

FOR LEASE



# Miller Plaza

Valley Center, CA 92082

## Valley Centers Newest Convenience Center!

- Chevron Station anchored site
- Drive-thru site available
- 1200-3750 sf of retail space available
- 1000-3900 sf of office space available
- Going to work side of the road
- Signalized intersection



### Demographics

2014 (Est.)	1 Mile	3 Miles	5 Miles
Total Population	786	9,156	18,515
Median Income	\$81,756	\$82,852	\$83,403

**18,200**  
Cars Per Day  
@ Valley Center Rd

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V1

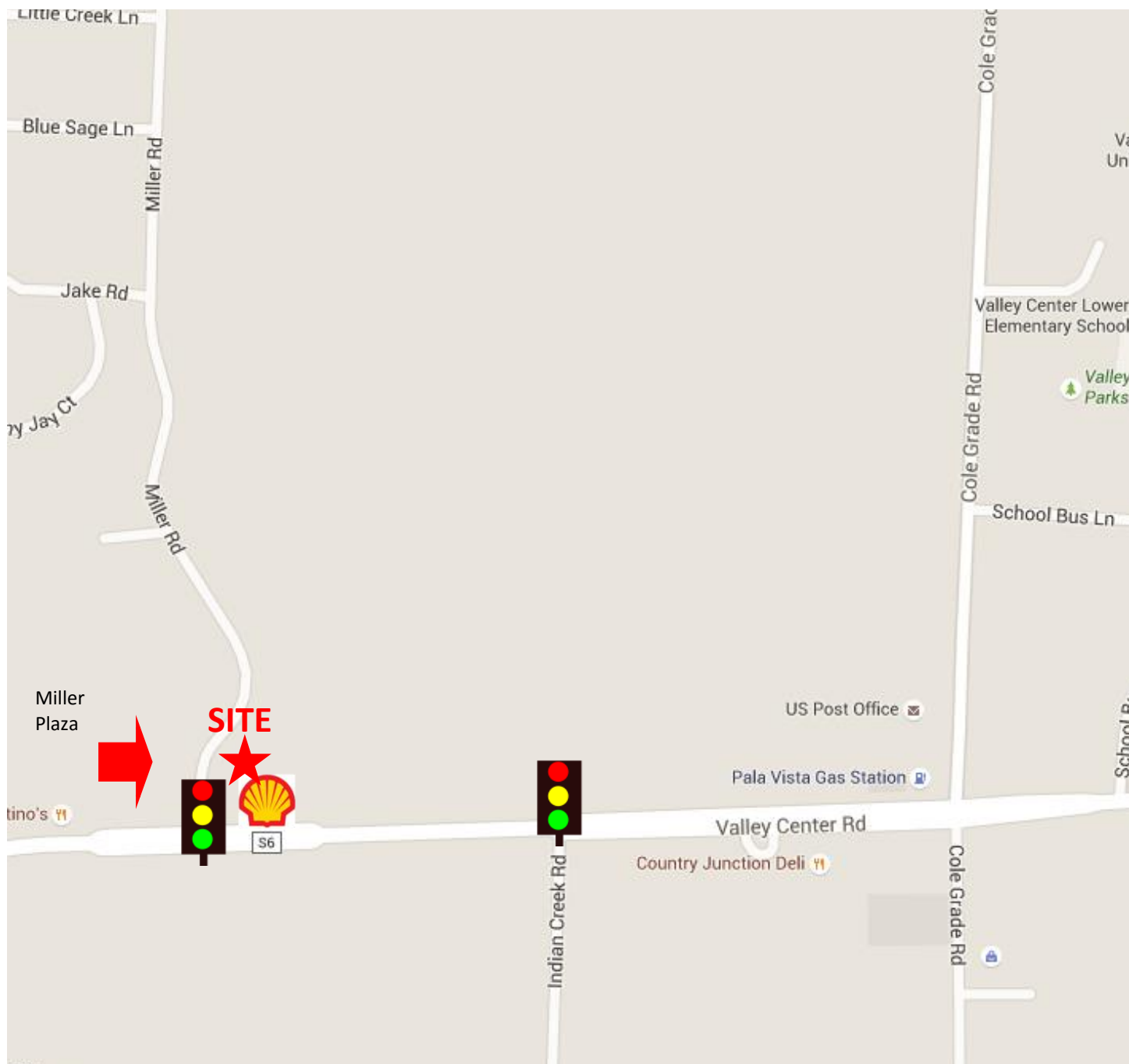
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# Map



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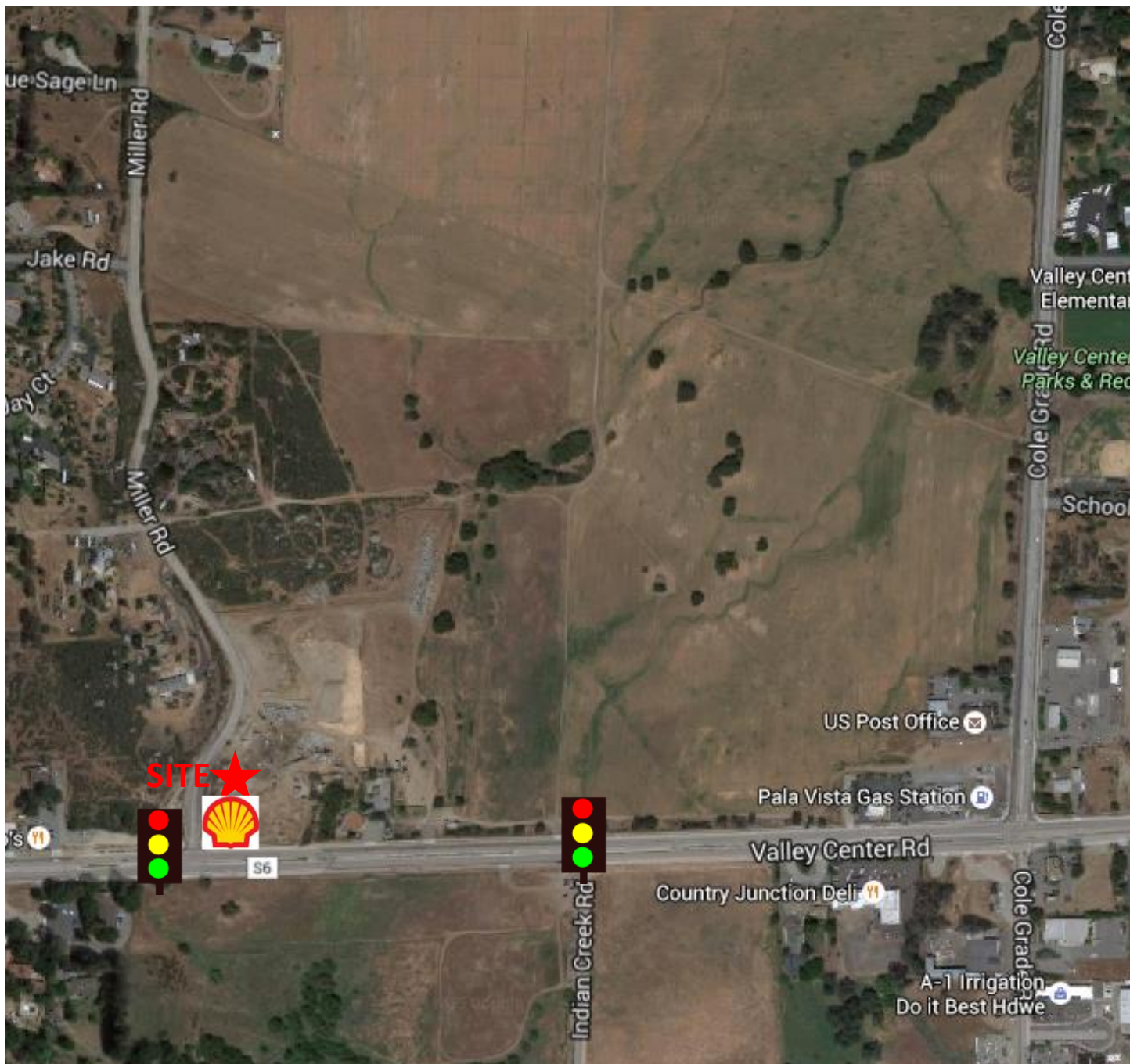
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# Area Plan



**Conceptual Master Plan**  
 North Village  
 Valley Center, California



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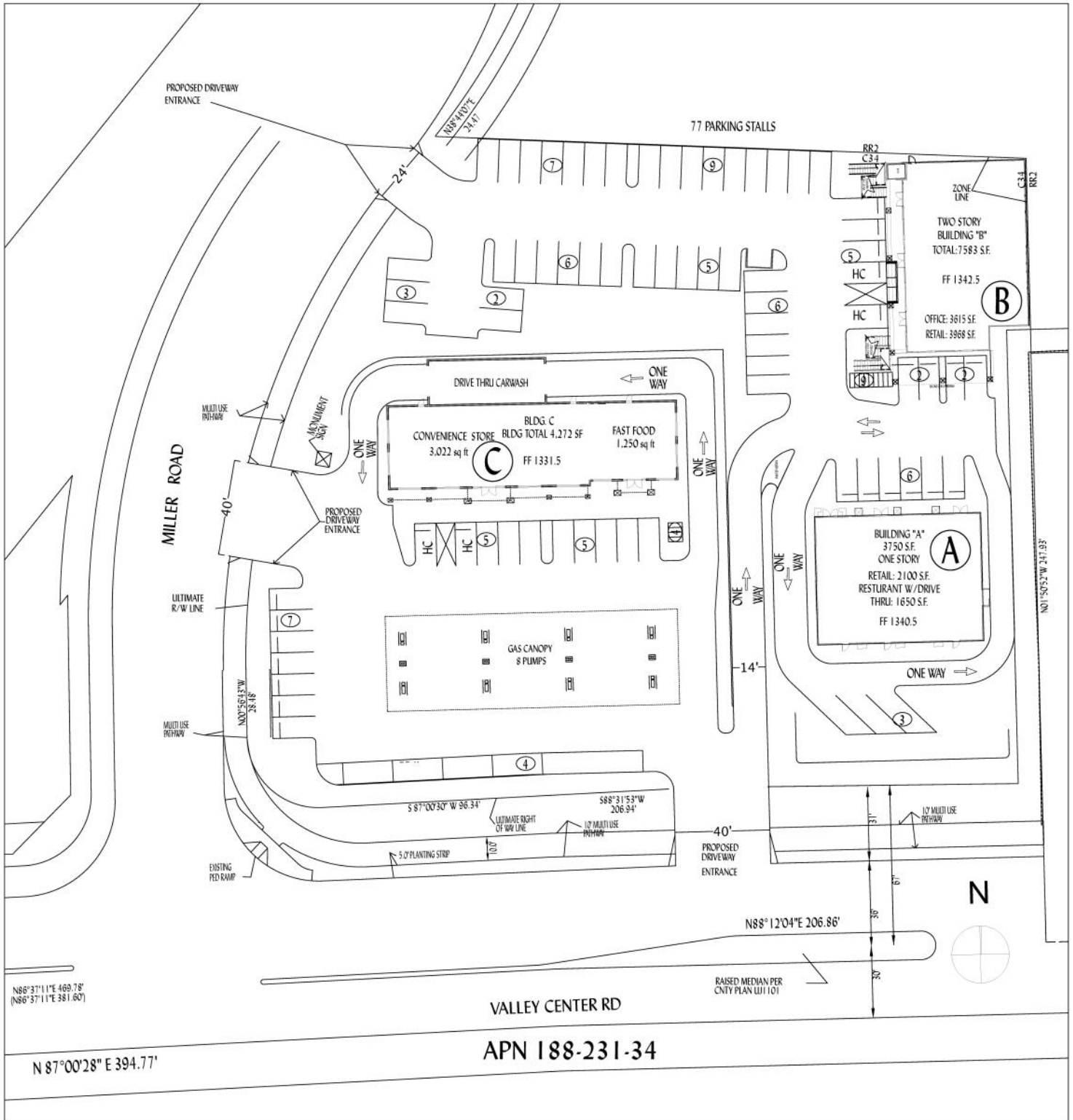
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# Site Plan



## Miller Plaza Site Plan

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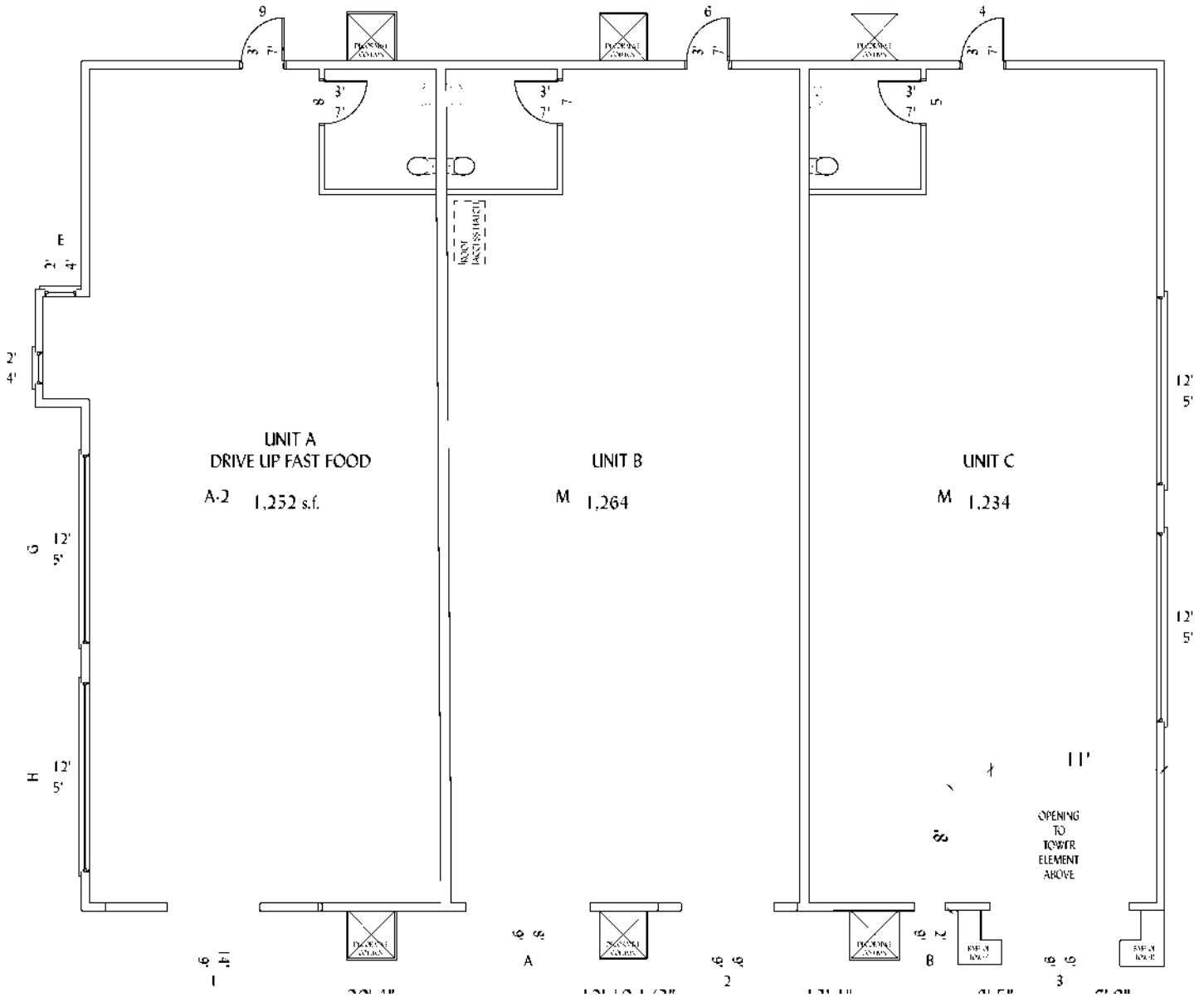
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# Miller Plaza Building A



## Miller Plaza—Building A Floor Plan

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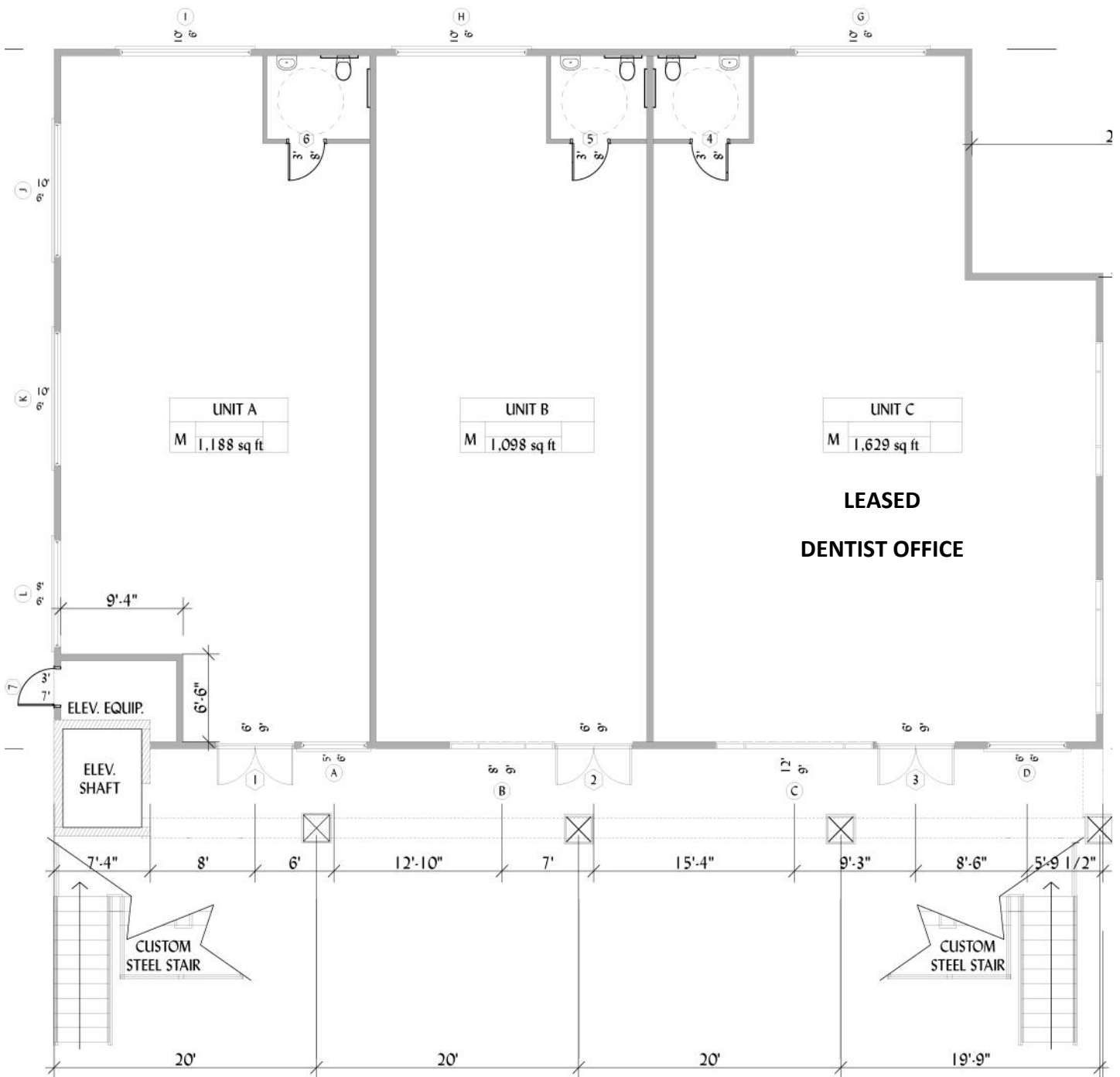
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# Miller Plaza Building B



**Miller Plaza—Building B First Floor Plan**

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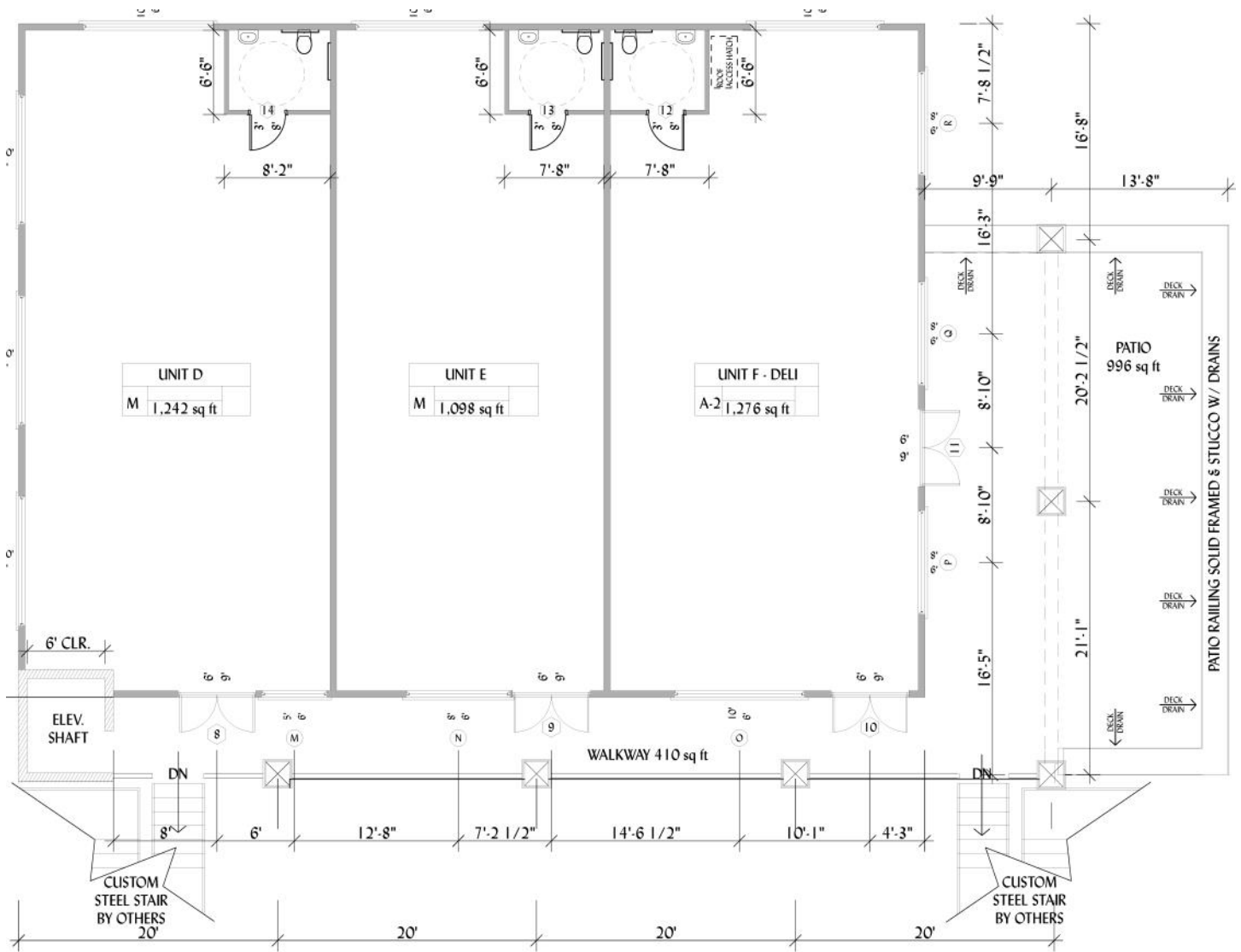
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# Miller Plaza Building B



## Miller Plaza—Building B Second Floor Plan

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# Demographics

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2020 Projection	796		9,310		19,009	
2015 Estimate	786		9,156		18,515	
2010 Census	882		10,109		19,691	
Growth 2015 - 2020	1.27%		1.68%		2.67%	
Growth 2010 - 2015	-10.88%		-9.43%		-5.97%	
<b>2015 Population by Hispanic Origin</b>	253		2,899		5,116	
<b>2015 Population</b>	786		9,156		18,515	
White	653	83.08%	7,545	82.40%	15,466	83.53%
Black	10	1.27%	114	1.25%	229	1.24%
Am. Indian & Alaskan	62	7.89%	725	7.92%	1,184	6.39%
Asian	27	3.44%	377	4.12%	909	4.91%
Hawaiian & Pacific Island	4	0.51%	34	0.37%	62	0.33%
Other	31	3.94%	361	3.94%	664	3.59%
U.S. Armed Forces	3		39		73	
<b>Households</b>						
2020 Projection	255		3,035		6,419	
2015 Estimate	251		2,977		6,235	
2010 Census	280		3,263		6,575	
Growth 2015 - 2020	1.59%		1.95%		2.95%	
Growth 2010 - 2015	-10.36%		-8.76%		-5.17%	
Owner Occupied	192	76.49%	2,331	78.30%	5,030	80.67%
Renter Occupied	59	23.51%	646	21.70%	1,205	19.33%
<b>2015 Households by HH Income</b>	252		2,978		6,234	
Income: <\$25,000	24	9.52%	375	12.59%	869	13.94%
Income: \$25,000 - \$50,000	51	20.24%	542	18.20%	1,047	16.79%
Income: \$50,000 - \$75,000	41	16.27%	425	14.27%	881	14.13%
Income: \$75,000 - \$100,000	37	14.68%	468	15.72%	952	15.27%
Income: \$100,000 - \$125,000	37	14.68%	396	13.30%	801	12.85%
Income: \$125,000 - \$150,000	15	5.95%	189	6.35%	452	7.25%
Income: \$150,000 - \$200,000	27	10.71%	287	9.64%	547	8.77%
Income: \$200,000+	20	7.94%	296	9.94%	685	10.99%
<b>2015 Avg Household Income</b>	\$100,179		\$102,763		\$104,332	
<b>2015 Med Household Income</b>	\$81,756		\$82,852		\$83,403	

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