

FOR SALE

27352 VALLEY CENTER ROAD VALLEY CENTER, CA 92082



±2.55 AC (±1.05 AC C-36 /
±1.50 AC RR ZONED)

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Voit
REAL ESTATE SERVICES

THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to purchase 27532 Valley Center Road in Valley Center, CA. The approximate 2.55 AC lot is zoned C-36 in the front 1.05 AC, and RR in the back 1.5 AC.

This lot offers an owner-user or investor the rare opportunity to purchase a commercial land parcel that allows a drive-thru by right in North County San Diego.



PROPERTY INFORMATION

TOTAL LOT SIZE	±2.55 AC
APN	186-280-03-00
ZONING	C-36/RR (San Diego County)
SALE PRICE	\$800,000



Valley Oil Center Corp.



Southwest Feed



Mirar De Valle Rd

Valley Center Rd

AutoZone



Valley Center Foods

Native Oaks Golf Club

SITE

Banbury Dr



Woods Valley Rd

Red Iron Bark Dr

15,963 CPD



VALLEY CENTER ROAD

LOT LINES ARE APPROXIMATE

ZONING

C36 GENERAL COMMERCIAL USE REGULATIONS (2360 INTENT)

The provisions of Section 2360 through Section 2369, inclusive, shall be known as the C36 General Commercial Use Regulations. The C36 Use Regulations are intended to create and enhance commercial areas where a wide range of retail goods and services are permitted. Typically, the C36 Use Regulations would be applied where central area commercial facilities were desired in association with administrative and office uses. Various applications of the C36 Use Regulations with appropriate development designators can create community or regional shopping complexes, central business districts, or small but highly diverse commercial developments.

2362 PERMITTED USES. The following use types are permitted by the C36 Use Regulations:

A. CIVIC USE TYPES.

- | | | | |
|--|--|--|--------------------|
| • Administrative Services | • Clinic Services | • Fire Protection Services
(see Section 6905) | • Parking Services |
| • Ambulance Services | • Community Recreation | | • Postal Services |
| • Child Care Center | • Cultural Exhibits and Library Services | • Law Enforcement Services | • Small Schools |
| • Civic, Fraternal or Religious Assembly | • Essential Services | • Minor Impact Utilities | |

B. COMMERCIAL USE TYPES.

- | | | | |
|--|---|--|--|
| • Administrative and Professional Services | • Automotive and Equipment:
Sales/Rentals, Farm Equipment | • Financial, Insurance and Real
Estate Services | • Repair Services: Consumer |
| • Agricultural and Horticultural Sales
(all types) | • Automotive and Equipment:
Sales/Rentals, Light Equipment | • Food and Beverage Retail Sales | • Retail Sales: General |
| • Animal Sales and Services: Grooming | • Business Support Services | • Funeral and Interment Services:
Undertaking | • Retail Sales: Specialty |
| • Animal Sales and Services: Veterinary
(Small Animals) | • Communications Services | • Medical Services | • Spectator Sports and
Entertainment: Limited |
| • Automotive and Equipment: Parking | • Convenience Sales and Personal Services | • Participant Sports and Recreation: Indoor | • Transient Habitation: Lodging |
| • Automotive and Equipment: Repairs,
Light Equipment | • Eating and Drinking Establishments | • Personal Services, General | |
| | • Custom Manufacturing (see Section 6300) | | |

C. INDUSTRIAL USE TYPES.

D. AGRICULTURAL USE TYPES.

- | | | |
|----------------------------|--------------|-----------------------|
| • Horticulture (all types) | • Tree Crops | • Row and Field Crops |
|----------------------------|--------------|-----------------------|

2363 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

RESIDENTIAL USE TYPES.

- Family Residential "1"

COMMERCIAL USE TYPES.

- Agricultural Services "9"

ZONING CONTINUED

2362

A. CIVIC USE TYPES.

- Automotive and Equipment: Repairs, Heavy Equipment "8"
- Construction Sales and Services "8" (see Section 6300)
- Laundry Services "13"
- Recycling Processing Facility, Light or Heavy "3"
- Business Equipment Sales and Services "7"
- Gasoline Sales "12"
- Recycling Collection Facility, Small or Large "2"

2363 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the C36 Use Regulations upon issuance of a Major Use Permit.

A. RESIDENTIAL USE TYPES.

- Group Residential

B. CIVIC USE TYPES.

- Major Impact Services and Utilities

C. COMMERCIAL USE TYPES.

- Automotive and Equipment: Cleaning
- Funeral and Interment Services: Interring
- Transient Habitation: Campground (see Section 6450)
- Automotive and Equipment: Storage, Recreational Vehicles and Boats
- Research Services
- Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)
- Funeral and Interment Services: Cremating
- Spectator Sports and Entertainment: General

D. EXTRACTIVE USE TYPES

- Site Preparation



VALLEY CENTER OVERVIEW

Valley Center is a census-designated Community Plan Area in northern San Diego County, characterized by its unique topographic features, its agricultural activities and its predominance of estate residential development. The rural character of the community results from the low population density and the prevalence of large areas of open space provided by agriculture. The suburb of has a population of 11,320.

Living in Valley Center offers residents a rural feel and most residents own their homes. In Valley Center there are a lot of parks. The public schools in Valley Center are above average. Although the town of Valley Center is full of open spaces, thanks to the area's agriculture and canyon preserve, it's less than 40 miles away from the downtown area of San Diego. This makes it around a 45-minute drive, which isn't a bad commute for people who work in the city `proper but want to live in a more rural area, meaning that it is peaceful and there are no city lights. The community of Valley Center was a sleepy agricultural area until two casinos opened nearby. This led to some additional development of the area since people had more of a reason to visit the town. One of these casinos, Harrah's Resort Southern California, has what it boasts as being the area's first-ever swim up bar. It also has a 400-foot-long river that visitors can float down, as well as live entertainment and more. You don't need to gamble to have a good time here. It's small town, country living with modern amenities.

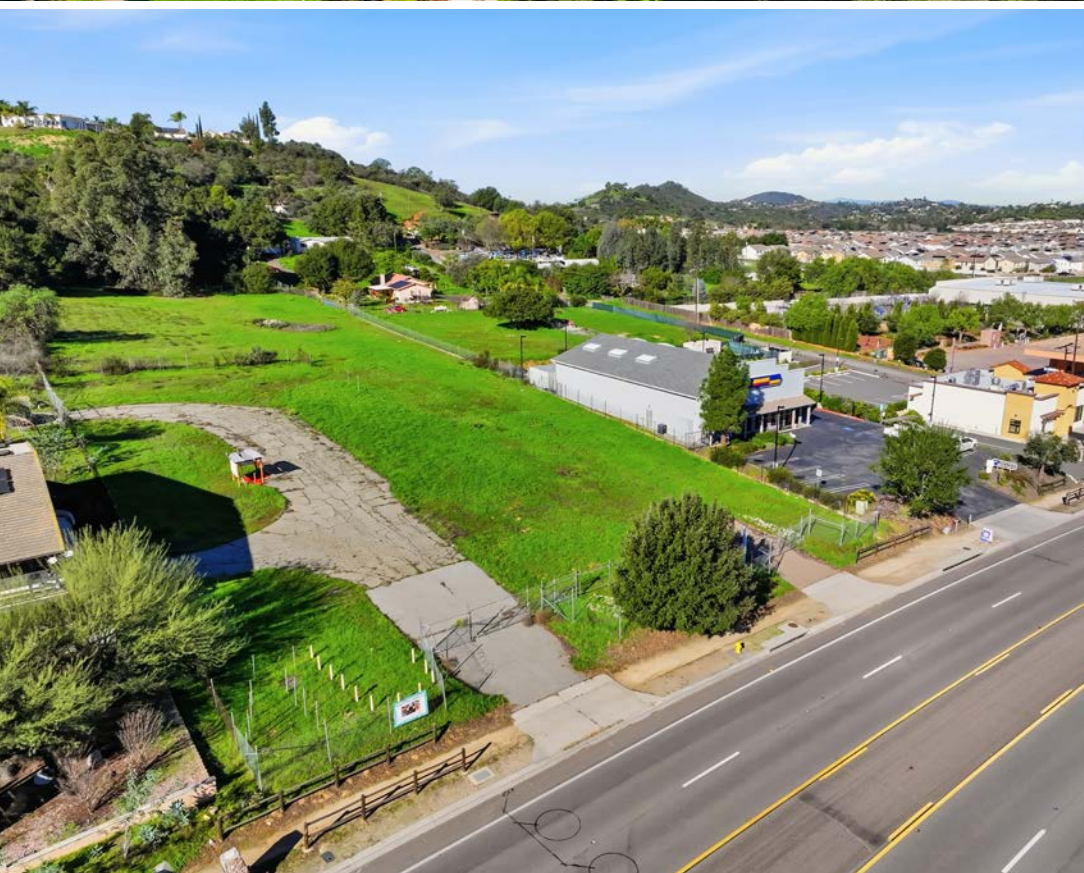
Home buyers will be able to find what they're looking for – and at prices that they want to pay. Valley Center is one of the most beautiful areas of North San Diego County with large horse properties and many with gorgeous views. It is a lovely country town that is growing every day with great neighborhoods and community minded neighbors.

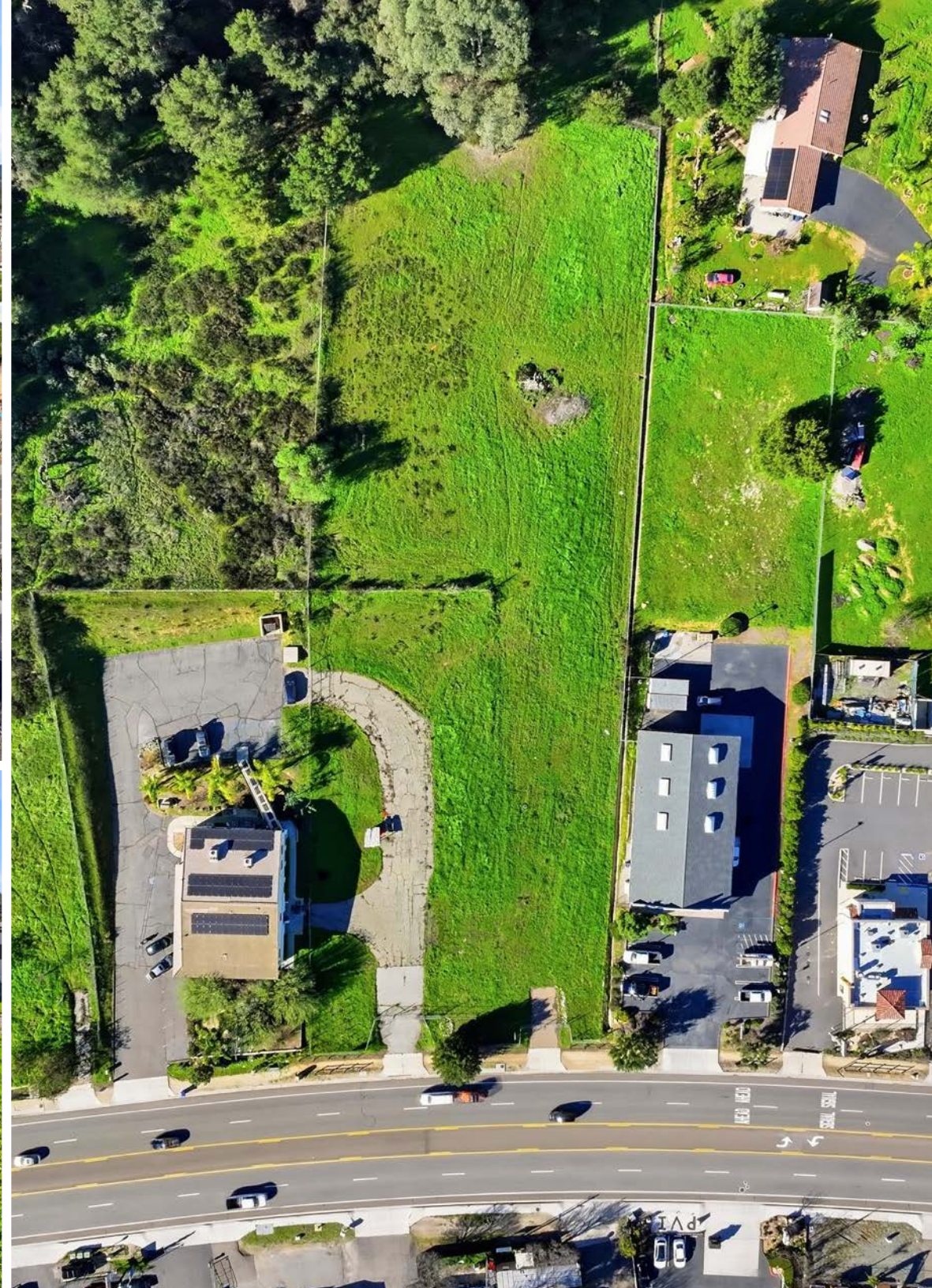
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	3,053	7,342	56,884
2029 Population Projection	3,133	7,421	56,082
2024 Households	1,036	2,407	17,667
2029 Household Projection	1,063	2,436	17,390
Avg Household Income	\$144,734	\$136,651	\$113,724
Median Household Income	\$123,876	\$117,161	\$95,920
Median Home Value	\$770,479	\$760,759	\$688,583
Median Year Built	2000	1989	1981

TRAFFIC COUNTS

Valley Center Road	Mirar de Valle Road	15,968
Valley Center Road	Banbury Drive	12,943
Woods Valley Road	Private Road	3,251
Valley Center Road	Indian Creek Road	19,213
Valley Center Road	Miller Road	22,923
Cole Grade Road	School Bus Lane	16,875
Valley Center Road	Rock Hill Ranch Road	22,154
Fruitvale Road	Olive Lane	4,115









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