

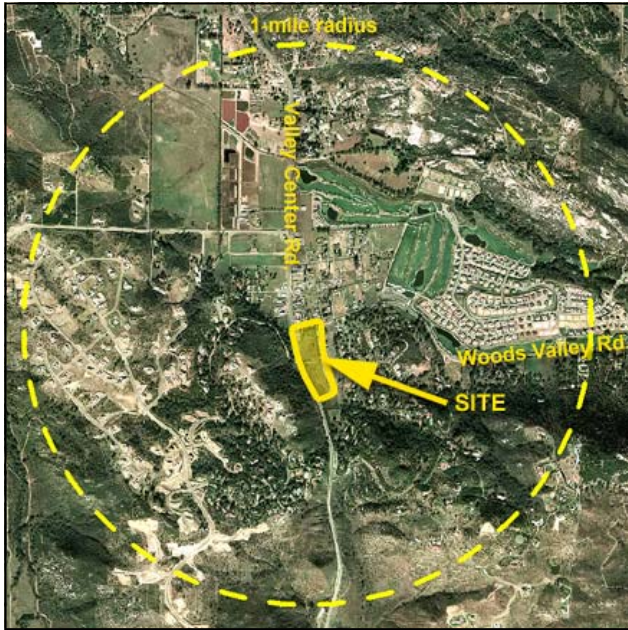
PROPOSED RETAIL DEVELOPMENT SEC VALLEY CENTER RD & WOODS VALLEY RD VALLEY CENTER, CALIFORNIA



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

RETAIL INSITE

► Features:



VALLEY CENTER

- Second anchor can be up to 22,500 SF
- Located at the SEC Valley Center Rd. & Woods Valley Rd.
- Providing services to a captive trade area which has not had new retail services for 20 years
- Located at main entry to Valley Center community
- Approximately 5.53 acres
- Estimated delivery is Spring 2009
- Developed by Lake Development Group

► Demographics:

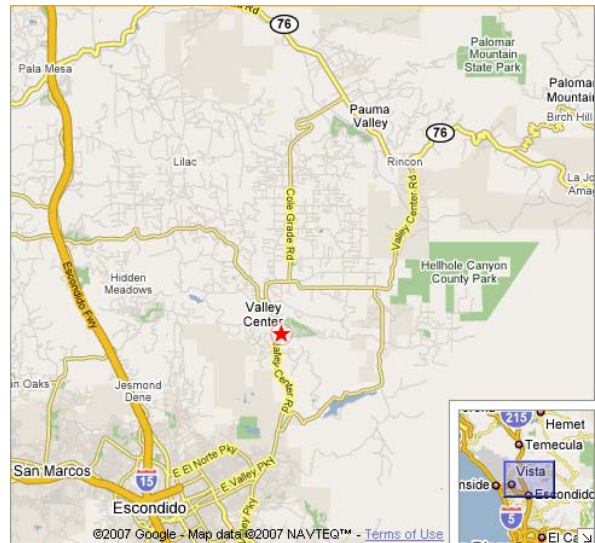
POTENTIAL TRADE AREA (2006)

Population: 22,770
Avg. HH Income: \$81,371

Source: Sites USA

TRAFFIC COUNTS:

Valley Center Rd.: 28,746 ADT
Woods Valley Rd.: 2,400 ADT



RETAIL INSITE

12264 El Camino Real T 858.523.2090
Suite 202 F 858.523.2095
San Diego, CA 92130 www.retailinsite.net

FOR MORE INFORMATION CONTACT:

Don Moser
858.523.2087
dmoser@retailinsite.net

Matt Moser
858.523.2096
mmoser@retailinsite.net

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5/14/2008

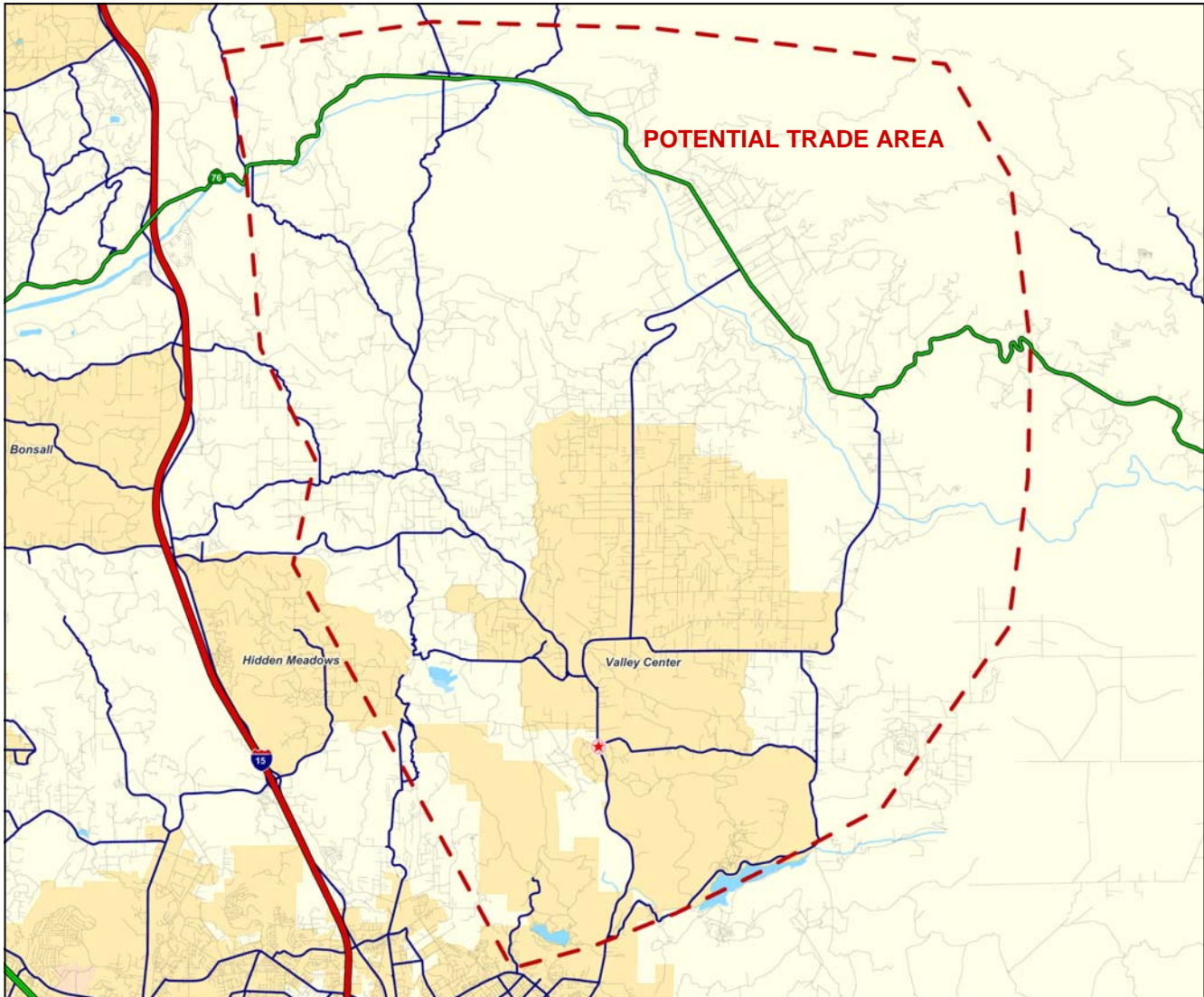
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► Map:



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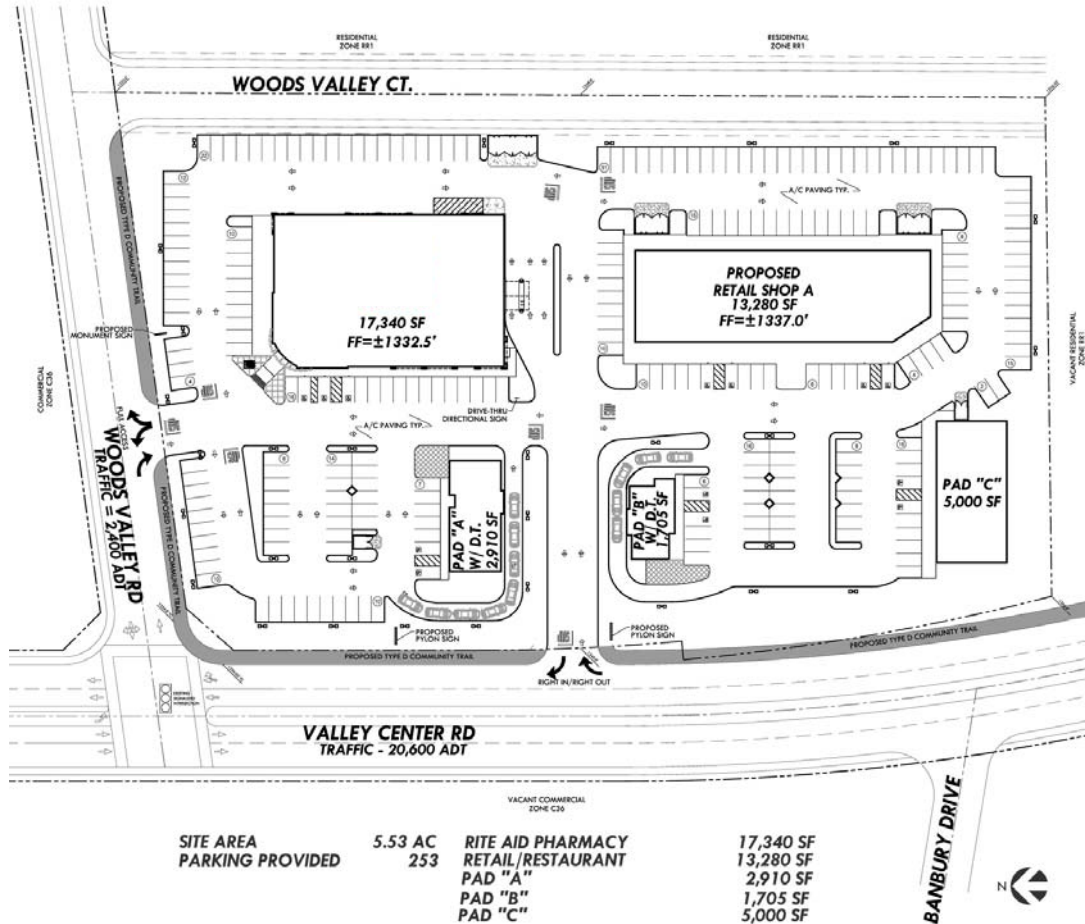
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► Site Plan:



SITE AREA	5.53 AC	RITE AID PHARMACY	17,340 SF
PARKING PROVIDED	253	RETAIL/RESTAURANT	13,280 SF
		PAD "A"	2,910 SF
		PAD "B"	1,705 SF
		PAD "C"	5,000 SF

SEC VALLEY CENTER DR. & WOODS VALLEY RD.
VALLEY CENTER, CA

LAKE DEVELOPMENT GROUP INC.
2001 W. BRICK STREET
SUITE 100
NEWPORT BEACH, CA 92660
P 949.231.0080
F 949.231.0080

DATE: 03.03.2008
SCALE: 1"=40'

BGA
BGA GROUP ARCHITECTS
8333 ROCKWELL AVE., SUITE 107
BANKING OCCIDENTAL, CA 91201
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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.265192/-117.0252125

December 2007

RF5

Valley Center, CA

Population

Estimated Population (2006)	22,770	
Census Population (1990)	16,857	
Census Population (2000)	20,432	
Projected Population (2011)	24,667	
Forecasted Population (2016)	28,250	
Historical Annual Growth (1990 to 2000)	3,575	2.1%
Historical Annual Growth (2000 to 2006)	2,338	1.9%
Projected Annual Growth (2006 to 2011)	1,897	1.7%
Est. Population Density (2006)	146.71	<i>psm</i>
Trade Area Size	155.20	<i>sq mi</i>

Households

Estimated Households (2006)	7,418	
Census Households (1990)	5,496	
Census Households (2000)	6,707	
Projected Households (2011)	8,013	
Forecasted Households (2016)	8,555	
Households with Children (2006)	2,800	37.7%
Average Household Size (2006)	3.04	

Average Household Income

Est. Average Household Income (2006)	\$81,371
Proj. Average Household Income (2011)	\$88,205
Average Family Income (2006)	\$87,821

Median Household Income

Est. Median Household Income (2006)	\$69,648
Proj. Median Household Income (2011)	\$75,874
Median Family Income (2006)	\$76,095

Per Capita Income

Est. Per Capita Income (2006)	\$26,707	
Proj. Per Capita Income (2011)	\$28,877	
Per Capita Income Est. 5 year change	\$2,170	8.1%

Other Income

Est. Median Disposable Income (2006)	\$56,566	
Est. Median Disposable Income (2011)	\$60,863	
Disposable Income Est. 5 year change	\$4,297	7.6%
Est. Median Household Net Worth (2006)	\$53,352	

Daytime Demos

Total Number of Businesses (2006)	612	
Total Number of Employees (2006)	4,380	
Company Headqtrs: Businesses (2006)	0	0
Company Headqtrs: Employees (2006)	0	0
Unemployment Rate (2006)	1.50%	
Employee Population per Business	7.2	to 1
Residential Population per Business	37.2	to 1

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Race & Ethnicity

White (2006)	18,402	80.8%
Black or African American (2006)	262	1.2%
American Indian & Alaska Native (2006)	992	4.4%
Asian (2006)	766	3.4%
Hawaiian & Pacific Islander (2006)	37	0.2%
Other Race (2006)	1,740	7.6%
Two or More Races (2006)	570	2.5%
Not Hispanic or Latino Population (2006)	16,689	73.3%
Hispanic or Latino Population (2006)	6,080	26.7%
Not of Hispanic Origin Population (1990)	13,202	78.3%
Hispanic Origin Population (1990)	3,655	21.7%
Not Hispanic or Latino Population (2000)	15,834	77.5%
Hispanic or Latino Population (2000)	4,599	22.5%
Not Hispanic or Latino Population (2011)	17,394	70.5%
Hispanic or Latino Population (2011)	7,273	29.5%
Hist. Hispanic Ann Growth (1990 to 2006)	2,425	4.1%
Proj. Hispanic Ann Growth (2006 to 2011)	1,193	3.9%

Age Distribution

Age 0 to 4 yrs (2006)	1,490	6.5%
Age 5 to 9 yrs (2006)	1,684	7.4%
Age 10 to 14 yrs (2006)	2,047	9.0%
Age 15 to 19 yrs (2006)	1,692	7.4%
Age 20 to 24 yrs (2006)	988	4.3%
Age 25 to 29 yrs (2006)	961	4.2%
Age 30 to 34 yrs (2006)	1,226	5.4%
Age 35 to 39 yrs (2006)	1,586	7.0%
Age 40 to 44 yrs (2006)	1,899	8.3%
Age 45 to 49 yrs (2006)	1,960	8.6%
Age 50 to 54 yrs (2006)	1,813	8.0%
Age 55 to 59 yrs (2006)	1,564	6.9%
Age 60 to 64 yrs (2006)	1,165	5.1%
Age 65 to 74 yrs (2006)	1,451	6.4%
Age 75 to 84 yrs (2006)	918	4.0%
Age 85 yrs plus (2006)	326	1.4%
Median Age (2006)	38.1	yrs

Gender Age Distribution

Female Population (2006)	11,191	49.1%
Age 0 to 19 yrs (2006)	3,339	29.8%
Age 20 to 64 yrs (2006)	6,470	57.8%
Age 65 yrs plus (2006)	1,382	12.3%
Female Median Age (2006)	38.4	yrs
Male Population (2006)	11,579	50.9%
Age 0 to 19 yrs (2006)	3,575	30.9%
Age 20 to 64 yrs (2006)	6,692	57.8%
Age 65 yrs plus (2006)	1,312	11.3%
Male Median Age (2006)	37.6	yrs

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Household Income Distribution

HH Income \$200,000 or More (2006)	400	5.4%
HH Income \$150,000 to \$199,999 (2006)	499	6.7%
HH Income \$100,000 to \$149,999 (2006)	1,358	18.3%
HH Income \$75,000 to \$99,999 (2006)	1,149	15.5%
HH Income \$50,000 to \$74,999 (2006)	1,376	18.6%
HH Income \$35,000 to \$49,999 (2006)	851	11.5%
HH Income \$25,000 to \$34,999 (2006)	612	8.2%
HH Income \$15,000 to \$24,999 (2006)	549	7.4%
HH Income \$0 to \$14,999 (2006)	623	8.4%
HH Income \$35,000+ (2006)	5,633	75.9%
HH Income \$75,000+ (2006)	3,406	45.9%

Housing

Total Housing Units (2006)	8,204	
Housing Units, Occupied (2006)	7,418	90.4%
<i>Housing Units, Owner-Occupied (2006)</i>	6,054	81.6%
<i>Housing Units, Renter-Occupied (2006)</i>	1,363	18.4%
Housing Units, Vacant (2006)	786	9.6%
Median Years in Residence (2006)	4.1	yrs

Marital Status

Never Married (2006)	4,192	23.9%
Now Married (2006)	10,643	60.6%
Separated (2006)	769	4.4%
Widowed (2006)	764	4.4%
Divorced (2006)	1,183	6.7%

Household Type

Population Family (2006)	20,797	91.3%
Population Non-Family (2006)	1,780	7.8%
Population Group Qtrs (2006)	193	0.8%
Family Households (2006)	5,752	77.5%
Married Couple With Children (2006)	2,109	19.8%
Average Family Household Size (2006)	3.62	
Non-Family Households (2006)	1,666	22.5%

Household Size

1 Person Household (2006)	1,175	15.8%
2 Person Households (2006)	2,628	35.4%
3 Person Households (2006)	1,147	15.5%
4 Person Households (2006)	1,183	15.9%
5 Person Households (2006)	658	8.9%
6+ Person Households (2006)	627	8.4%

Household Vehicles

Total Vehicles Available (2006)	17,794	
Household: 0 Vehicles Available (2006)	210	2.8%
Household: 1 Vehicles Available (2006)	1,507	20.3%
Household: 2+ Vehicles Available (2006)	5,701	76.9%
Average Vehicles Per Household (2006)	2.4	

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Labor Force

Est. Labor: Population Age 16+ (2006)	17,165	
Est. Civilian Employed (2006)	10,371	60.4%
Est. Civilian Unemployed (2006)	264	1.5%
Est. in Armed Forces (2006)	128	0.7%
Est. not in Labor Force (2006)	6,402	37.3%

Occupation

Occupation: Population Age 16+ (2000)	9,065	
Mgmt, Business, & Financial Operations (200)	1,439	15.9%
Professional and Related (2000)	1,886	20.8%
Service (2000)	1,200	13.2%
Sales and Office (2000)	2,328	25.7%
Farming, Fishing, and Forestry (2000)	356	3.9%
Construct, Extraction, & Maintenance (2000)	1,017	11.2%
Production, Transp. & Material Moving (2000)	838	9.2%
Percent White Collar Workers (2000)		62.4%
Percent Blue Collar Workers (2000)		37.6%

Consumer Expenditure (in \$,000,000s)

Total Household Expenditure (2006)	\$455	
Total Non-Retail Expenditures (2006)	\$256	56.3%
Total Retail Expenditures (2006)	\$199	43.7%
Apparel (2006)	\$7	1.5%
Contributions (2006)	\$18	4.0%
Education (2006)	\$12	2.6%
Entertainment (2006)	\$26	5.8%
Food And Beverages (2006)	\$71	15.6%
Furnishings And Equipment (2006)	\$21	4.6%
Gifts (2006)	\$13	2.8%
Health Care (2006)	\$28	6.1%
Household Operations (2006)	\$18	3.9%
Miscellaneous Expenses (2006)	\$8	1.7%
Personal Care (2006)	\$7	1.5%
Personal Insurance (2006)	\$5	1.1%
Reading (2006)	\$2	0.3%
Shelter (2006)	\$91	20.1%
Tobacco (2006)	\$3	0.6%
Transportation (2006)	\$94	20.6%
Utilities (2006)	\$32	7.0%

Educational Attainment

Adult Population (25 Years or Older) (2006)	14,868	
Elementary (0 to 8) (2006)	933	6.3%
Some High School (9 to 11) (2006)	1,113	7.5%
High School Graduate (12) (2006)	3,269	22.0%
Some College (13 to 16) (2006)	3,617	24.3%
Associate Degree Only (2006)	1,005	6.8%
Bachelor Degree Only (2006)	2,945	19.8%
Graduate Degree (2006)	1,986	13.4%

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Units In Structure

1 Detached Unit (2000)	5,769	79.9%
1 Attached Unit (2000)	241	3.3%
2 to 4 Units (2000)	33	0.5%
5 to 9 Units (2000)	32	0.4%
10 to 19 Units (2000)	44	0.6%
20 to 49 Units (2000)	8	0.1%
50 or more Units (2000)	16	0.2%
Mobile Home or Trailer (2000)	1,005	13.9%
Other Structure (2000)	71	1.0%

Homes Built By Year

Homes Built 1999 to 2000	272	3.8%
Homes Built 1995 to 1998	636	8.8%
Homes Built 1990 to 1994	918	12.7%
Homes Built 1980 to 1989	1,929	26.7%
Homes Built 1970 to 1979	1,985	27.5%
Homes Built 1960 to 1969	733	10.2%
Homes Built 1950 to 1959	384	5.3%
Homes Built Before 1949	359	5.0%

Home Values

Home Values \$1,000,000 or More (2000)	9	0.2%
Home Values \$500,000 to \$999,999 (2000)	265	6.3%
Home Values \$400,000 to \$499,999 (2000)	394	9.4%
Home Values \$300,000 to \$399,999 (2000)	870	20.7%
Home Values \$200,000 to \$299,999 (2000)	1,676	39.8%
Home Values \$150,000 to \$199,999 (2000)	674	16.0%
Home Values \$100,000 to \$149,999 (2000)	178	4.2%
Home Values \$70,000 to \$99,999 (2000)	66	1.6%
Home Values \$50,000 to \$69,999 (2000)	46	1.1%
Home Values \$25,000 to \$49,999 (2000)	17	0.4%
Home Values \$0 to \$24,999 (2000)	11	0.3%
Owner Occupied Median Home Value (2000)	\$268,517	
Renter Occupied Median Rent (2000)	\$576	

Transportation To Work

Drive to Work Alone (2000)	6,620	72.2%
Drive to Work in Carpool (2000)	1,204	13.1%
Travel to Work - Public Transportation (2000)	21	0.2%
Drive to Work on Motorcycle (2000)	38	0.4%
Walk or Bicycle to Work (2000)	323	3.5%
Other Means (2000)	147	1.6%
Work at Home (2000)	821	9.0%

Travel Time

Travel to Work in 14 Minutes or Less (2000)	1,910	22.9%
Travel to Work in 14 to 29 Minutes (2000)	2,270	27.2%
Travel to Work in 30 to 59 Minutes (2000)	3,034	36.3%
Travel to Work in 60 Minutes or More (2000)	1,139	13.6%
Average Travel Time to Work (2000)	28.7	mins

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