

BEAR VALLEY — P L A Z A —

32475 CLINTON KEITH ROAD | WILDOMAR, CA



PROPERTY FEATURES

- ±27,000 SF Retail Center (Center has been freshly repainted with brand new awnings)
- ±1,379 SF Inline Shop Space Available
- Located ½ Mile NWQ I-15 & Clinton Keith Road
- Very well positioned in the Wildomar trade area surrounded by Retail, Office and Residential
- Ideal for Cell Phone Store, Coffee or Juice shop, Sandwich Shop or any general retail and/or services
- Boasting Over \$100,000 Average Household Income
- Strong Traffic Counts and Daytime Population
- 128 Parking Spaces: ±5/1,000 ratio

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2023 Population	6,818	59,669	122,871
2028 Est. Population	7,133	62,093	128,026
Average HH Income	\$164,634	\$136,216	\$137,683

TRAFFIC COUNTS

145,905 CPD
I-15 Fwy

32,804 CPD
Clinton Keith Rd

*Source: CoStar

TED RIVENBARK

951.445.4512

trivenbark@leetemecula.com

DRE #01247098

FAEEZ KANJI

951.445.4528

fkanji@leetemecula.com

DRE #02162227

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

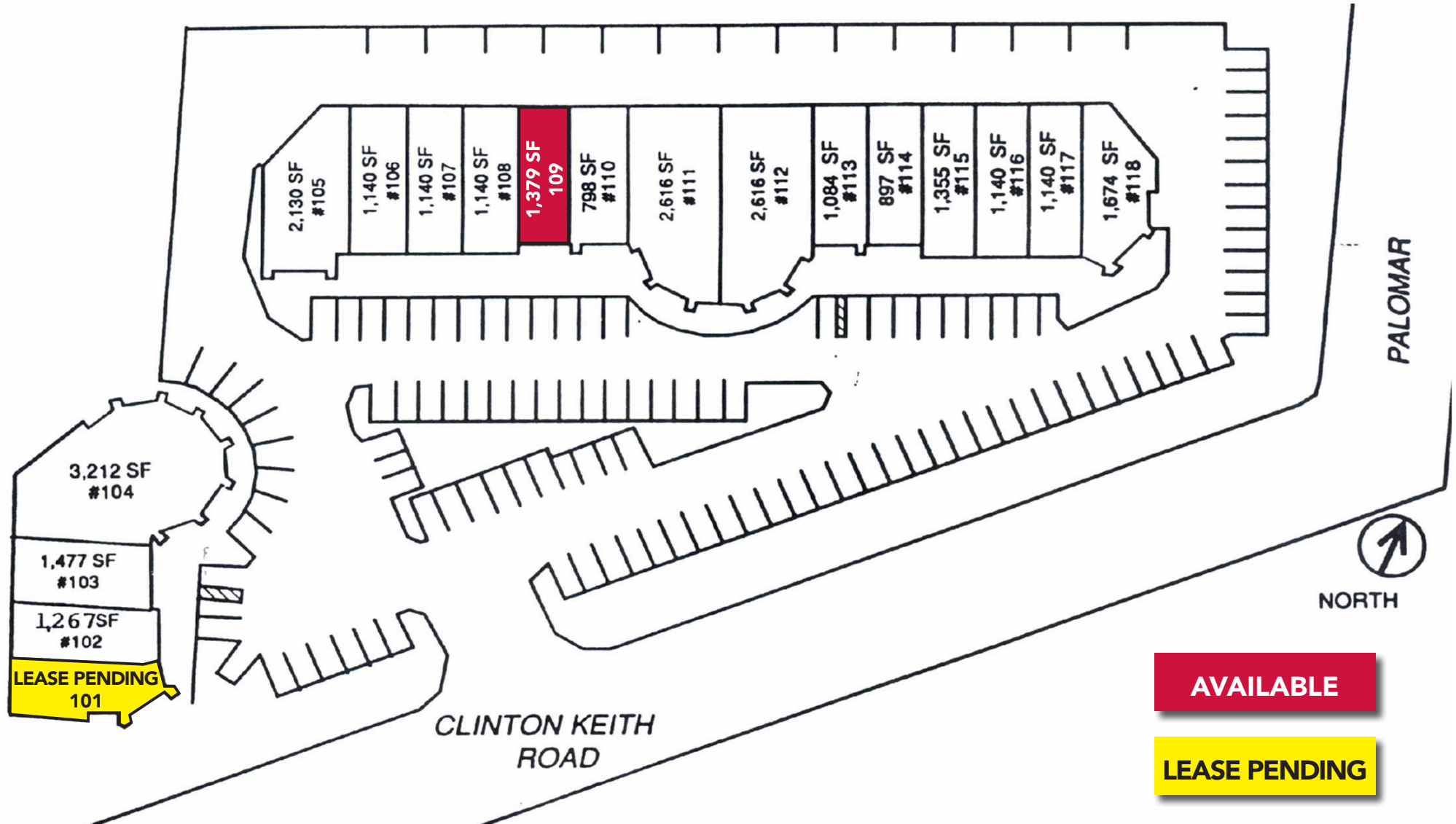
DRE #01269887

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

BEAR VALLEY — P L A Z A —

32475 CLINTON KEITH ROAD | WILDOMAR, CA



TED RIVENBARK

951.445.4512

trivenbark@leetemecula.com

DRE #01247098

FAEEZ KANJI

951.445.4528

fkanji@leetemecula.com

DRE #02162227

BRIAN BIELATOWICZ

951.445.4515

bbielatowicz@leetemecula.com

DRE #01269887

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055



BEAR CREEK VILLAGE CENTER

Logos: Frito-Lay, Del Taco, Chase, Jack-in-the-Box, etc.

WILDOMAR SQUARE

Logos: Dunkin' Donuts, Habit Burger Grill, Goodyear, etc.

CLINTON KEITH VILLAGE

Logos: Grocery Outlet, 7-Eleven, etc.

OAK CREEK

Logos: Ace Hardware, Denny's, Starbucks, etc.

WILDOMAR CROSSINGS

Logos: AutoZone, Dollar Tree, Wendy's, etc.

COMING SOON

Logos: Tommy's Express Car Wash, etc.

THE SHOPS AT CLINTON KEITH

Logos: 7-Eleven, Starbucks, etc.

THE BARN

Logos: Beanitos, Finch, Everbowl, etc.

RENAISSANCE PLAZA

Logos: Barons Market, Pollo Loco, etc.

WILDOMAR RETAIL CENTER

Logos: Rite Aid, etc.

BEAR VALLEY PLAZA

32475 CLINTON KEITH ROAD | WILDOMAR, CA

TED RIVENBARK
951.445.4512
trivenbark@leetemecula.com
DRE #01247098

FAEEZ KANJI
951.445.4528
fkanji@leetemecula.com
DRE #02162227

BRIAN BIELATOWICZ
951.445.4515
bbielatowicz@leetemecula.com
DRE #01269887

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055