

THE ORCHARD AT STONE CREEK

27722 CLINTON KEITH ROAD | MURRIETA, CA



PRICE REDUCED!



OFFERING MEMORANDUM

INVESTMENT OPPORTUNITY | MULTI-TENANT TRIPLE NET LEASES

OFFERING SUMMARY



OFFERING

Price	\$2,900,000
Net Operating Income	\$142,772.60
Cap Rate	4.93%
Tenants	Rancho Family Medical Group & Orchard Barber
Lease Type	NNN
Landlord Responsibility	Roof, Structure, Foundation, Exterior Walls

PROPERTY SPECIFICATIONS

Rentable Area	4,268 SF
Land Area	0.88 Acres
Property Address	22772 Clinton Keith Road, Murrieta, CA 92562
Parcel Number	392-270-0035
Year Built	2010
Ownership	Fee Simple (Land & Building Ownership)

PROPERTY PHOTOS



INVESTMENT HIGHLIGHTS

2-Tenant Retail | Recently Signed NNN Leases

- Freestanding retail property occupied by Rancho Family Medical and Orchard Barber
- Both tenants hold NNN leases, minimizing expense exposure for future owners
- Rancho Family Medical Group recently signed a 5-year lease with two additional options, demonstrating strong tenant commitment

Outparcel to The Orchard at Stone Creek Power Center (450,000+ SF) | Prime Location | Excellent Visibility | Interstate-215 (+/-117,500 CPD)

- Strategically positioned as an outparcel to the 450,000+ SF Orchard at Stone Creek power center, home to major tenants including Super Target, Home Depot, Tractor Supply, Ross Dress for Less, PetSmart (in lease, Five Below (in Lease), Dollar Tree, Bank of America, Starbucks and more
- Located at the intersection of Interstate 215 (+/-117,500 CPD), Clinton Keith Road (77,000 CPD) and McElwain Road
- Positioned within a dense retail corridor surrounded by prominent national and credit tenants such as Costco, Aldi, Chick Fil-A, Chipotle, Chase, Auto Zone, AT&T, Farmer Boys and more

Strong Demographics In 5-Mile Trade Area

- Over 206,860 residents and 174,620 daytime population within the trade area
- Affluent average household income of \$160,229 within the immediate 1-mile radius



PROPERTY PHOTO



Loma Linda University
Medical Center



PROPERTY OVERVIEW

LOCATION



Murrieta, California
Riverside County
Riverside-San Bernardino-Ontario MSA

PARKING



There are approximately 38 parking spaces on the owned parcel. Reciprocal parking throughout the center.

ACCESS



Bordered by two traffic signaled intersections
Clinton Keith Road: 1 Access Point
McElwain Road: 1 Access Point

PARCEL



Parcel Number: 392-270-035
Acres: 0.88
Square Feet: 38,333 SF

TRAFFIC COUNTS



Interstate 215: +/-117,500 CPD
Clinton Keith Road: +/-35,000 CPD

CONSTRUCTION



Year Built: 2010

IMPROVEMENTS



There is approximately 4,268 SF of existing building area

ZONING



Regional Commercial (RC)

AREA OVERVIEW

Murrieta, California is a **HIGHLY DESIRABLE, FAST GROWING COMMUNITY IN THE SOUTHWEST RIVERSIDE COUNTY, CA!**

- The City of Murrieta has a strong and growing economy, with approximately 6 million sq ft of retail space, a daytime population of 100,000, high education rates, and family incomes over \$137K.
- The Press-Enterprise ranked Murrieta the #1 City to live in Southwest Riverside County, and readers of Inland Empire Magazine ranked it the 2024 Best City in the Inland Empire.
- According to the FBI Murrieta Ranked #1 safest regarding crimes against property and 3rd safest regarding crimes against persons compared to NIBRS reporting cities in the State of California with a similar population (100,000-249,999.)

The City of Murrieta really has it all, starting with a strong sense of community, a business friendly atmosphere, a focus on growing the economy, maintaining a safe and prosperous community, and offering high levels of public service. Murrieta has affordable home and land prices and a wide range of housing options available from single family dwellings up to estate and ranch style homes and is consistently ranked one of the best cities to raise a family in California.

Population

2020 111,127
2025 121,207
2030 21,309

Income

Average HH \$139,772
Median HH \$109,656
Per Capita \$42,695

Age

0 - 9 Years 11.71%
10 - 17 Years 12.01%
18 - 24 Years 10.42%
25 - 34 Years 13.06%
35 - 44 Years 13.61%
45 - 54 Years 12.88%
55 - 64 Years 11.57%
65 and Older 14.74%
Median Age 37.07
Average Age 38.33

Race Distribution (%)

White 48.40%
Black/African American 6.57%
American Indian/ Alaskan 1.12%
Asian 11.30%
Hispanic 34.78%
Native Hawaiian/ Islander 0.50%
Other Race 13.08%
Two or More Races 19.03%

Educational Attainment (%)

Graduate or Professional Degree 10.55%
Bachelors Degree 20.32%
Associate Degree 10.98%
Some College 28.89%
High School Graduate (GED) 21.61%
Some High School, No Degree 4.01%
Less than 9th Grade 3.64%



LOCATION MAP



2025 ESTIMATED POPULATION

1 Mile	10,169
3 Mile	79,041
5 Mile	211,604

2025 MEDIAN HOUSEHOLD INCOME

1 Mile	\$141,840
3 Mile	\$114,627
5 Mile	\$120,216

2025 ESTIMATED TOTAL EMPLOYEES

1 Mile	2,302
3 Mile	15,674
5 Mile	47,215