

**168 ACRES FOR SALE  
RESIDENTIAL/COMMERCIAL/INDUSTRIAL DEVELOPMENT OPPORTUNITY  
CLINTON KEITH COMMERCIAL CENTER  
I-15 FREEWAY & CLINTON KEITH ROAD, WILDOMAR, CA 92595**

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**I Executive Summary**

**Opportunity Overview**

The Clinton Keith Commercial Center is a 168.47-Acre Freeway Frontage, Mixed-Use Development Opportunity in the heart of Temecula Valley, California. The project is comprised of 20 parcels. It fronts Interstate 15 with 2,945 linear feet of unobstructed freeway exposure with a traffic count of approximately 145,000 motorists per day. The City of Wildomar is completing a General Plan Update that will give the Project a land use designation of MUH (Mixed Use High). The final product mix, density and configuration will be determined by market demand and City approvals. The City will cooperate with a buyer to create a new Specific Plan for the Project. The site is currently unimproved. The seller will consider selling individual parcels separately.

## **Development Vision**

This Destination Mixed-Use Development may include residential, commercial and industrial components; all tied together to create a strong sense of place and community pride serving both local and regional residents and tourists. Temecula Valley is most known for its title as “Southern California’s Wine Country”. The Bluffs at Hidden Springs will become a vibrant focal point in this expanding region.

## **Offering Highlights**

- One of Largest Mixed-Use Development Opportunities in Riverside County, CA
- 2,945’ Frontage on I-15 Freeway; 145,000 Motorists/Day
- Bullseye Central Temecula Valley Location
- General Plan Amendment in Progress for Residential/Retail/Entertainment/ Industrial Development
- Buyers May Design Own Product Mix subject to City Approval
- Located Just Off I-15 Freeway/Clinton Keith Road On/Off Ramp
- Est. 2024 Average Household Income: \$123,992 (3-Mile Radius)

## **Location & Access**

The Project is located approximately 65 miles southeast of Los Angeles within southwestern Riverside County in the Inland Empire region of Southern California. It’s situated between Lake Elsinore and Corona to the north and Murrieta and Temecula to the south. The subject property has 2,945 lineal feet of frontage along Interstate 15 known regionally as the Temecula Valley Freeway, connecting Los Angeles and Orange County to San Diego County through the Temecula Valley. The Property is accessed by Hidden Springs Road and Stable Lanes Road (via Clinton Keith Road) to the north, Palomar Street to the west, and a new Jefferson Avenue extension to the south. Jefferson Avenue will be extended to connect with Palomar Street.

## **II The Offering**

### **A. Property Description**

Project Name:	Clinton Keith Commercial Center
Project Size:	168.47 Acres
Street Frontages (Estimates):	
I-15 Freeway:	2,945’
Palomar Street:	1,400’

Jefferson Avenue: 1,500'  
Zoning: Buyer will create a new Specific Plan  
Utilities:

- Sewer/Water: EVMWD
- Storm Facilities: Riverside County Flood Control
- Electricity: Southern California Edison
- Gas: Southern California Gas
- Cable: Time Warner Cable

Site Condition: Rolling and flat areas; unimproved  
Governing Body: City of Wildomar

### **B. Visibility, Circulation & Access**

The site is located one block from the 15 Freeway/Clinton Keith Road on/off ramp. It's accessed from the north by Hidden Springs Road and Stable Lanes Road (which feed off Clinton Keith Road), and from the south by Jefferson Avenue and Gateway Drive. Jefferson will be extended to connect with Palomar for additional circulation. Jefferson Street is also accessed from the I-15 Freeway/Kalmia Street on/off ramp which is two miles south of the Property.

Clinton Keith Road Improvements: The traffic count on Clinton Keith Road is approximately 14,000 vehicles per day. A completed street improvement project expanded Clinton Keith over Interstate 15. The bridge was expanded to six lanes to accommodate more traffic. This vital improvement will assist drivers who use Clinton Keith to get to the Inland Valley Medical Center, the only hospital in southwest Riverside County with a trauma center. In addition to the wider bridge over the I-15, the project also will add 1,000'-long approach lanes to the freeway in either direction approaching the Clinton Keith exit.

Palomar Street Improvements: The proposed project would widen the eastern side of Palomar Street from approximately Meadow Ridge Lane to Clinton Keith Road and widen the western side of Palomar Street from Clinton Keith Road to the southern City limits. Portions of Palomar Street that are currently two lanes would be widened to four lanes. The project would also improve connectivity for active transportation users by filling in sidewalk/trail gaps and adding bicycle lanes along two major commuter roadways – Palomar Street and Clinton Keith Road.

Jefferson Avenue Improvements: In order to accommodate a new 163-unit housing tract on the south side of Palomar, Jefferson Avenue will be extended through the southwest corner of the subject property to empty out onto the S-curve that marks the location where Palomar changes its name to Washington Avenue. Though designated as a 110' right-of-way eventually carrying a

minimum of four lanes and as many as seven, two lanes will be constructed coincidentally with the construction of the housing project. A 110' right-of-way will continue from the origin of Jefferson's westward curve and will form part of the western border of The Bluffs project. The Palomar Road easement, presently 110'-wide, will be widened to 128'.

### **C. Entitlement Process**

**General Plan Amendment (GPA)**: The City is finalizing a General Plan Amendment (GPA) to convert the land use designation Mixed-Use High (MUH). The new designation should be finalized in August 2024.

**Specific Plan (SP)**: The City will require the processing and preparation of a Specific Plan to compliment the MUH land use designation. The SP will allow for the greatest flexibility in the design and development of the project area as it will establish the project's own zoning and development standards (i.e., lot sizes, districts, setbacks, building heights, etc.) that will accommodate the proposed mixed-use concept.

**Tentative Tract Map (TTM) and Tentative Parcel Map (TPM)**: The City will require the processing of a tentative tract map for residential subdivisions of 5 lots or more, and a tentative parcel map for commercial, industrial, etc. parcels. Given the intention to sell portions of the project "planning areas", both maps are likely needed.

**Environmental Impact Report (EIR)**: The City will act as the Lead Agency and has determined that the proposed project will require the preparation and certification of an Environmental Impact Report (EIR) in accordance with CEQA guidelines.

### **D. Inland Empire Overview**

The Inland Empire is comprised of Riverside and San Bernardino Counties within the northeastern portion of Southern California. It encompasses over 27,000 square miles with approximately 4,761,380 residents, making it larger than 10 U.S. states in terms of size and 26 states in terms of population. This growing region offers a high concentration of industrial and warehousing facilities coupled with a strong economy as well as affordable housing.

The Inland Empire is now one of Southern California's main commercial hubs. The US Bureau of Economic Analysis (BEA) ranks the Riverside-San Bernardino-Ontario MSA as the 25<sup>th</sup> largest economy in the United States. Inexpensive land prices, relative to Southern California, alongside a comprehensive transportation network, and an ample supply of vacant land, have contributed to the Inland Empire's rise as a major economic region. Additionally, the Labor Department identified this region as among the nation's top metro areas for annual average job increases. Several leading manufacturers have key distribution facilities in the Inland Empire, especially in Riverside County. Whirlpool Corporation runs a 1.7 million SF distribution center in Perris, a city in Riverside County.

Walmart, Quicksilver, Lowe's, and Ralph's Grocery Co. also utilize distribution centers in Riverside County. Toyota Motor Corporation operates its North American Parts and Logistics Distribution center in Ontario (San Bernardino County). Other prominent companies with distribution centers in San Bernardino County include Amazon, Nordstrom, Kohl's, and Target.

Numerous institutions of higher learning augment the Inland Empire's economy and labor market. These establishments provide an exceptionally educated talent pool for local employers. University of California, Riverside is the Inland Empire's educational crown jewel. UC Riverside serves as a public research facility with well-regarded graduate programs in engineering and education.

The Inland Empire is also home to many other prominent universities. Loma Linda University, a private, Seventh-Day Adventist health sciences university, is in San Bernardino County. The school manages a teaching hospital equipped with a Level I Trauma Center that admits over 30,000 patients annually. California State University, San Bernardino features the Jack H. Brown College of Business and Public Administration. This program ranks as one of the top business schools in the world according to CEO magazine. Other noteworthy private universities in the region include the University of La Verne, the University of Redlands, and Brandman University. Lastly, there are nine community colleges in the Inland Empire with technical and associate degree programs that range from nursing to business, liberal arts, and various certifications.

The Inland Empire enjoys proximity to many transportation arteries that link the region to other notable economic centers across the American Southwest. Interstates 10 and 210 connect the Inland Empire to Los Angeles County along with the Ports of San Pedro and Long Beach. Interstate 10 runs through the Coachella Valley in the east to neighboring Arizona. Interstates 15 and 215 provide access to San Diego County while Interstate 15 continues north through the High Desert to Las Vegas, Nevada. Finally, commuters travel on State Routes 91 and 71 to Orange County and Los Angeles.

The community benefits from a host of municipal, regional, and international airports that greatly contribute to its economy. The largest, Ontario International Airport, is the third busiest international facility in Southern California. Ontario International Airport serves as a hub of several major cargo airlines, namely Amazon Prime Air, FedEx Express, and UPS Airlines. These companies help make Ontario International one of the leading cargo airports in the country.

### **E. Temecula Valley Overview**

The subject is centrally located in the Temecula Valley area. Temecula Valley is situated in the southwest sector of Riverside County spanning 32 square miles and is an hour from San Diego, Palm Springs and Orange County, and 90 minutes from Los Angeles. The Temecula Valley is made up of three cities: Wildomar, Murrieta and Temecula, and is often also associated with Menifee and Canyon

Lake. This area is easily accessible by Interstates 15 and 215 as well as highway 79. Perhaps most known for its title as “Southern California’s Wine Country,” the Temecula Valley is home to 30 wineries, a variety of fine dining, musical events, golf courses and more. The Temecula Valley has become a popular destination for many people in and out-of-state, with extravagant wineries and wine tasting to attract wine enthusiasts from all parts. In addition to being approximately 20 miles from the Pacific Ocean, the Temecula Valley offers beautiful views of Mount San Jacinto, Palomar Mountain and Mount San Bernardino. The temperate warm summers and relatively dry winters have made it one of southern California’s most popular destinations to visit and start a family.

### **Wildomar**

Wildomar straddles Interstate 15; north of Murrieta and south of Lake Elsinore. Wildomar became a city in 2008 and is one of the fastest growing cities in California. Its population in 2020 was 36,875 which more than doubled since the 2000 census. This housing growth can be accredited to the growth of the region, specifically the Temecula Valley, with population escalations due to increased job opportunities, commercial trade and developments. Wildomar benefits from being centrally located, giving residents easy access to popular destinations like Lake Elsinore, the Temecula Wine Country, Pechanga Resort and Casino and much more. Wildomar is widely chosen for its new residential communities that are less congested but within driving distance of commerce in the Inland Empire, Los Angeles, Orange and San Diego Counties. Business Friendly/Growth Minded: Wildomar encourages small business growth boasting a total number of firms numbering just over 2,100, with retail sales over \$128 million in a land area of just 24 square miles. To encourage continued growth, Wildomar has lower development fees than its neighbors to the south; Murrieta and Temecula.

**The Inland Valley Medical Center** in Wildomar serves as southwest Riverside County's only trauma center, providing emergency medical services, trauma surgery, intensive care, diagnostic imaging, rehabilitation and more. It's located at 36485 Inland Valley Drive; just one mile from the subject property. IVMC provides residents of the region with high quality medical care, from emergency medicine to same day surgery. The hospital's long-planned \$333 million expansion is in progress. The project will feature a seven-story, 290,000 square-foot tower which will accommodate 202 additional beds. The expansion will provide immediate emergency services — such as resuscitation and surgeries — for trauma patients, separate from the emergency department. The expansion will be completed in phases over the next two to five years. The campus will remain open during construction.

### **Murrieta**

Murrieta is situated between Temecula to the south and Wildomar to the north. It is easily accessible to surrounding communities via Interstates 15 and 215 as well as Highway 79. In 2020, Murrieta's population was 110,949, a 150% population increase from the 2000 census, making Murrieta one of the fastest growing cities in the state and the largest within the Temecula Valley. Typically considered a commuter town, most Murrieta residents commute to jobs in San Diego County, Orange County, Los Angeles County and Temecula. In 2013, the FBI ranked Murrieta as the nation's 2nd safest city to live in with populations over 100,000 residents.

Bear Creek Golf Club & Community (less than one mile southwest of the Subject Property) sits nestled in the Murrieta hillside. Bear Creek is a private community comprised of a collection of 620 single family and townhome-style residences as well as the Jack Nicklaus designed Bear Creek Golf Course. With private streets and a guarded gate, Bear Creek Community is a relaxed, safe and well-priced community with easy access to Interstate 15. The Bear Creek Golf Course is an 18-hole golf course created by world-famous professional golfer Jack Nicklaus. It is a private course offering unparalleled service, fine cuisine, private events and a 26,000 square foot clubhouse showcasing a notable collection of fine art.

### **Temecula**

Temecula is an affluent community situated along interstates 15 and 215, south of both Murrieta and Wildomar. With a population of approximately 113,000 residents, Temecula is the 2nd largest of the three cities. Temecula is the nucleus of the Temecula Valley and offers attractions and events such as the Temecula Valley Balloon and Wine Festival (40,000+ attendees annually) and the Temecula Valley International Film Festival (20,000+ attendees annually).

Old Town Temecula sits tucked beneath Temecula's hillside and is the center of Temecula's entertainment-dining-shopping district. Comprised of 12 blocks, Old Town Temecula is made up of a collection of historic 1890's buildings, antique stores, fine dining, gift shops, exciting nightlife, musical entertainment as well as premium wine tasting rooms. It attracts thousands of visitors, boosting the economy and media attention to the thriving area.

Pechanga Resort and Casino is a 400+ acre, AAA Four Diamond resort and the largest Casino in the Western US. It is home to over 3000 Vegas-Style slots, 130 table games and a state-of-the-art 54-table private poker room for the devoted players. As well as being California's most popular casino destination, it's home to Arthur-Hills Journey at Pechanga golf course, an 18-hole golfing masterpiece. Pechanga is recognized as one of Southern California's premier entertainment venues, headlining popular summer acts, outdoor concerts and much more. Pechanga is one of the largest employers in the Temecula Valley and instrumental in the rapid growth of the region.

### **F. City of Wildomar Contact Information**

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