

# BEAR CREEK VILLAGE CENTER

36100 HIDDEN SPRINGS ROAD | WILDOMAR, CA



## PROPERTY PROFILE:

### Space Available:

Suite 8: ±1,500 RSF, \$3.00 PSF, Available January 1, 2025

Estimated NNN = \$0.89 PSF Monthly

## PROJECT HIGHLIGHTS

- Habit Burger, Jersey Mikes, Chipotle, Jack in the Box, Del Taco, Pie Nation Pizza, Baskin Robbins, Dunkin Donuts on this casual food synergistic intersection.
- Anchored by Stater Bros. and Chase Bank – with a great mix of complementary tenants.

### CONTACT

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### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	8,362	63,198	129,140
Avg. Household Income:	\$143,014	\$133,875	\$131,675

Source: Esri 2023

### TRAFFIC COUNTS

## 131,000 CPD

Interstate I-15 @ Clinton Keith Rd

Source: Regis Online

## 30,000 CPD

Clinton Keith Rd @ Interstate I-15

# BEAR CREEK VILLAGE CENTER

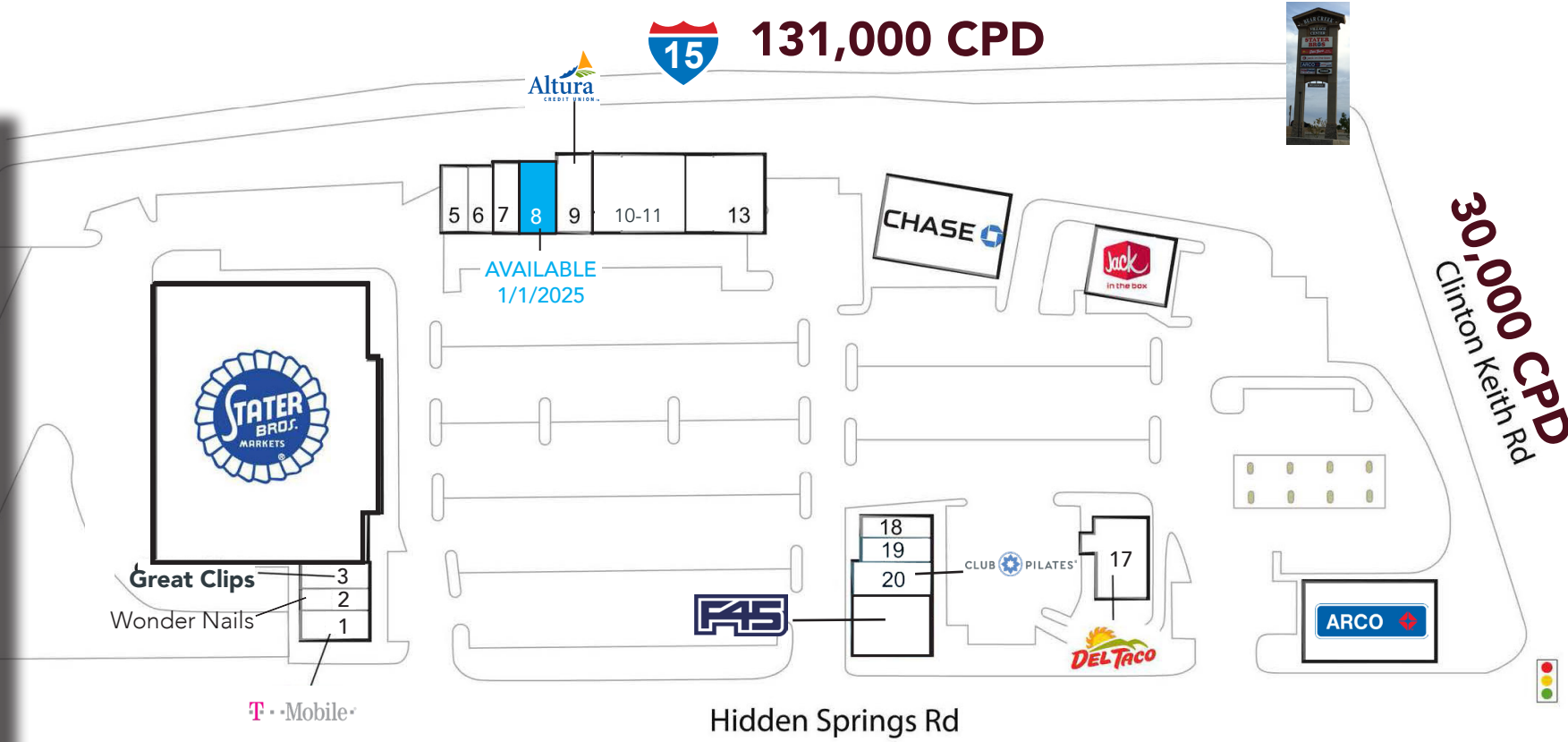
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## SITE PLAN

**15** 131,000 CPD



**30,000 CPD**  
Clinton Keith Rd



STATER BROS. WEEKLY VISITOR AVERAGE APPROXIMATELY 16,000 VISITS  
SOURCE: PLACER.AI

SUITE	TENANT	SQ. FT.
1	T - Mobile	1,800 SF
2	Wonder Nails	1,100 SF
3	Great Clips	1,000 SF
4	Stater Bros.	44,093 SF
5	Simply Kneaded	1,000 SF
6	Go NutzDonuts	1,000 SF
7	Print Postal	1,100 SF

SUITE	TENANT	SQ. FT.
8	See's Candies Holiday - AVAILABLE 1/1/2025	1,500 SF
9	Altura Credit Union	1,900 SF
10-11	Bear Creek Dental	4,500 SF
12	Sake Sushi	1,500 SF
13	Tresino's Fresh Italian	2,500 SF
14	JPMorgan Chase Bank	5,000 SF

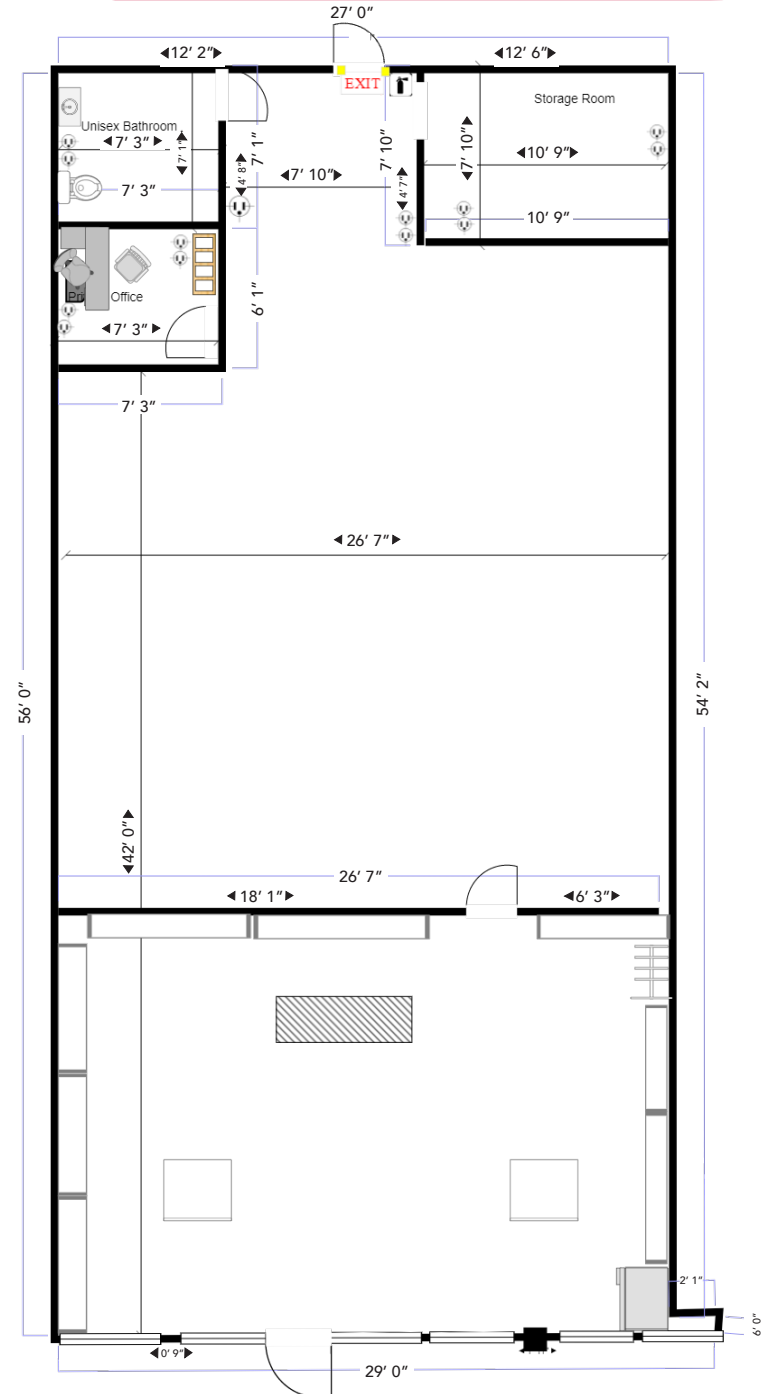
SUITE	TENANT	SQ. FT.
15	Jack in the Box	2,700 SF
16	ARCO Gas Station	5,077 SF
17	Del Taco	2,400 SF
18-19	Pie Nation Pizza	2,425 SF
20	Club Pilates	1,700 SF
21-22	F45 Training	3,100 SF

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## FLOOR PLAN

SUITE 8 - 1,500 SF



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## AERIAL MAP OF RESTAURANTS/GROCERS



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## DEMOGRAPHICS

Source: Esri 2023

BEAR CREEK VILLAGE CENTER	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	8,362	63,198	129,140
2028 Projected Population	8,707	64,088	131,828
2020 Census Population	8,466	62,893	128,800
2010 Census Population	5,690	57,137	112,714
Projected Annual Rate 2023-2028	0.81%	0.28%	0.41%
2023 Median Age	35.3	38.2	35.8
<b>HOUSEHOLDS</b>			
2023 Estimated Households	2,611	20,517	41,182
2028 Projected Households	2,751	20,872	42,145
2020 Census Households	2,635	20,333	40,938
2010 Census Households	1,778	18,451	35,747
Projected Annual Growth 2023-2028	1.03%	0.34%	0.43%
<b>RACE AND ETHNICITY</b>			
2023 Estimated White	48.6%	55.8%	52.1%
2023 Estimated Black	6.0%	4.5%	5.1%
2023 Estimated American Indian	1.6%	1.2%	1.3%
2023 Estimated Asian	9.7%	7.2%	7.9%
2023 Estimated Pacific Islander	0.9%	0.6%	0.5%
2023 Estimated Other Race	15.1%	13.4%	15.2%
2023 Estimated Two or More Races	18.2%	17.2%	17.9%
2023 Estimated Hispanic Origin	35.9%	33.3%	36.5%

BEAR CREEK VILLAGE CENTER	1 MILE	3 MILES	5 MILES
<b>INCOME</b>			
2023 Estimated Average Household Income	\$143,014	\$133,875	\$131,675
2023 Estimated Median Household Income	\$113,648	\$104,004	\$102,194
2023 Estimated Per Capita Income	\$43,703	\$43,513	\$42,190
<b>EDUCATION</b>			
2023 Estimated Less than 9th Grade	2%	3%	4%
2023 Estimated 9th - 12th Grade, No Diploma	7%	4%	5%
2023 Estimated High School Graduate	21%	24%	24%
2023 Estimated GED/Alternative Credential	3%	3%	3%
2023 Estimated Some College, No Degree	28%	24%	25%
2023 Estimated Associates Degree	14%	11%	10%
2023 Estimated Bachelors Degree	17%	21%	20%
2023 Estimated Graduate Degree	7%	10%	10%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	363	1,293	3,821
2023 Estimated Total Employees	2,708	8,670	30,063
2023 Estimated Residential Population	8,362	63,198	129,140
2023 Estimated Employee/Residential Population Ratio (per 100 Residents)	32	14	23

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