

FOR SALE
3.28 ACRE DEVELOPMENT OPPORTUNITY

**SUBJECT
PROPERTY**

31249 CLINTON KEITH RD
WILDOMAR, CALIFORNIA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

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PROPERTY DETAILS

GENERAL SUMMARY

Jurisdiction	City of Wildomar
Existing Zoning	RR (Rural Residential)
Approved Zoning	C-1/C-P (General Commercial)
Land Use Designation	General Commercial

Zoning and Land Use

The property is currently zoned RR (Rural Residential) but has an approved change to C-1/C-P (General Commercial), making it suitable for a variety of commercial and retail uses. The land use designation is General Commercial, supporting the development of retail, commercial services, and offices.

Environmental and Geological Considerations

The project has an approved Mitigated Negative Declaration (MND), ensuring compliance with environmental regulations. Key considerations include pre-construction surveys for biological resources, monitoring for cultural resources, adherence to geotechnical recommendations for stability, and noise impact mitigation.

Infrastructure and Utilities

The property will be connected to existing municipal water and sewer systems, with notable public improvements planned to support development. This includes upgrades to water supply lines and sewer connections provided by Elsinore Valley Municipal Water District (EVMWD), and connection to the existing electrical grid.

Legal and Compliance Information

The property has received necessary entitlements, but additional work through the city may be required. Buyers should perform their own due diligence to verify all information and assess project feasibility, or alternative projects, as Buyer sees fit. All information provided is deemed reliable but not guaranteed, and no guarantees or promises can be made regarding approvals or project completion.

PURCHASE PRICE

\$2,700,000

GROSS LAND PRICE PER SQ. FT.

\$18.84



LOCATION

NW corner of Clinton Keith Road and Stable Lanes,
Wildomar, CA 92595



GROSS PARCEL SIZE

±3.28 AC
(±143,312 SF)



APN

380-120-003 & 380-120-004

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PROPOSED DEVELOPMENT PROJECT DATA

- Proposed Retail Size: 26,204 square feet
- Building Size, Parking, Lot Size:
 - Major: 10,000 sq ft, 46 parking spaces (4.6/1,000), Parcel Size: 44,360 sq ft
 - Pad 1: 7,004 sq ft, 32 parking spaces (4.5/1,000), Parcel Size: 27,946 sq ft
 - Pad 2 (Drive-Thru): 2,600 sq ft, 27 parking spaces (10.4/1,000), Parcel Size: 25,382 sq ft
 - Pad 3: 6,600 sq ft, 40 parking spaces (6.1/1,000), Parcel Size: 32,221 sq ft
 - Open Space Lot: Parcel Size: 13,383 sq ft
- Total Parking Provided: 145 spaces (5.5/1,000)
- Accessible Parking Stalls: Required: 5, Provided: 8 (2 Van, 6 Standard)
- Bicycle Parking: Required: 8 spaces, Provided: 8 spaces
- Electric Vehicle Parking: Required: 11 stalls, Provided: 11 stalls
- Electric Vehicle Charging Stations (EVCS): Required: 3 (1 Van Accessible, 1 Standard Accessible, 1 Standard EVCS), Provided: 3
- Water Supply: Elsinore Valley Municipal Water District (EVMWD)
 - 36-inch and 12-inch water lines in Clinton Keith Road
 - 8-inch water line in Stable Lanes Road
- Sewer: EVMWD
 - 12-inch sewer line in Clinton Keith Road
 - 8-inch lateral to Clinton Keith Road
 - New 174 linear foot 12-inch public sewer main to connect to existing mainline
- Electricity: To be connected to existing grid

HIGHLIGHTS

Prime Retail Opportunity

26,204 square-foot retail center located at a high-traffic intersection in Wildomar, CA

Flexible Zoning

Zoned C-1/C-P, supporting various commercial uses to maximize development potential. Buyer is encouraged to explore alternative development projects as it sees fit.

Environmental Due Diligence Completed

MND adopted, ensuring thorough environmental review and mitigation

Subdivision Advantage

3.28-acre site proposed to be divided into five parcels, including one open space lot for flexible development options

Strategic Location

Proximity to major roadways, residential neighborhoods, and commercial centers enhance accessibility and visibility

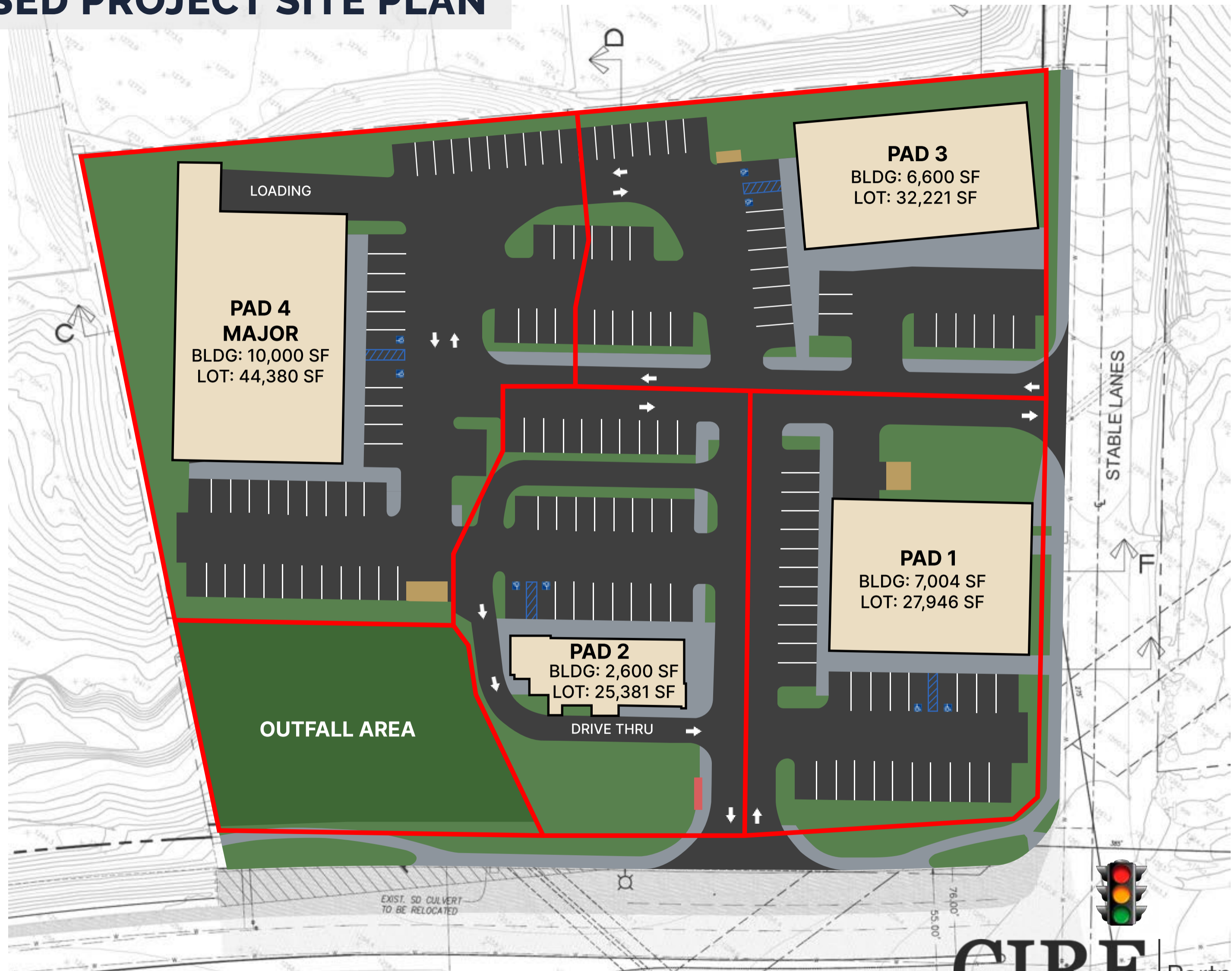
Comprehensive Approvals

Entitlements in place, though additional city work may be required

Investment Potential

Positioned in a rapidly growing area with strong market demand and demographic growth

PROPOSED PROJECT SITE PLAN



AERIAL - EAST

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INTERSTATE
15 ±132,000 ADT

- YELLOW Basket
- Pollo Loco
- jiffy lube
- SUPER STAR CAR WASH
- RITE AID

Palomar St ±11,031 ADT

Clinton Keith Rd ±32,000 ADT

AERIAL - TOP VIEW

**SUBJECT
PROPERTY**

Clinton Keith Rd ±32,000 ADT

**SUPER STAR
CAR WASH**

jiffylube

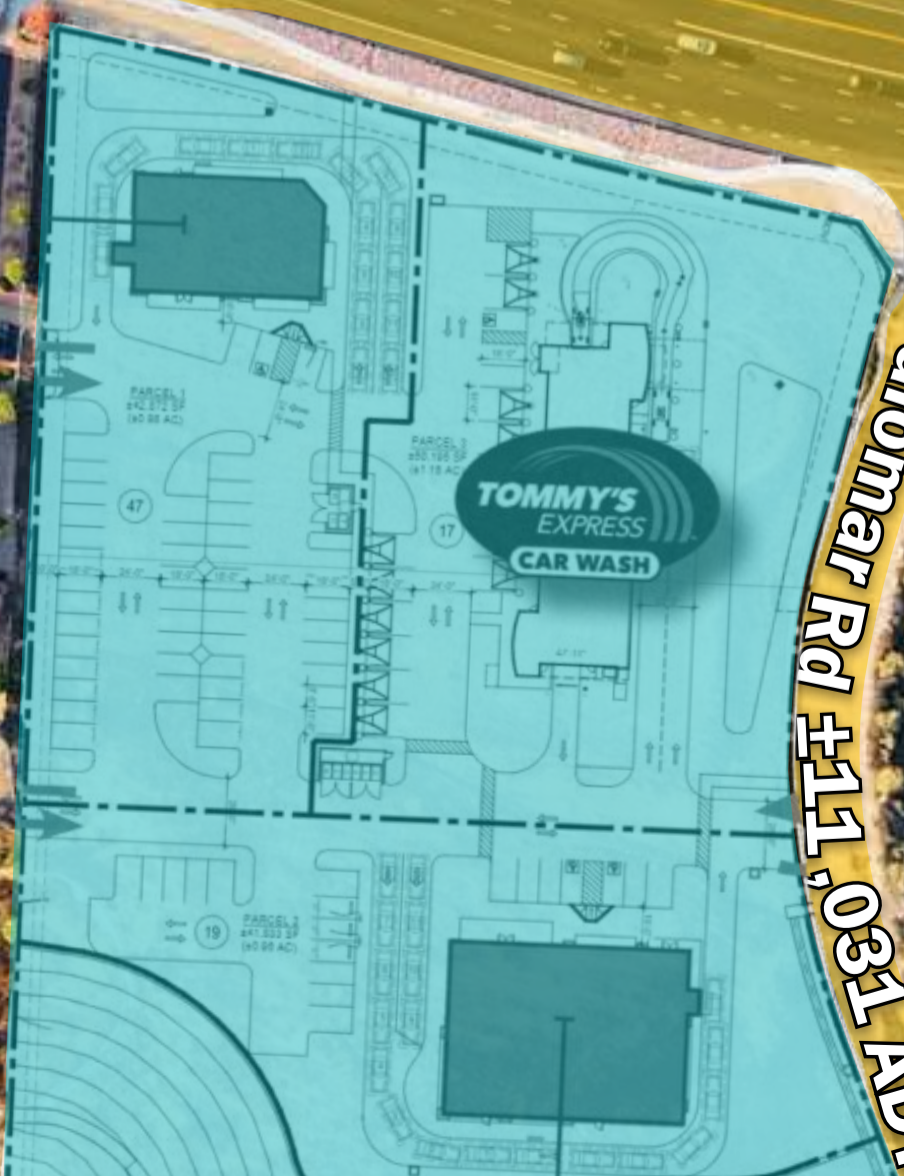
**Pollo
Loco**

**YELLOW
Basket**

**Capriano
Pizzeria**

**RITE
AID**

BARONS market



Palomar Rd ±11,031 ADT

AERIAL MAP

MEDICAL BUILDINGS
1 Southwest Healthcare
Inland Valley Hospital

Jack In the box
ARCO
am/pm
CHASE
DEL TACO
STATER BROS. markets
T Mobile
Great Clips

ELEVEN
Domino's
ups
GROCERY OUTLET
bargain market

SUBJECT PROPERTY

Clinton Keith Rd ±32,000 ADT

McDonald's
Shell
Starbucks
PANDA EXPRESS
Albertsons
T Mobile
Denny's
ACE Hardware
FITNESS 19
SUBWAY
H&R BLOCK
WaBa grill

Big Easy
Self Storage - Boat & RV

RITE AID

Starbucks
ELEVEN
TACO BELL
Jersey Mike's SUBS
WING-STOP
BR baskin robbins

KAISER PERMANENTE

Pollo Loco
jiffy lube
BaRONS market
SUPER STAR CAR WASH

RF

BEAR CREEK GOLF CLUB

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Clinton Keith Rd ± 32,000 ADT

15 ± 135,000 ADT

215 ± 110,000 ADT

15 ± 174,000 ADT

TOYASHAL ELEMENTARY ± 798 STUDENTS

AVAXAT ELEMENTARY ± 720 STUDENTS

VISTA MURRIETA HIGH SCHOOL

CALIFORNIA OAKS
176,100 SF | 3.7M ANNUAL VISITS | TOP 6%
crumbl cookies jamba
Carl's Jr. Starbucks
AutoZone Target's Albertsons

FarmerBoys
Cane's
Kohl's Lowe's

AT&T Ashley HomeStore
T-Mobile Starbucks

Arbys Wells Fargo
7-Eleven Denny's
PowerHouse Gym Jersey Mike's

Home Depot Big 5
PetSmart
Shell McDonald's
99c Only Stores B!
Wendy's IHOP
Cardenas

Best Buy Staples
Smart & Final
Sportsman's Warehouse

Walmart

NATION'S LARGEST
Carmax

Little Caesars McDonald's Dollar Tree
Barons market

Burger King Shell 7-Eleven
O'Reilly Auto Parts
CubSmart self storage

CVS pharmacy Jack In the Box Starbucks UPS
Stater Bros. Markets Chuck E. Cheese

KFC DQ
PNC Bank

CubSmart self storage
Big O Tires

In-N-Out Burger

Sit 'n Sleep
Handmade Training Facility

Shell 7-Eleven

GroceryOutlet
Lipton Jungle
Taco Bell

MURRIETA TOWN CENTER
331,000 SF | 2.8M ANNUAL VISITS | TOP 10%
Dollar Tree
Burlington Marshalls Starbucks
Floor Decor five below
Famous Footwear Ross
Sizzler Dress for Less

MURRIETA PLAZA
380,000 SF | 4.3M ANNUAL VISITS | TOP 5%
Pollo Loco W
Sonic's Shell PowerHouse Gym
The Habit Burger Grill
Sam's Club Harbor Freight
Quality Tools Lowest Prices

Fitness 19
ampm
Sonic
ARCO

Chevron
ExtraMile Jack in the Box goodwill
EoS FITNESS



DEVELOPMENTS MAP

**WILDOMAR
CROSSROADS
MIXED USE PROJECT**



**THE ORCHARD
51 UNITS**

**WESTPARK
PROMENADE**
APPROVED
FOR 124 TOWNHOMES
TWO & THREE
STORY PLANS

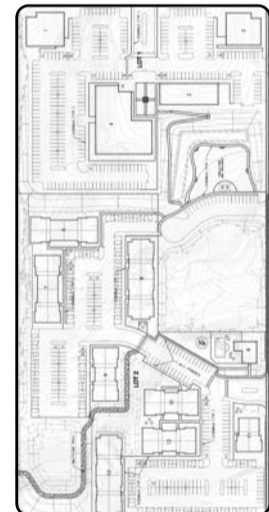
**NOVA HOMES
RESIDENTIAL**
APPROVED
DEVELOPEMNT
77 Units



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**OAK SPRINGS
RANCH
288 UNITS**

**GROVE PARK
MIXED USE PROJECT**
APARTMENTS
162 Units
RETAIL/OFFICE
2-Story Office
2 Pads
1 Retail



**HORIZONS
ASSISTED LIVING
TOWNHOMES**
TOWNHOMES
138 Units
SKILLED NURSING
32 Units
ASSISTED LIVING
54 Units



**BRIARWOOD
COMMUNITY
67 UNITS**

MARKET OVERVIEW

Wildomar, CA

Nestled in the scenic landscapes of Riverside County, Wildomar embodies the essence of a close-knit community amid Southern California's natural beauty. Situated near the bustling cities of Los Angeles and San Diego, Wildomar offers a serene escape while remaining within convenient reach of major urban centers.

Spanning approximately 24 square miles, this flourishing city is home to a diverse population of over 35,000 residents. Its strategic location along Interstate 15 and proximity to Interstate 215 renders it accessible for commuters seeking a tranquil lifestyle with easy access to nearby metropolitan areas.

The economic landscape of Wildomar is burgeoning, supported by a burgeoning business community and a strategic location within Southern California. Its business-friendly environment and growing infrastructure have attracted a variety of enterprises, contributing to the city's economic expansion and development.

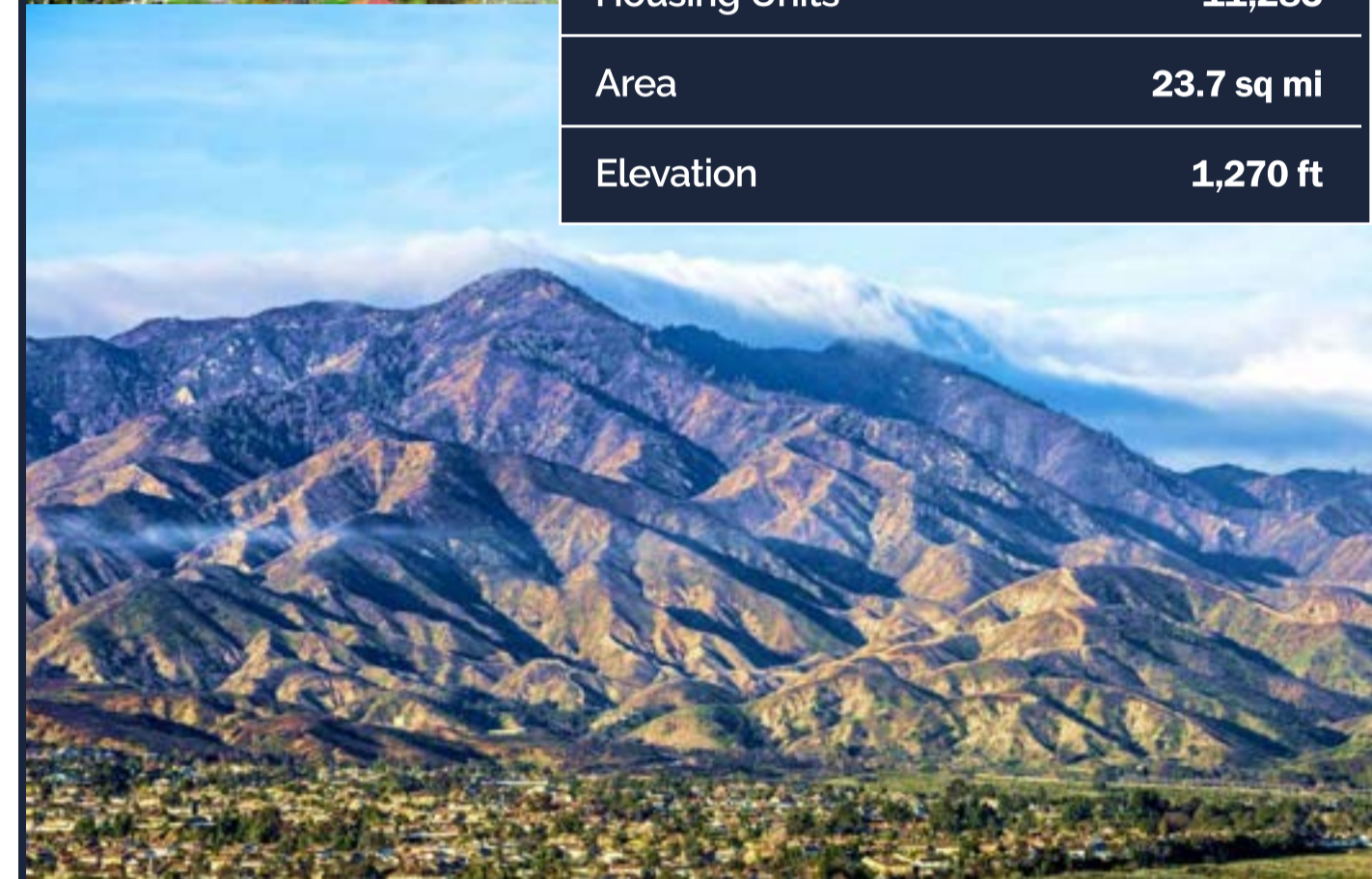
The natural allure of Wildomar is a significant draw for outdoor enthusiasts. Surrounded by picturesque hills and close proximity to the Santa Ana Mountains, the city offers a haven for hiking, biking, and exploring nature. Nearby recreational areas such as the nearby Cleveland National Forest and Lake Elsinore provide ample opportunities for outdoor activities and scenic experiences.

Families are drawn to Wildomar for its family-friendly neighborhoods and excellent educational institutions. The city is known for its quality schools, making it an appealing choice for families seeking a safe and nurturing environment for their children.

In essence, Wildomar embodies the perfect balance between small-town charm, natural beauty, and accessibility to urban amenities. Its commitment to preserving its heritage while fostering economic growth makes it an inviting prospect for those looking for a tranquil yet vibrant community to call home in the heart of Southern California.



Population	36,789
Housing Units	11,285
Area	23.7 sq mi
Elevation	1,270 ft





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