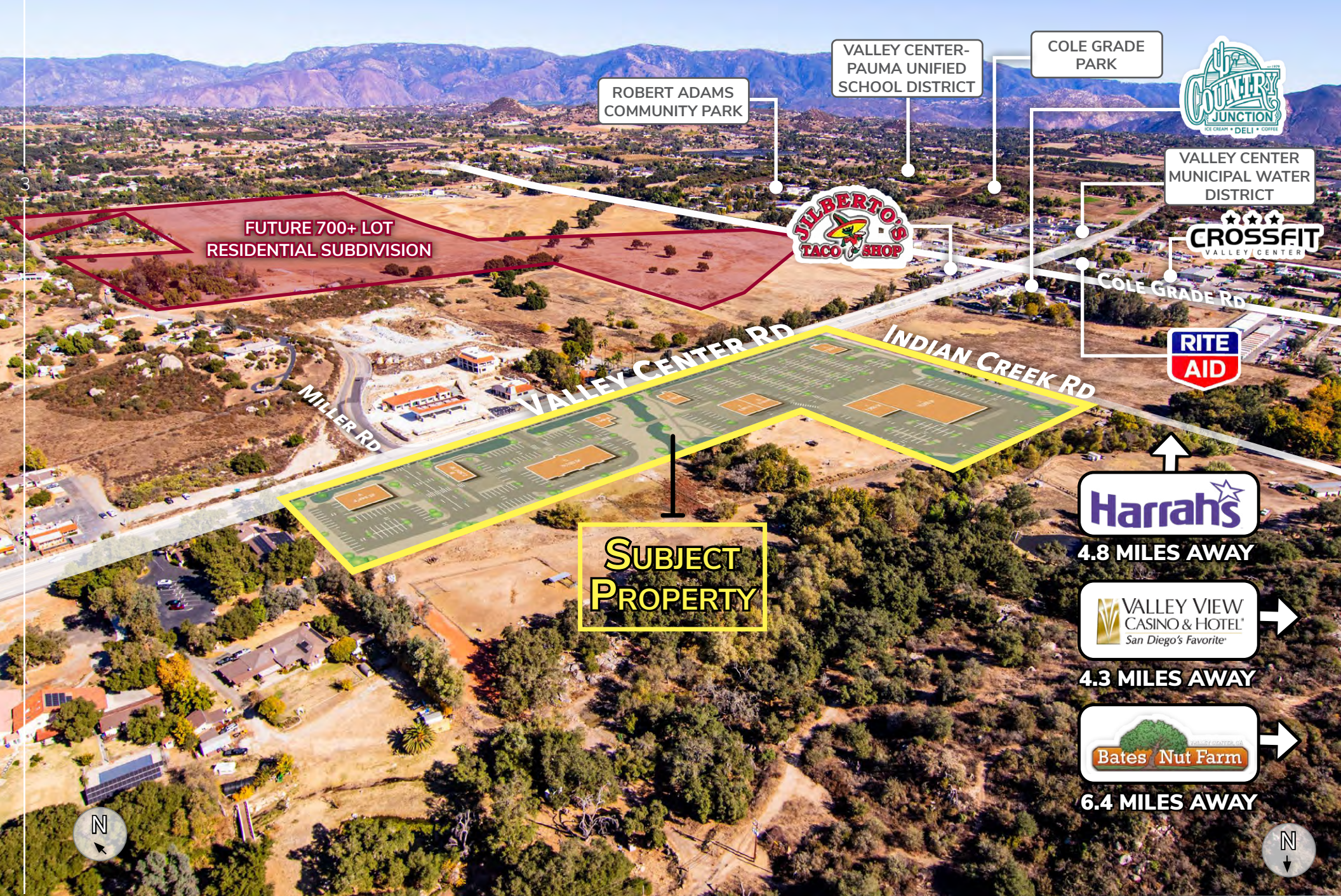
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FUTURE 700+ LOT  
RESIDENTIAL SUBDIVISION

ROBERT ADAMS  
COMMUNITY PARK

VALLEY CENTER-  
PAUMA UNIFIED  
SCHOOL DISTRICT

COLE GRADE  
PARK



VALLEY CENTER  
MUNICIPAL WATER  
DISTRICT



COLE GRADE RD



MILLER RD

VALLEY CENTER RD

INDIAN CREEK RD

SUBJECT  
PROPERTY



4.8 MILES AWAY



4.3 MILES AWAY



6.4 MILES AWAY





COLE GRADE PARK



**SUBJECT PROPERTY**



4.3 MILES AWAY



6.4 MILES AWAY



4.8 MILES AWAY

COLE GRADE RD

FUTURE 700+ LOT RESIDENTIAL SUBDIVISION

INDIAN CREEK RD

VALLEY CENTER RD

MILLER RD







**SUBJECT  
PROPERTY**

**VALLEY CENTER RD**



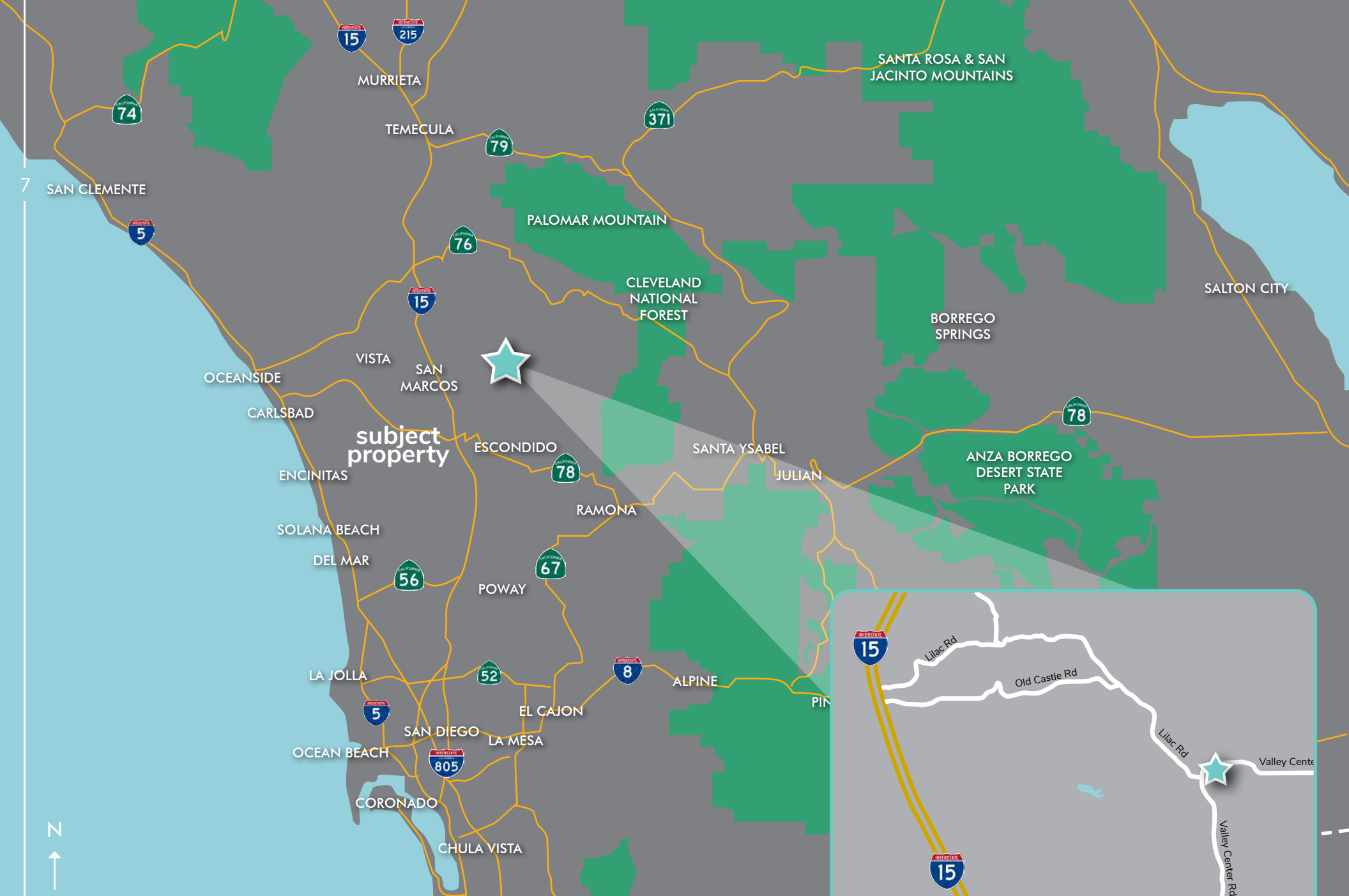


# site plan

<b>Building A</b>	4,498 SF	Eating & Drinking Establishment	<b>Building F1</b>	2,507 SF	Eating & Drinking Establishment
<b>Building B</b>	2,660 SF	Fast Food Restaurant with Drive Through Window	<b>Building F2</b>	3,760 SF	Multi-Tenant Building
<b>Building C</b>	8,100 SF	Multi-Tenant Building	<b>Building G</b>	2,200 SF	Fast Food Restaurant with Drive Through Window
<b>Building D</b>	2,000 SF	Eating & Drinking Establishment	<b>Building H</b>	3,900 SF	Multi-Tenant Building
<b>Building E</b>	2,325 SF	Fast Food Restaurant with Drive Through Window	<b>Building I</b>	18,000 SF	Stand Alone Market







location map



# property information

## location:

The subject property is located on the SWC of Valley Center Road and Indian Creek Road in Valley Center, CA. It is approximately 10 miles east of Interstate 15 and approximately 0.7 miles west of Valley Center Elementary School.

## property profile:

The subject property is currently unentitled and offers the opportunity for developers to bring a commercial element to the Valley Center area. There is a site plan for 9 commercial buildings totaling approximately 49,950 square feet of retail space. Residential is permitted as a secondary use giving the buyer many options for development. The subject property is located along Valley Center Road where there is high visibility facing the main road.

## jurisdiction:

County of San Diego

## apn & acreage:

188-260-49-00: 5.03 gross acres

188-260-50-00: 6.44 gross acres

Total Acreage: 11.47 acres

## zoning:

San Diego County General Commercial (C36)

[Click to View Zoning](#)

## AB-2243:

Allows for by right development of residential on commercially zoned property.

## general plan:

General Commercial

[Click to View General Plan](#)

## permitted uses:

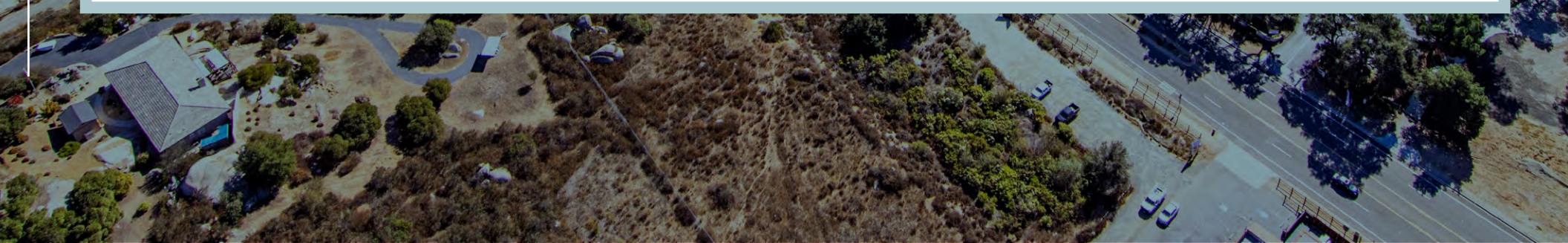
The General Commercial Designations category is intended to accommodate commercial areas with regional shopping centers, community shopping centers, and existing strip development or commercial clusters containing small and diverse commercial uses.

## school district:

Valley Center Unified - Pauma

## services:

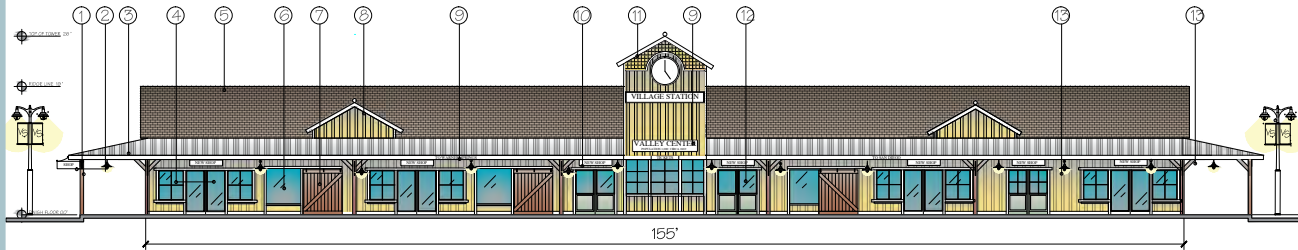
- Water/Sewer - Valley Center Municipal Water District
- Gas/Electric - Southern California Edison
- Fire - Valley Center Fire Protection District
- Police- San Diego County Sheriff's Department



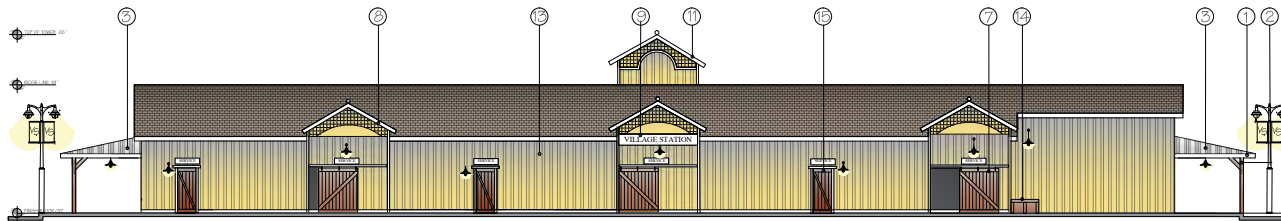


# elevations

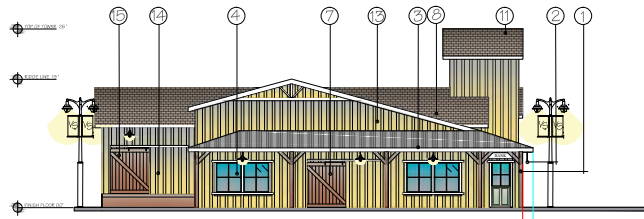
9



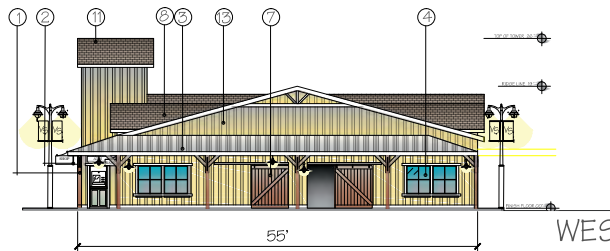
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



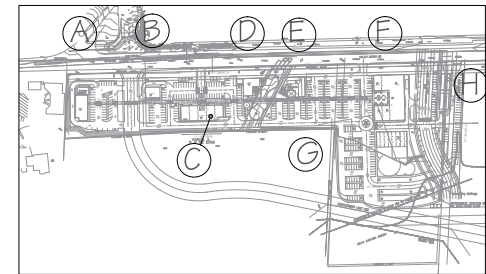
WEST ELEVATION

## CONCEPT STATEMENT:

DEVELOP SHOPPING CENTER WITH BUILDINGS THAT SYMBOLICALLY REPRESENTS THE HISTORY OF VALLEY CENTER. IN 1869 TRANSCONTINENTAL RAILROAD WAS COMPLETED. IT IS POSSIBLE THAT A TRAIN COULD HAVE MADE IT TO VALLEY CENTER BY FOLLOWING ONE OF THE CREEK BEDS FROM PUMA VALLEY. THIS BUILDING IS REPRESENTATIVE OF A TRAIN STATION DURING THAT PERIOD OF TIME USING MODERN MATERIALS.

## KEY LEGEND

- ① DENOTES WOOD FASCIA BOARD WITH TIMBER POSTS
- ② DENOTES PEDESTRIAN SIGNS FOR SPECIALTY ITEMS
- ③ DENOTES SHADE CANOPY W/METAL ROOF OVER WALKWAY & DINNING AREAS.
- ④ DENOTES SHOP WINDOWS AND DOORS WITH WOOD 1 X 4 TRIM
- ⑤ DENOTES PITCHED ROOF WITH ASPHALT SINGLES
- ⑥ DENOTES SHOW CASE WINDOWS WITH WOOD 1 X 4 TRIM
- ⑦ DENOTES BARN DOOR - SLIDING OR FIXED
- ⑧ DENOTES GABLED DORMER W/BOARD AND BATTEN SIDING
- ⑨ DENOTES HISTORIC SIGNS TYPICAL TO A PERIOD TRAIN STATION
- ⑩ DENOTES SHOP SIGNS FOR VARIOUS VENDORS
- ⑪ DENOTES CLOCK TOWER W/LATTICE WORK
- ⑫ DENOTES WOODEN DOORS W/LIGHTS ABOVE
- ⑬ DENOTES BOARD AND BATTEN SIDING
- ⑭ DENOTES LOADING AREA
- ⑮ DENOTES SERVICE DOORS



## KEY MAP

SCALE= 1:200

valley center road

date: 6/19/15  
drawn: WR

0 8 16 24'

# VILLAGE STATION CONCEPTUAL ELEVATIONS

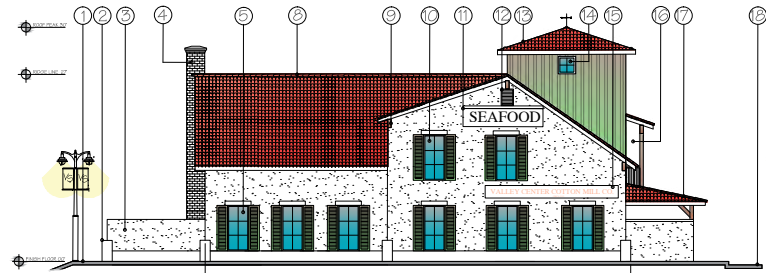
## BUILDING C - "TRAIN STATION BUILDING"

FARM & RANCH VERNACULAR



# elevations

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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

## VILLAGE STATION CONCEPT ELEVATIONS valley center road

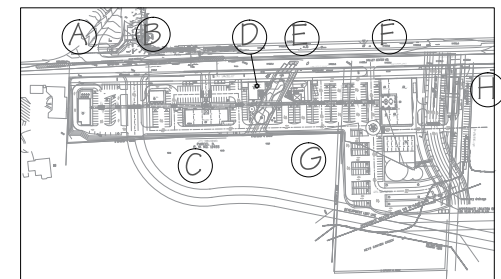
BUILDING D-"RESTAURANT SEAFOOD"  
MONTEREY STYLE

### CONCEPT STATEMENT:

TO DEVELOP A SHOPPING CENTER WITH BUILDINGS THAT REPRESENT VALLEY CENTER'S HISTORY. IN 1888 THE FIRST COTTON PLANTATION WAS STARTED IN VALLEY CENTER. THIS COULD HAVE BEEN REPRESENTATIVE OF A BUILDING DURING THAT PERIOD, THAT PROCESS COTTON IN A COTTON MILL.

### KEY LEGEND

- ① DENOTES WALKWAY LOOKING INTO ENHANCED LANDSCAPE AREA
- ② DENOTES PILASTER W/ 18" SEAT - SMOOTH STUCCO FINISH
- ③ DENOTES SOUND WALL FOR OUTSIDE DINNING- SMOOTH STUCCO FINISH
- ④ DENOTES FIRE PLACE & CHIMNEY FOR OUTSIDE DINNERS- SLUMP BLOCK
- ⑤ DENOTES CASEMENT WINDOWS W/ SHUTTERS
- ⑥ DENOTES WOOD ENTRY DOORS
- ⑦ DENOTES DOUBLE SWINGING WOOD ACCESS DOORS
- ⑧ DENOTES CLAY TILE ROOF
- ⑨ DENOTES WOOD FASCIA BOARD WITH EXPOSED TIMBER BEAMS BELOW
- ⑩ DENOTES CASEMENT WINDOWS W/ SHUTTERS- CLEAR STORY
- ⑪ DENOTES 24" RESTAURANT SIGN W/OVERHEAD BOXED LIGHTING
- ⑫ DENOTES DECORATIVE METAL VENT
- ⑬ DENOTES TOWER W/ WEATHER VAIN - OFFICE ABOVE KITCHEN
- ⑭ DENOTES VENTILATION WINDOWS
- ⑮ DENOTES HISTORIC SIGN DEFINING THE BUILDING
- ⑯ DENOTES FALSE BALCONY
- ⑰ DENOTES CLAY TILE ROOF OVER SERVICE AREA
- ⑱ DENOTES WALKWAY FROM PARKING LOT



### KEY MAP

SCALE= 1:200



date: 8/14/15  
drawn: WR

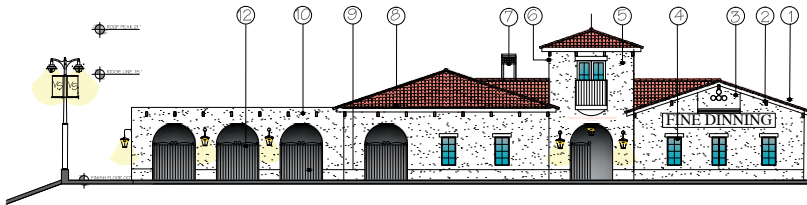
0 8' 16' 24'



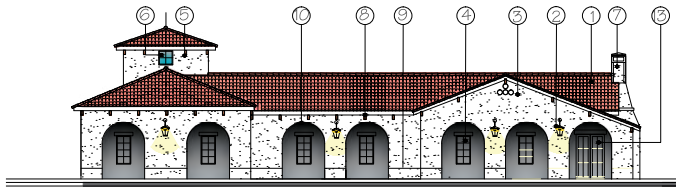
# elevations



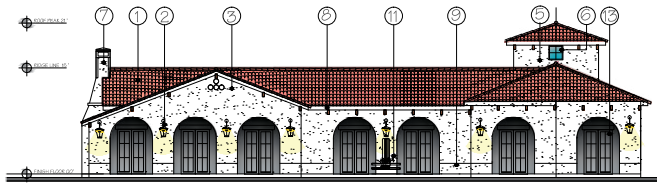
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



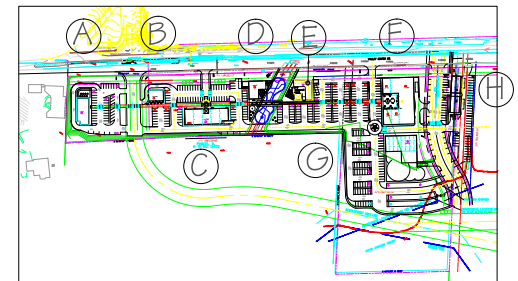
EAST ELEVATION

## CONCEPT STATEMENT:

TO DEVELOP BUILDINGS THAT REPRESENT VALLEY CENTER'S HISTORY. IN 1882 THE FIRST CHURCH WAS BUILT IN VALLEY CENTER, THIS COULD HAVE BEEN REPRESENTATIVE OF A BUILDING DURING THAT PERIOD OF TIME THAT OVER THE YEARS DEVELOPED INTO A RESTAURANT.

## KEY LEGEND

- ① DENOTES SPANISH TILE ROOF
- ② DENOTES SMOOTH STUCCO FINISH
- ③ DENOTES POP OUT WITH ROUND TILE VENTS
- ④ DENOTES CASEMENT WINDOWS
- ⑤ DENOTES BELL TOWER WITH FRONT WROUGHT IRON BALCONY
- ⑥ DENOTES VENTILATION WINDOWS
- ⑦ DENOTES CHIMNEY WITH INLAY TILES
- ⑧ DENOTES WOOD FASCIA BOARD WITH EXPOSED TIMBER BEAMS BELOW
- ⑨ DENOTES 18" H REVEAL
- ⑩ DENOTES ARCHED PERGOLA OR LOGGIA WITH SMOOTH STUCCO FINISH
- ⑪ DENOTES OUTSIDE DINNING WITH FOUNTAIN
- ⑫ DENOTES WROUGHT IRON GATES
- ⑬ DENOTES DOUBLE SWINGING DOORS



## KEY MAP

SCALE= 1:200

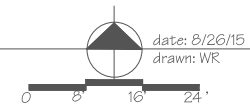


# VILLAGE STATION CONCEPT ELEVATIONS

valley center road

BUILDING E -"RESTAURANT,FINE DINNING" MISSION REVIVAL

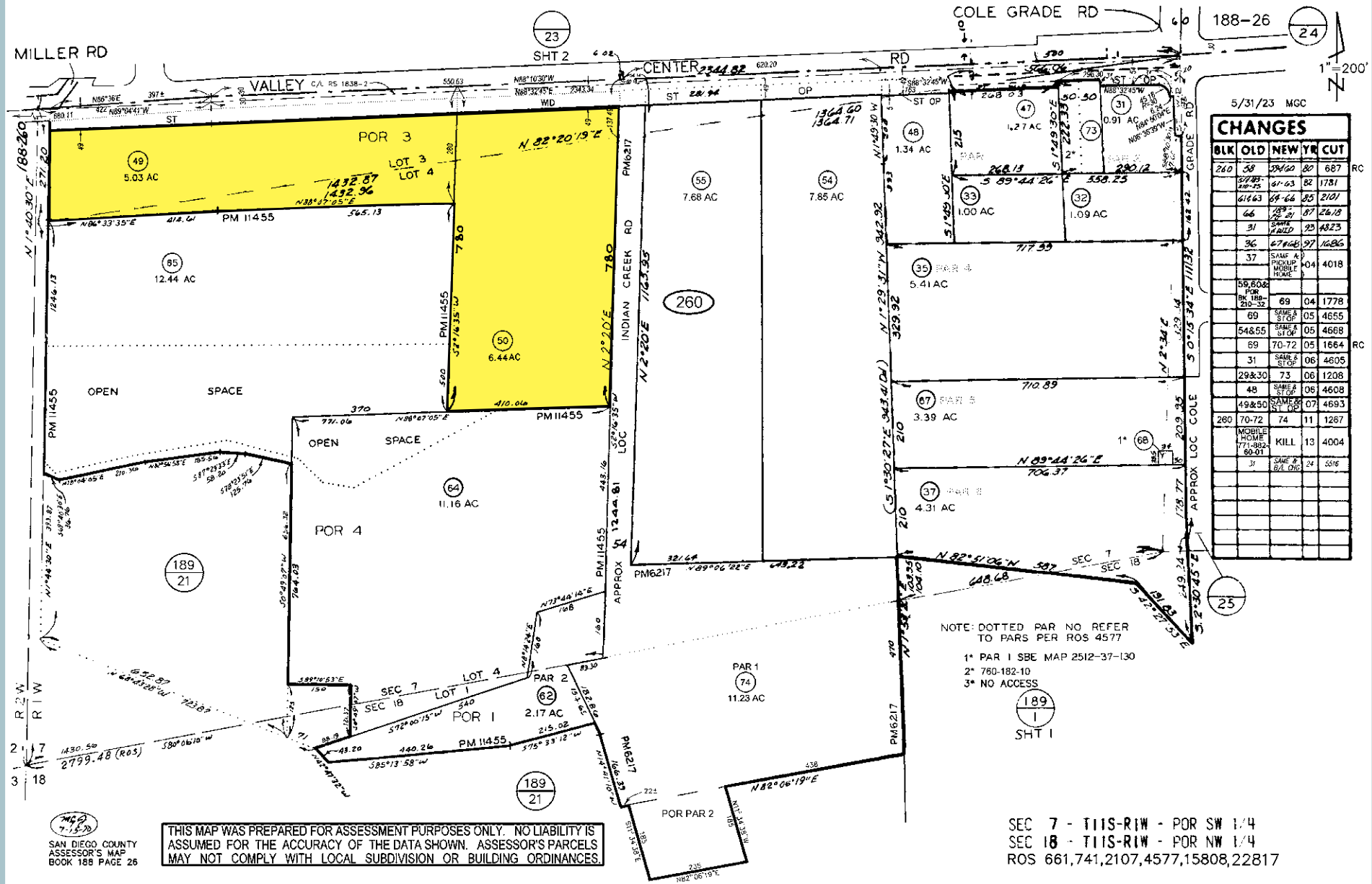
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# tax map

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7-15-20  
 SAN DIEGO COUNTY  
 ASSESSOR'S MAP  
 BOOK 188 PAGE 26

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



# Valley Center - Pauma Unified School District

## Overview

The Valley Center-Pauma Unified School District (VCPUSD) is a public school district in northern San Diego County, California. It serves students in grades pre-kindergarten through 12 in the communities of Valley Center and Pauma:

## Schools

VCPUSD has eight schools, including five elementary schools, three middle schools, and three high schools.

## Students

The district has around 4,000 students. The student-teacher ratio is 22 to 1.

## Programs

VCPUSD offers a variety of programs, including an award-winning Dual Immersion program, music programs, athletic programs, and academic and vocational programs.

## Technology

VCPUSD uses technology as a learning tool and resource to help students become 21st century learners.

### 1 VALLEY CENTER ELEMENTARY SCHOOL

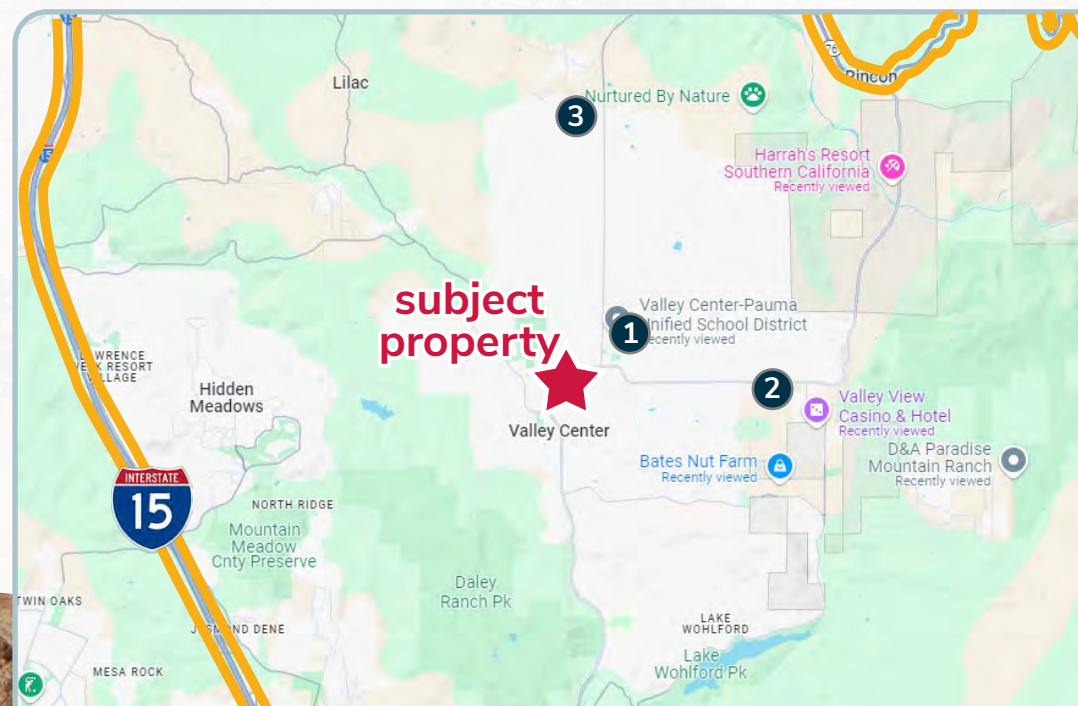
28751 Cole Grade Rd  
Valley Center, CA 92082

### 2 VALLEY CENTER MIDDLE SCHOOL

28102 N Lake Wohlford Rd  
Valley Center, CA 92082

### 3 VALLEY CENTER HIGH SCHOOL

31322 Cole Grade Rd  
Valley Center, CA 92082





# 2024 demographics

3 miles



population  
10,742



estimated households  
3,465



average household income  
\$159,110



median household income  
\$123,698



total employees  
2,747

5 miles



population  
23,514



estimated households  
7,832



average household income  
\$161,256



median household income  
\$127,548



total employees  
5,155

7 miles



population  
94,101



estimated households  
30,411



average household income  
\$133,449



median household income  
\$107,435



total employees  
15,394



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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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