

WILLOW CREEK

FOR SALE OR LEASE

34859 Frederick Street, Unit 114, Wildomar, CA 92595



1,775± SF
RETAIL SUITE AVAILABLE



\$1.75 PSF MG
STARTING MONTHLY LEASE RATE

\$595,000.00
ASKING SALE PRICE



First Floor Built-Out Corner Suite Available for Lease

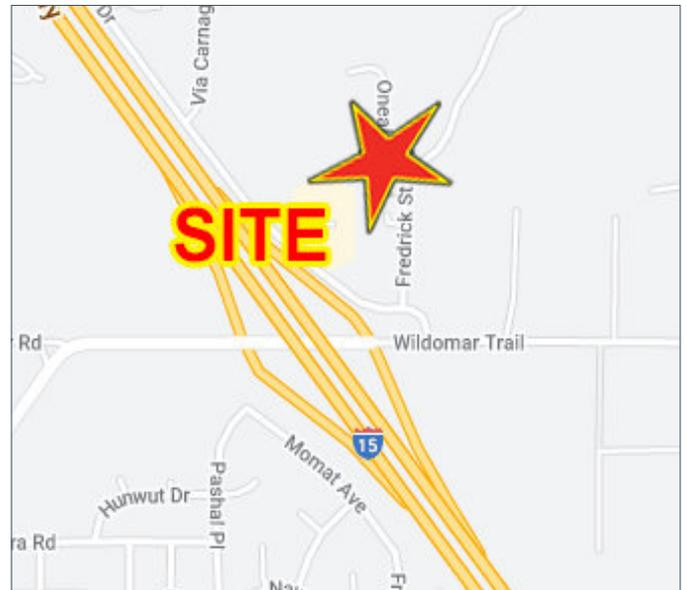
- Excellent Interstate 15 visibility, access and signage
- Suite has a restroom and separate office
- Tenant building signage facing Interstate 15
- 200 AMP 120/208 3-Phase Power

Join:



Demographics

Source: CoStar 2025		1 mile	3 mile	5 mile
	2024 Population (Estimated)	5,671	46,788	135,987
	2029 Population (Projected)	5,959	49,050	142,868
	Daytime Employee Population	911	6,846	24,524
	Average Household Income	\$103,061	\$117,562	\$120,690



Traffic Counts

Source: CoStar (*2025 and **2023)		ADT
Baxter Road / Wildomar Trail at I-15 *		15,246
I-15 North of Baxter Road/ Wildomar Trail **		122,000

Exclusively Marketed By:

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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Suite	SF	Rate/Month	Comments
101			Successulent
102-103			James Cole Consulting
104	4,000		Vacant
105-107			Upland Dental Implants
108			King Law Firm
109-113			Wildomar Eye Care
114	1,775	Lease: \$1.75 MG Sale: \$595,000	AVAILABLE FOR SALE OR LEASE

*All suites are based on usable area - No Core Factor

**Lease rates are quoted based on AIR Standard Industrial/Commercial Multi-Tenant Lease - Gross Form



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