

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



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

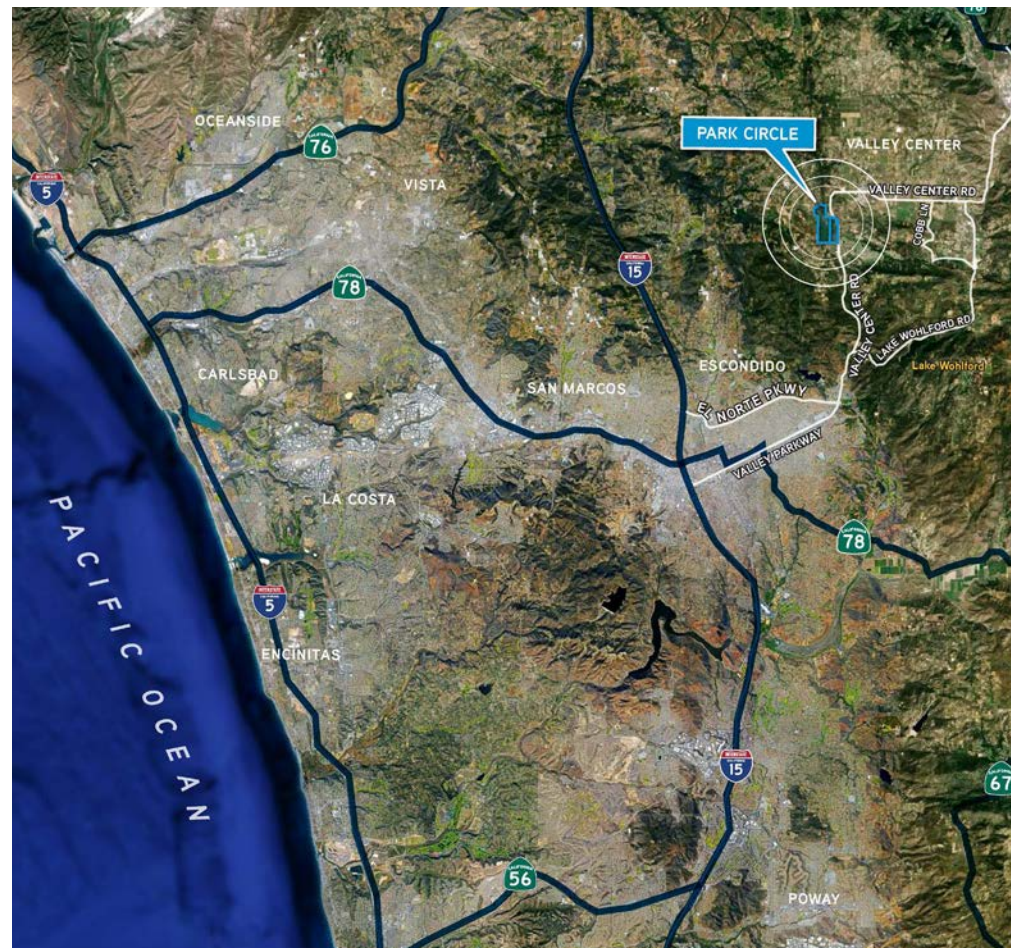
- Valley Center has high retail demand with minimal supply, forcing residents to shop outside the city - 65% of the community's retail needs are satisfied outside the local market. This is an exceptional opportunity to provide restaurants and services that will capitalize on this great supply/demand 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



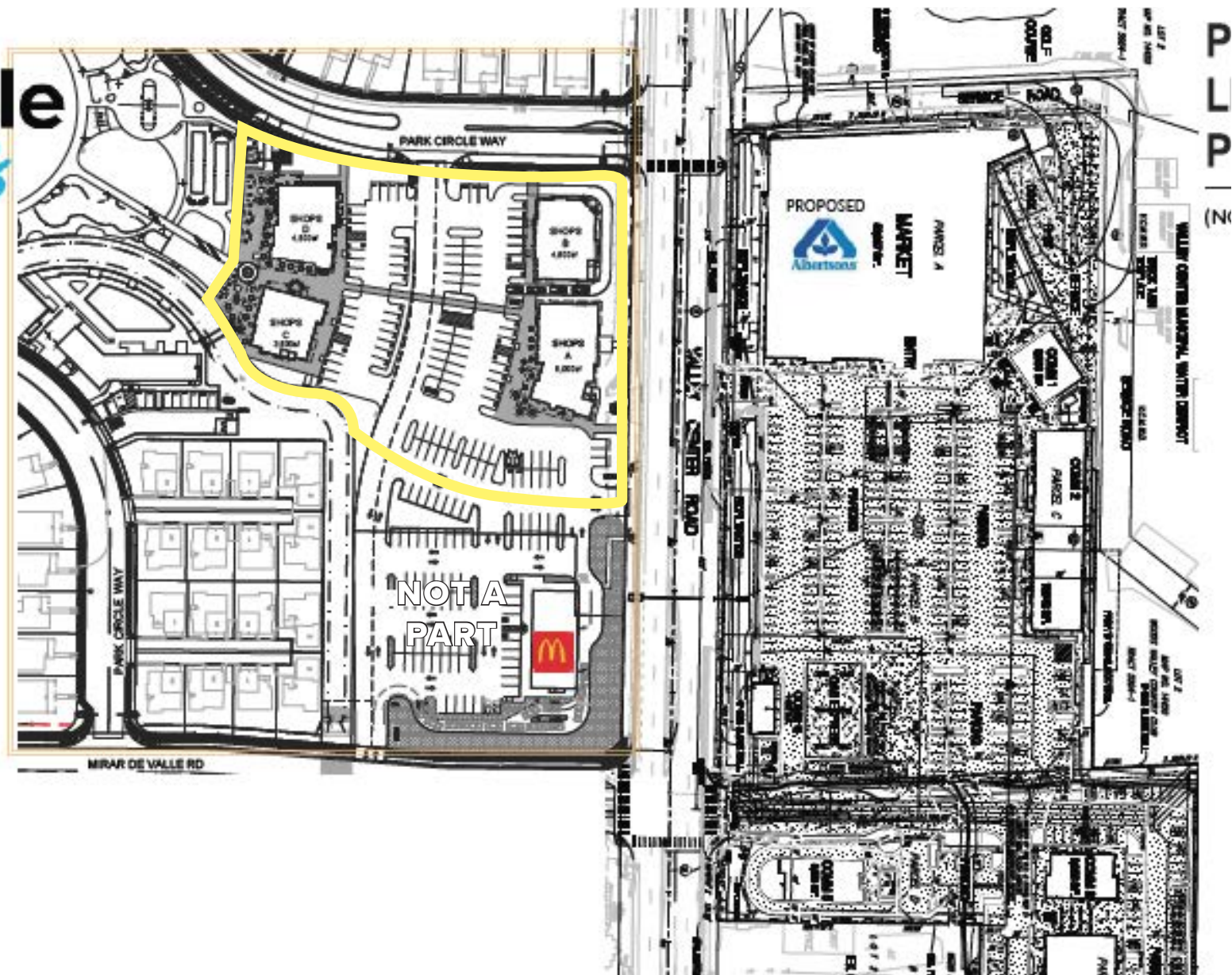
Park Circle Commons

Shops A	6,000 SF
Shops B	4,800 SF
Shops C	3,600 SF
Shops D	4,800 SF
Total Building Area	19,200 SF ±2.92 acres

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



Park Circle Commons



SITE PLAN

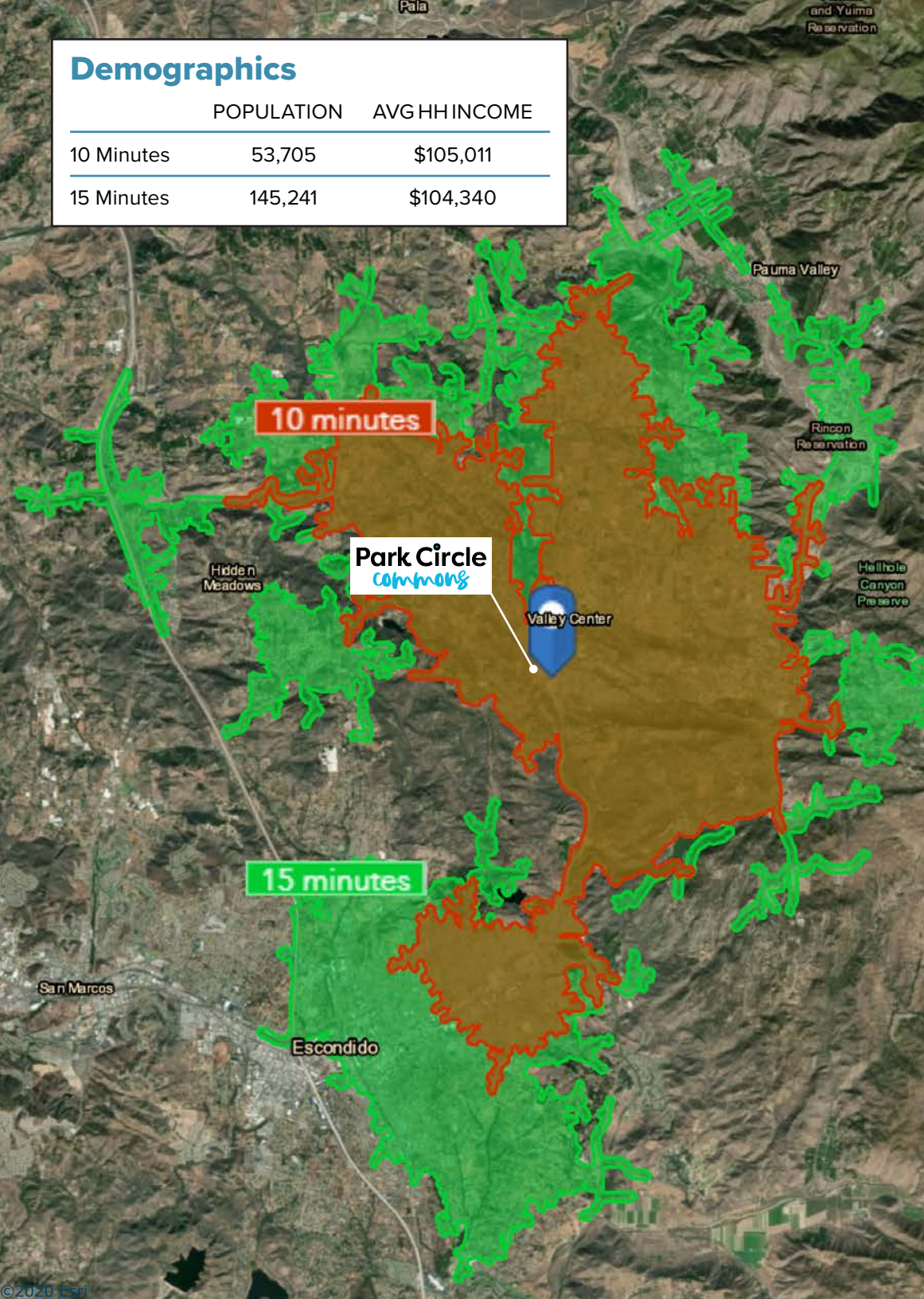
Conceptual Renderings

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.



Demographics

	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

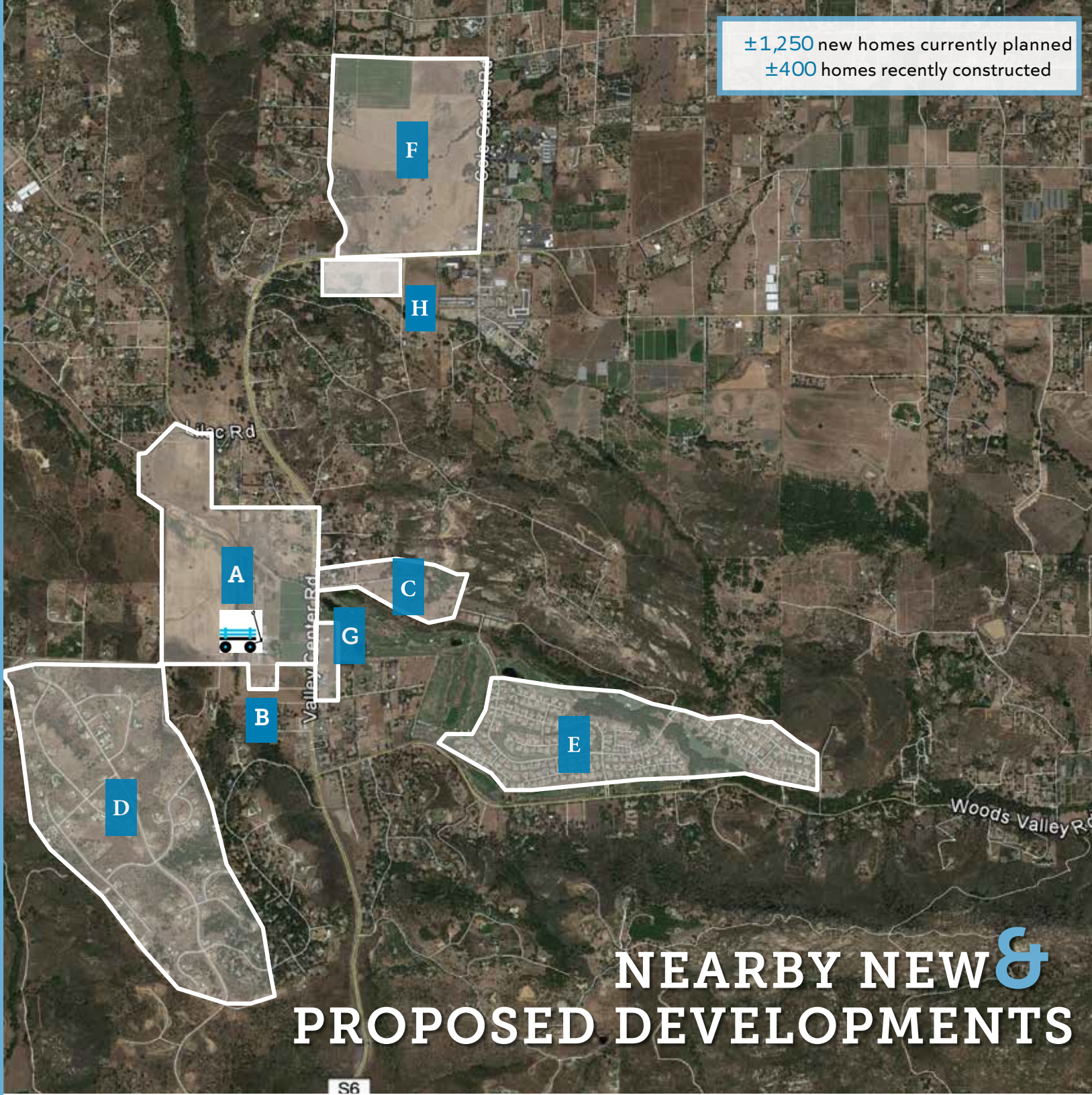
Park Circle is a master planned community that provides a full range of housing alternatives, social activities, shopping, and health conscious options for all residents of Valley Center. The anticipated community highlights and amenities included herein illustrate how a community can truly be a place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



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