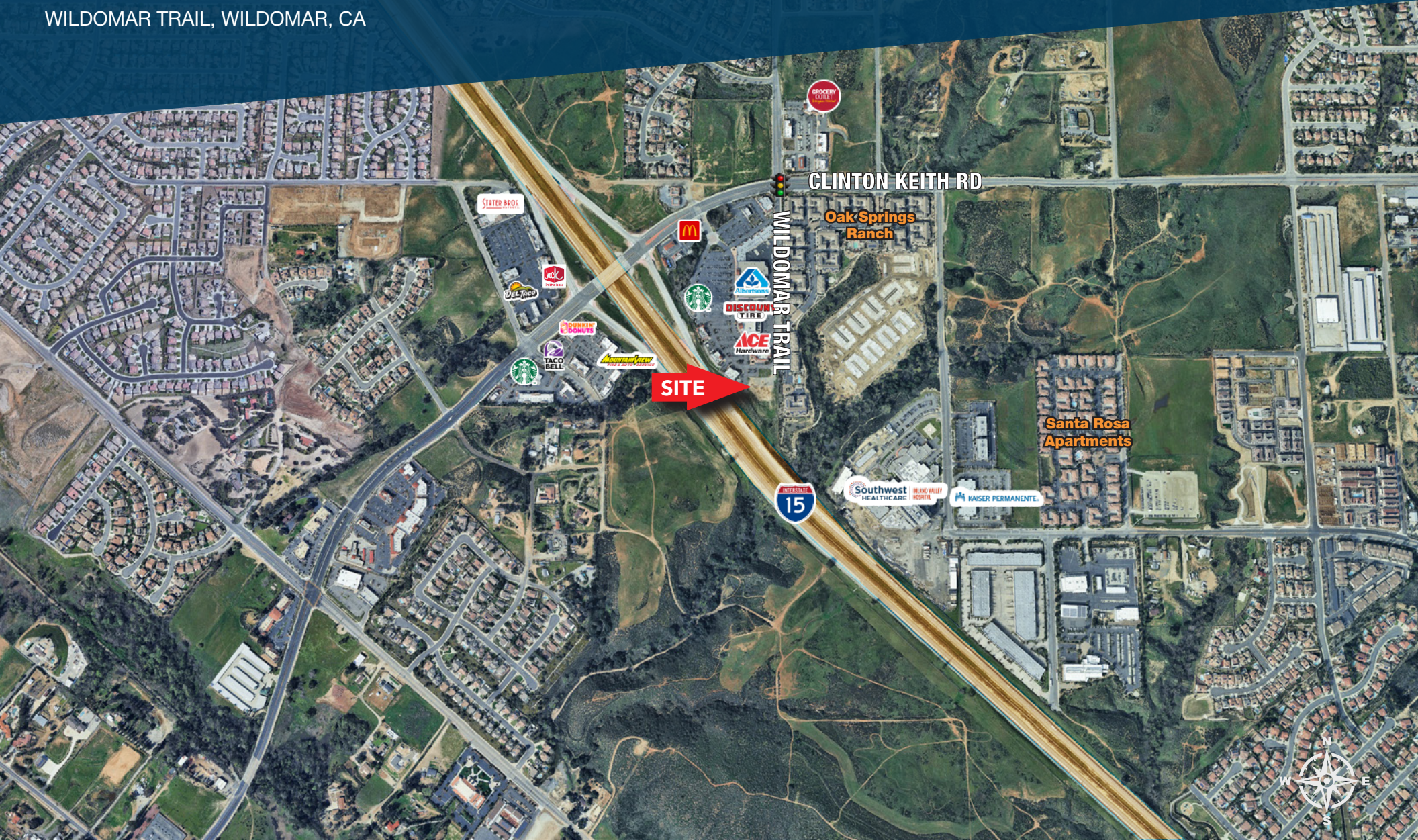


# OAK CREEK SHOPPING CENTER PAD FOR SALE

WILDOMAR TRAIL, WILDOMAR, CA



**JAY BRUN**  
Senior Vice President  
951.816.9626  
jbrun@areasllc.com  
BRE #00977248

ADVISORS REAL ESTATE ASSET SERVICES LLC | [www.AREASLLC.com](http://www.AREASLLC.com)

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC. 2025.

**AREAS**  
ADVISORS REAL ESTATE ASSET SERVICES CA, INC

## PROPERTY FEATURES

- Freeway Frontage, Great Visibility, Strong Traffic Counts.
- 2.37 Acres Zoned C-1/C-P - Hotel, Retail and Office Uses acceptable.
- Join Albertson’s, Fitness-19, Ace Hardware, McDonald’s, Starbucks, City of Wildomar City Hall, and more.
- 480 feet of I-15 freeway frontage.

### DEMOGRAPHICS

**1 MILE    3 MILE    5 MILE**

#### POPULATION

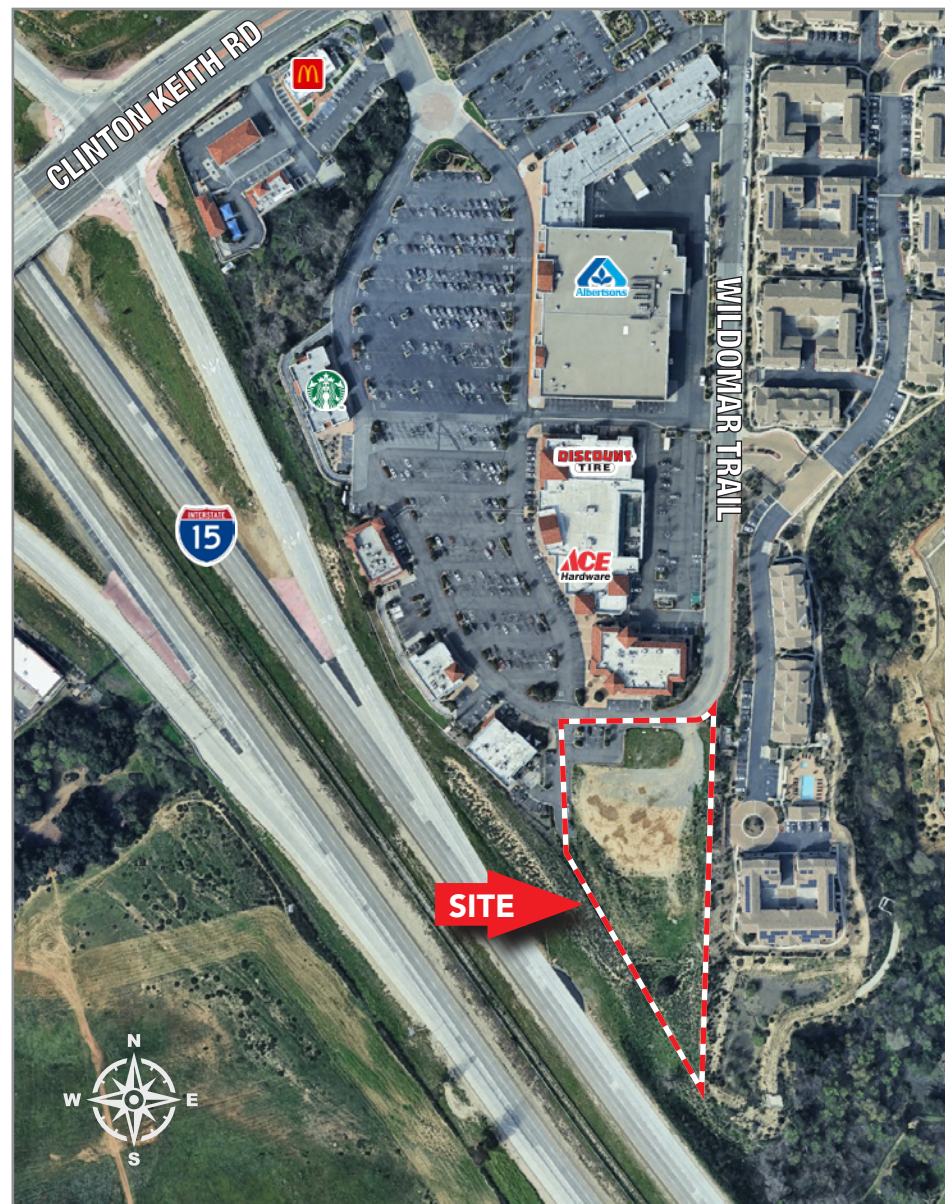
Population 2024	7,584	68,782	132,149
Population 2029	8,249	70,606	135,833
Daytime Employee Population	7,471	54,269	112,406

#### INCOME

2024 Average HHI	\$150,571	\$140,643	\$138,968
------------------	-----------	-----------	-----------

#### TRAFFIC COUNTS

Clinton Keith Rd		16,401 VPD	
Interstate 15		121,000 VPD	



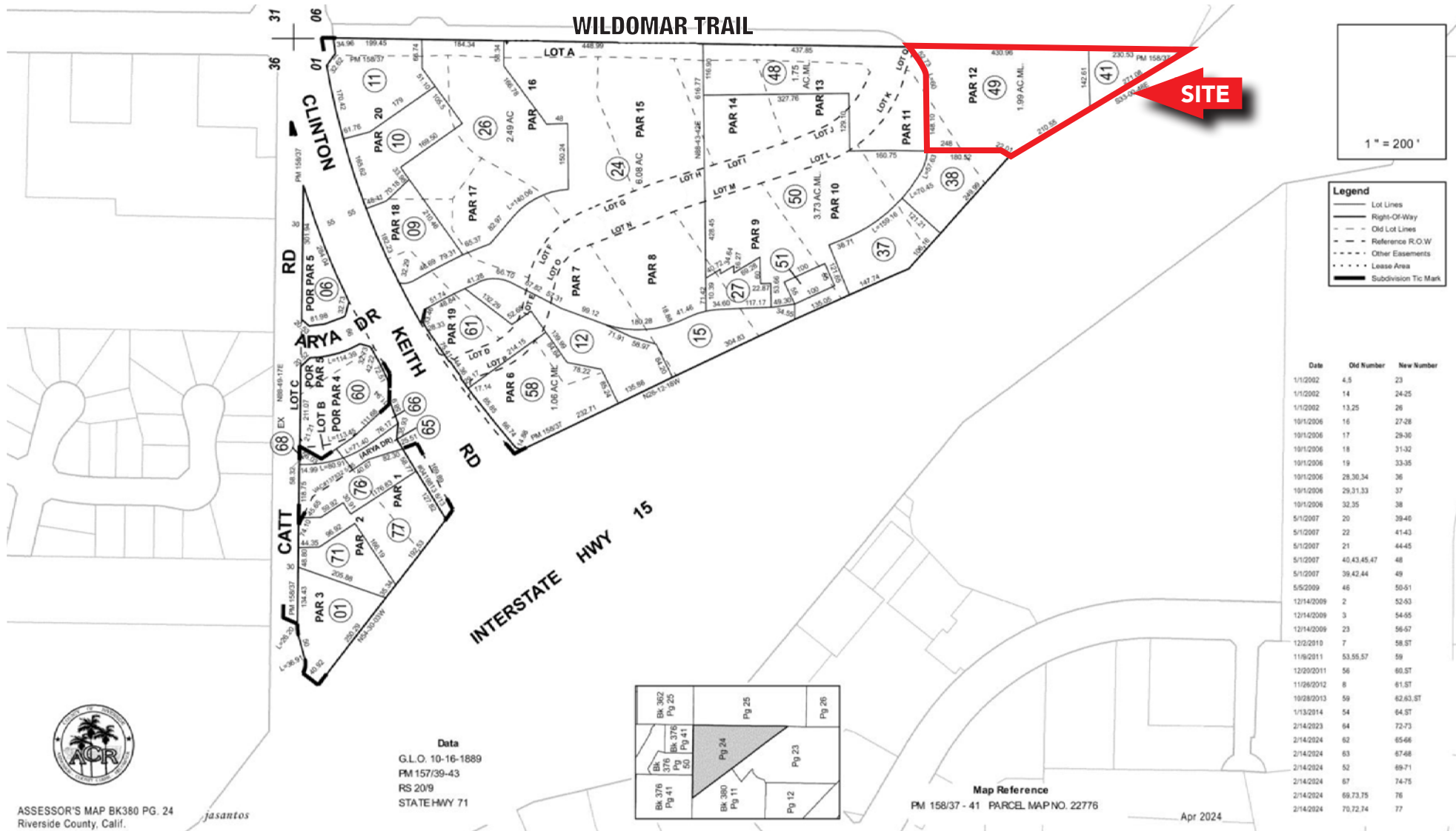
**JAY BRUN**  
 Senior Vice President  
 951.816.9626  
 jbrun@areasllc.com  
 BRE #00977248

ADVISORS REAL ESTATE ASSET SERVICES LLC | [www.AREASLLC.com](http://www.AREASLLC.com)

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC. 2025.

**AREAS**  
 ADVISORS REAL ESTATE ASSET SERVICES CA, INC

# PARCEL MAP



ASSESSOR'S MAP BK380 PG. 24  
Riverside County, Calif.

jasantos

**JAY BRUN**  
Senior Vice President  
951.816.9626  
jbrun@areasllc.com  
BRE #00977248

ADVISORS REAL ESTATE ASSET SERVICES LLC | [www.AREASLLC.com](http://www.AREASLLC.com)

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. AREAS, LLC. 2025.

