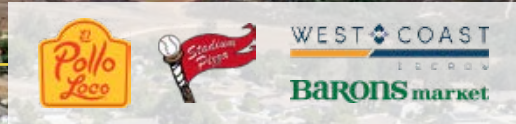
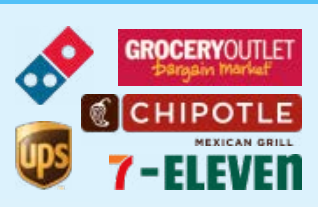


**FORMER RITE AID (DARK)
EXCELLENT RE-POSITIONING OPPORTUNITY**

**HARD-CORNER, SIGNALIZED INTERSECTION
34,000 VPD**

**32450 CLINTON KEITH RD, WILDOMAR
(RIVERSIDE COUNTY MSA), CA**





Subject Property

32450 Clinton Keith Rd
Wildomar, CA

Property Overview

The Snyder Carlton Team is pleased to present for sale the former Rite Aid Drugstore located at 32450 Clinton Keith Rd., Wildomar, CA (Riverside MSA). The subject property is well positioned at the signalized intersection of Clinton Keith Rd. and Palomar Street. Total frontage along Clinton Keith Rd. is 145 feet and total frontage along Palomar Street is 172 feet. The 17,272 SF building was built in 2007 and is situated on a 1.51 Acre parcel. The property is zoned C-G. The property is equipped with 60 surface parking spaces, a dual-lane drive-thru and monument sign. Rite Aid has vacated the building and the property is being offered for sale "as-is" without any lease in place.

The subject property is located within close proximity to the 15 Freeway. Nearby retailers include Barons Market, Stater Bros., Chase, Del Taco, Jack In The Box, Dunkin, Habit Burger, Taco Bell, Albertsons, Starbucks, Panda Express, McDonald's and US Bank. Within a 5-mile radius, there are 120,900+ people with an average household income of over \$138,100.

This is an excellent re-positioning opportunity for an owner user, retailer, or developer to utilize the existing building/improvements. Ideal for pharmacy, grocery, medical, fitness, daycare or other large-format retail users. The property offers strong visibility and access with attractive surrounding demographics in a high barrier to entry market.

List Price
\$5,900,000

Building Size
17,272 SF

Land Size
1.51 Acres

APN
380-130-027

Investment Overview

Investment Highlights

- 17,272 Sf Building (Vacant)
- Hard-Corner Signalized Location (Clinton Keith Rd. and Palomar Street)
- Strong Surrounding Demographics (120,900+ People and \$138,100+ AVG HHI)
- Equipped with a Dual Lane Drive-Thru
- Built In 2007
- Situated on a 1.51 Acre Parcel
- Zoned C-G
- 34,000 VPD at the intersection of Clinton Keith Rd. and Palomar Street



Zoning Overview

C-G Zoning

This property is zoned C-G and under general plan land use CR Commercial Retail. Potential uses for C-G include*:

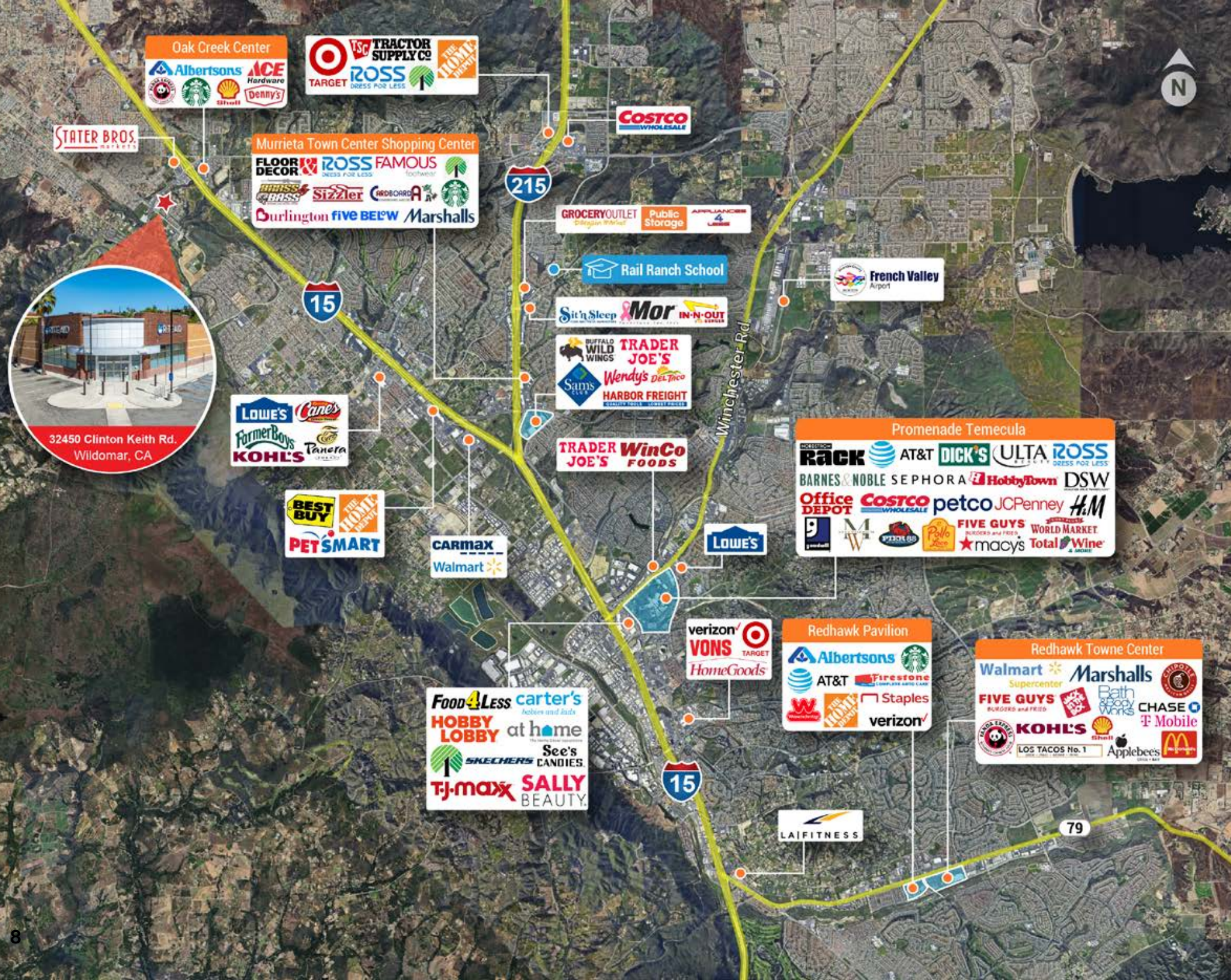
- Automobile parts and supply stores
- Automobile sales and rental agencies
- Bicycle/golf cart sales and rentals
- Large truck, bus, farm equipment, and trailer sales
- Bowling alleys
- Game arcades
- Sports and recreational facilities (indoor)
- Microbrewery/brewery
- Restaurants and other eating establishments with or without alcohol sales (not including drive through)
- Health clinics, all kinds
- Hardware stores

[Click Here](#)

for additional permitted uses,
conditional uses, and zoning details.

* Neither owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, that any of the zoning uses listed on this page will be approved by the City of Wildomar for this site. Buyer is solely responsible for ensuring that the site is suitable for their needs and intended use.





Market Overview

Riverside County, located in Southern California, is one of the fastest-growing regions in the state, making it a prime location for investment and economic development. With a population of approximately 2.5 million and a land area roughly the size of the state of New Jersey, the county offers a diverse landscape for business opportunities. Its strategic location includes access to five major freeways, an international airport, and key rail lines, making it a logistics and transportation hub. Riverside County also features 3 Foreign Trade Zones, 49 Opportunity Zones, and 44 HUB Zones, providing significant incentives for investors.

The county's economy is anchored by several industry clusters, including advanced manufacturing, healthcare, logistics, and tourism. Riverside County's GRP for 2023 was over \$126 billion, making it the 45th highest ranked US County by total GRP and the 9th largest county in California.

Riverside County actively supports business development through federal, state, and local incentives such as tax incentives, permit support, and international trade assistance. Workforce development is a priority, with Workforce Development Centers offering free services and programs to businesses. Financial assistance is available through below-market financing, especially in designated economic zones.

Overall, Riverside County presents a compelling case for investment, combining infrastructure, incentives, workforce readiness, and industry diversity in a rapidly expanding market.



2,511,082
POPULATION
2025 Riverside County



\$121,762
AVERAGE INCOME
2025 Average Household Income



712,836
WORKFORCE
2025 Employees



32450 Clinton Keith Rd | Wildomar, CA

Local Employers



Education

Riverside County is home to a dynamic higher education landscape that fuels innovation and workforce development across the region. Institutions such as the University of California, Riverside (UCR), California State University, San Bernardino (Palm Desert Campus), and multiple community colleges offer programs tailored to the county’s key industries, including healthcare, engineering, agriculture, and business.

Workforce

The county added over 15,800 workers between 2023 and 2024, marking the fastest labor force growth among large counties in California. This growth is supported by strong partnerships between local government, educational institutions, and over 75 economic development organizations that offer training, upskilling, and business support.

With a wide range of skill levels and a focus on aligning workforce development with industry needs, Riverside County ensures that employers have access to a talent pool ready to support sectors looking to grow in the region.

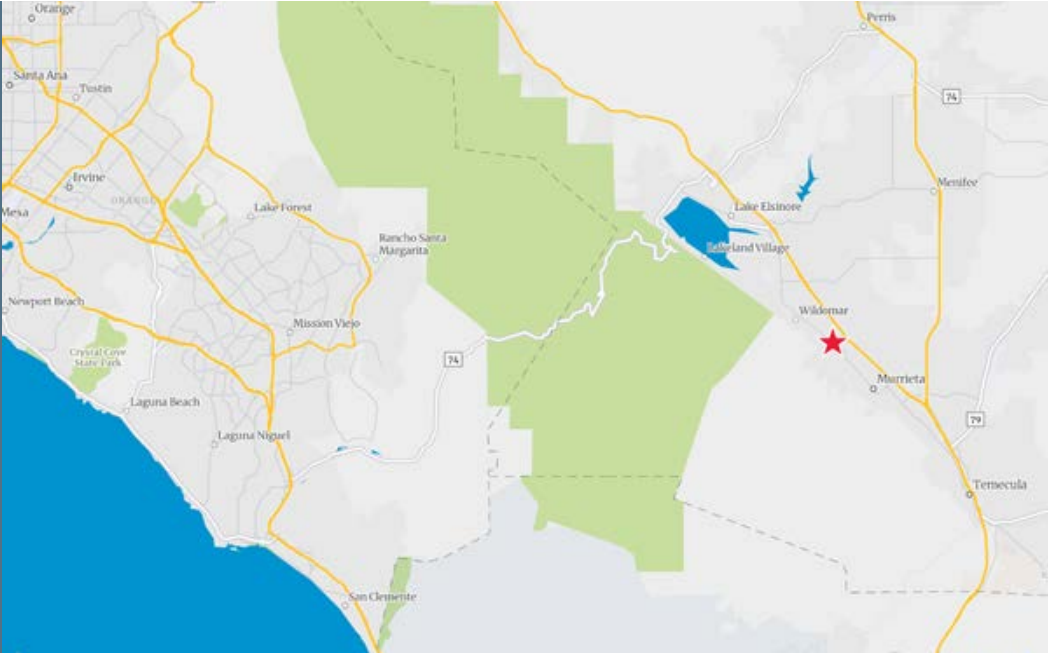
Riverside County has seen a significant increase of 110,000 residents since April 2020, the largest gain among California counties and the 14th largest in the U.S.



Population	1-Mile	3-Mile	5-Mile
Estimated Population (2025)	7,736	59,947	120,924
Projected Population (2030)	7,947	62,095	127,845



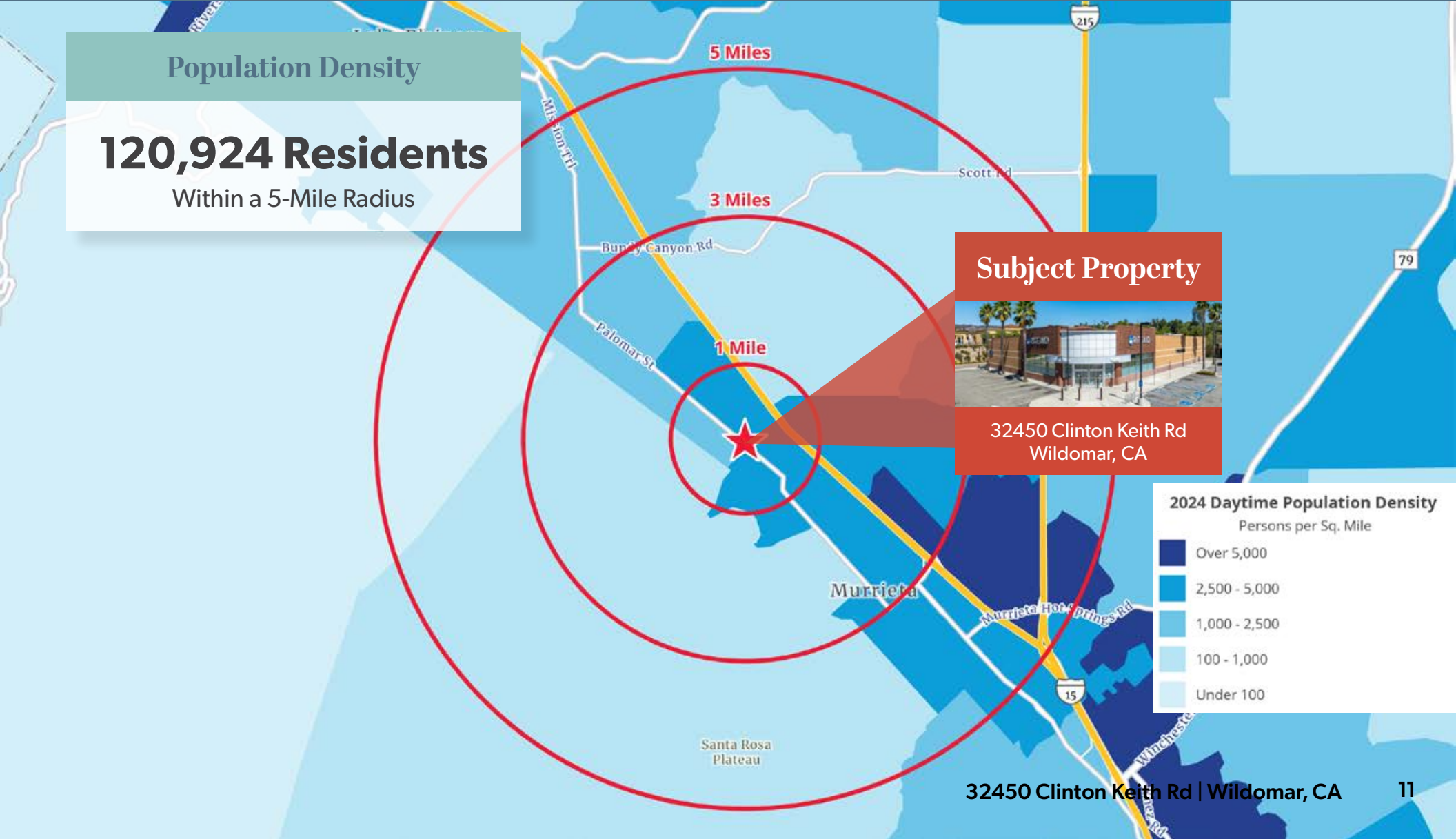
Households	1-Mile	3-Mile	5-Mile
Estimated Households (2025)	2,361	19,811	39,654
Projected Households (2030)	2,465	20,736	42,719



Population Density

120,924 Residents

Within a 5-Mile Radius



Subject Property

32450 Clinton Keith Rd
Wildomar, CA



Income	1-Mile	3-Mile	5-Mile
Avg. Household Income (2025)	\$151,489	\$139,232	\$138,170
Median Household Income (2025)	\$123,844	\$114,312	\$110,854

Business Facts	1-Mile	3-Mile	5-Mile
Total # of Businesses (2025)	345	1,302	3,870
Total # of Employees (2025)	2,481	8,617	29,614



This Offering Memorandum contains select information pertaining to the business and affairs of Former Rite Aid - 32450 Clinton Keith Rd, Wildomar, CA 92595. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Former Rite Aid - 32450 Clinton Keith Rd, Wildomar, CA 92595 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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