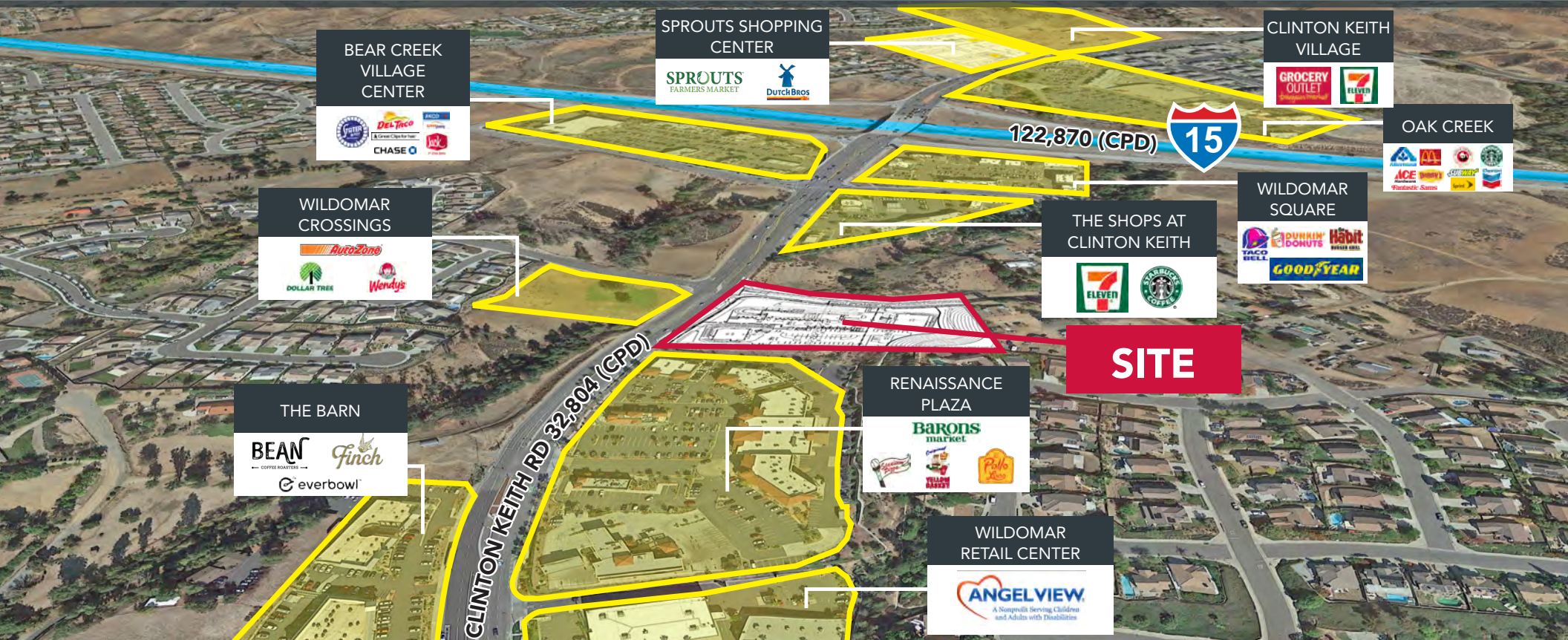


NEW WILDOMAR SHOPPING CENTER! AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

SWC CLINTON KEITH RD.
& STABLE LANES RD.
WILDOMAR, CA



PROPERTY HIGHLIGHTS



Coming Soon

- Pad Available for GL/BTS With Potential Drive Thru Opportunity
- ±2,172 SF Available Next to Better Buzz for Retail/Restaurant Use Divisible to ±1,000 SF

- Fully Entitled – CUP Approved
- Monument Signage Available
- Close Proximity to 15 FWY
- High Growth Residential Trade Area With ±338 Units Under Construction & ±2,164 New Units Planned

BRIAN BIELATOWICZ
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DRE #01269887

FAEEZ KANJI
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DRE #02162227



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

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------|-----------|-----------|-----------|
| 2024 Population: | 7,977 | 62,280 | 128,171 |
| Daytime Population: | 4,453 | 27,696 | 61,694 |
| Avg. Household Income: | \$150,599 | \$140,546 | \$140,105 |

Source: Regis Online

TRAFFIC COUNTS

32,804 CPD

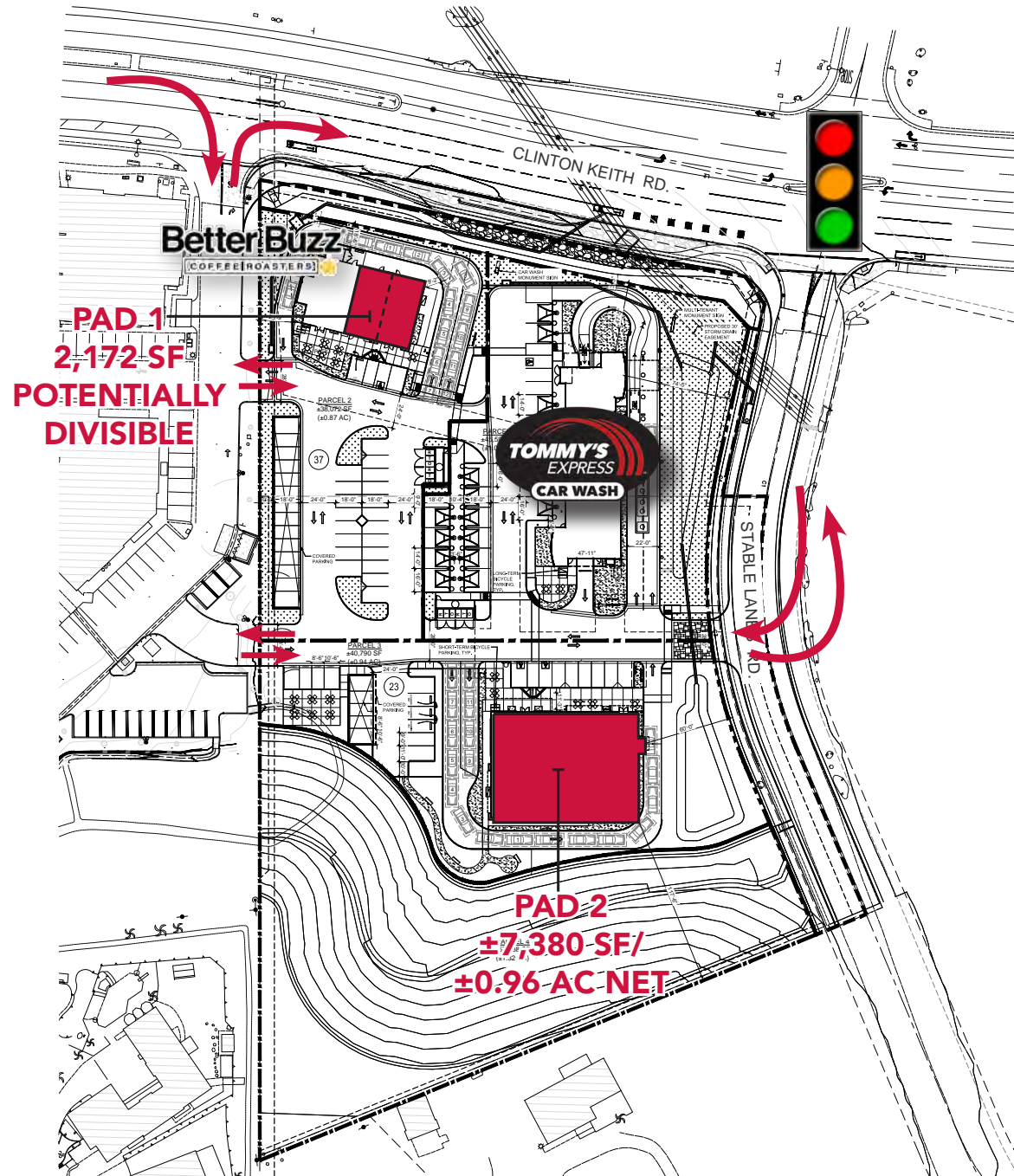
On Clinton Keith Road
Source: Regis Online

122,870 CPD

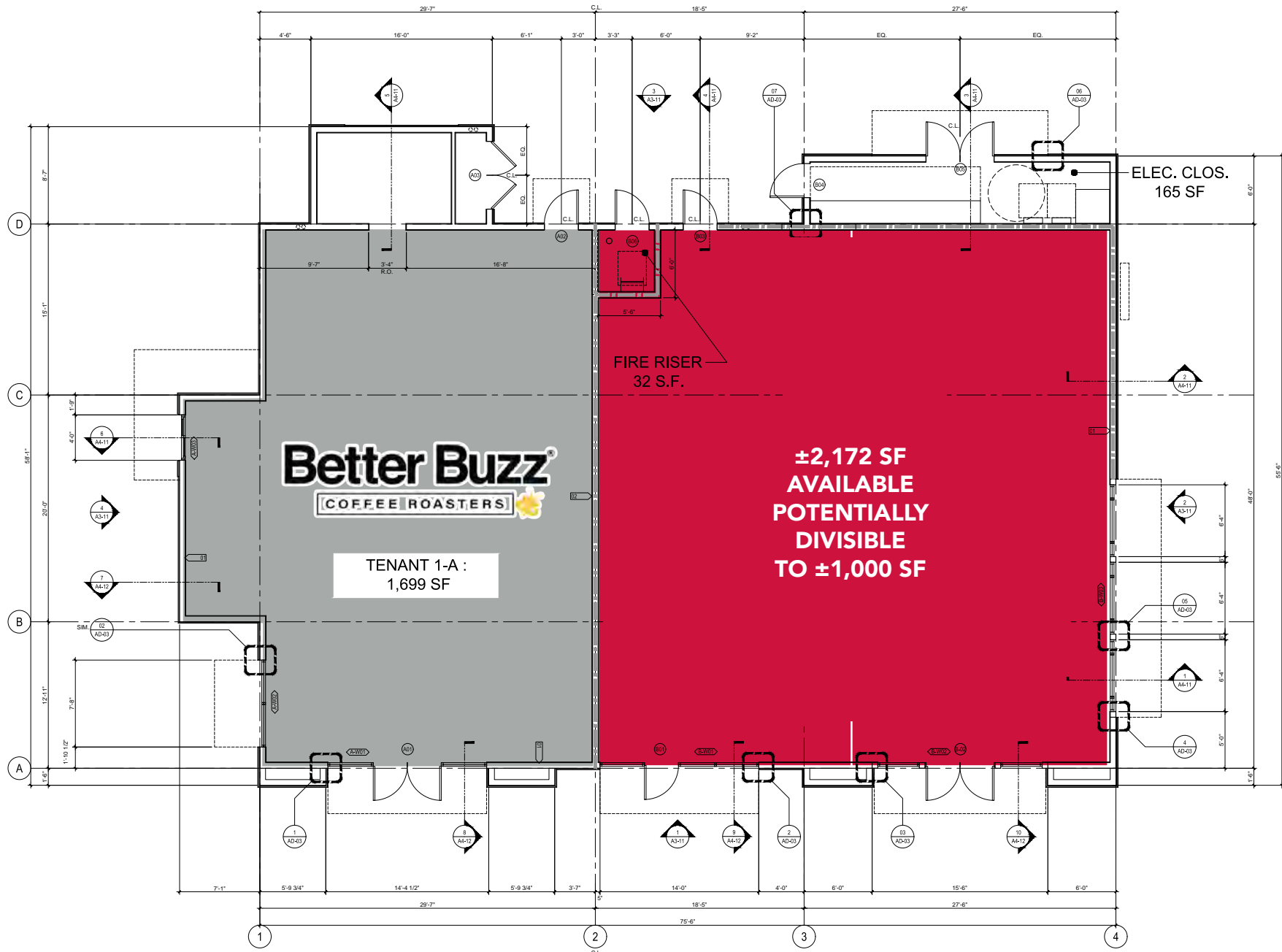
15 Fwy. at Clinton Keith Rd.

CONCEPTUAL SITE PLAN

S | **CLINTON KEITH RD.**
W | **& STABLE LANES RD.**
C | **WILDOMAR, CA**



S **CLINTON KEITH RD.**
W **& STABLE LANES RD.**
C **WILDOMAR, CA**



CONCEPTUAL ELEVATIONS

**S
W
C** | **CLINTON KEITH RD.
& STABLE LANES RD.**
WILDOMAR, CA



① SOUTHEAST ELEVATION (FRONT)



② NORTHEAST ELEVATION (RIGHT)



③ NORTHWEST ELEVATION (REAR)



④ SOUTHWEST ELEVATION (LEFT)

These are not approved by the city and are conceptual/subject to change.

AERIAL

S
W
C | CLINTON KEITH RD.
& STABLE LANES RD.
WILDOMAR, CA



122,870 (CPD)

WILDOMAR SQUARE

TACO BELL
DUNKIN' DONUTS
Habitat for Humanity
GOODYEAR

THE SHOPS AT CLINTON KEITH

7-Eleven
Starbucks Coffee

S
W
C | CLINTON KEITH RD.
& STABLE LANES RD.
WILDOMAR, CA



RENAISSANCE PLAZA

Barons Market
Pollo Loco

WILDOMAR RETAIL CENTER

RITE AID
ANGEL VIEW

CLINTON KEITH RD 32,804 (CPD)

PALOMAR ST

BEAR VALLEY PLAZA

BEAR CREEK VILLAGE CENTER

Walmart
Del Taco
Chase
Kwik

STABLE LANES RD

WILDOMAR CROSSINGS

AutoZone
Dollar Tree
Wendy's

THE BARN

BEAN COFFEE ROASTERS
Finch
everbowl

RESIDENTIAL PROJECT DEVELOPMENT LIST

**S
W
C** | **CLINTON KEITH RD.
& STABLE LANES RD.**
WILDOMAR, CA

City of Wildomar Residential Project Development List (Effective Date: July 1, 2023)

| ID | Development Project | Details |
|----|----------------------------------------------|-------------------------------------|
| 1 | Briarwood/Lennar | 67 sfr Units |
| 2 | Kuesder Homes | 10 sfr Units |
| 3 | Richmond American Homes | 149 sfr Units |
| 4 | Lennar North Ranch | 81 sfr Units |
| 7 | Elm Street Subdivision | 15 sfr Units |
| 9 | McVicar Residential | 49 sfr Units |
| 13 | Westpark Promenade Development Mixed Use | 191 mfr Units |
| 14 | Villa Sienna Apartment Project | 170 Apt Units |
| 15 | Grove Park Mixed Use Project | 162 mfr Units |
| 16 | Baxter Village Mixed Use Project | 67 sfr Units/204 mfr Units |
| 17 | Horizons/Strata Mixed Use Project | 162 mfr Units |
| 22 | Oak Creek Canyon SPA | 275 sfr Units |
| 24 | Lennar Homes Andalusia I | 42 sfr Units |
| 25 | Meritage Homes | 74 sfr Units |
| 26 | Lennar Homes Andalusia II | 44 sfr Units |
| 30 | The Orchard Collection | 51 sfr Units |
| 31 | KB/Summerhill | 70 sfr Units |
| 32 | Beazer Homes | 108 sfr Units |
| 36 | Bridlewood Residential | 60 sfr Units |
| 38 | Rhoades Residential Project | 131 sfr Units |
| 39 | Nova Homes Residential | 77 sfr Units |
| 40 | Darling/Bundy Canyon Residential | 140 mfr Units |
| 41 | Camelia Townhomes | 163 mfr Units |
| 47 | The Village at Monte Vista Mixed Use Project | 80 sfr Units |
| 48 | Oak Springs Ranch | 288 mfr Units |
| 50 | Wildomar Trail Project | 109 Townhome/Condo Units |
| 56 | Monte Vista II Townhome Project | 64 Townhome/Condo Units |
| 57 | Wildomar Crossroads Mixed Use Project | 150 mfr Units |
| 58 | Cherry/Waite St Subdivision | 10 sfr Units |
| 61 | Wildomar Meadows Specific Plan | 1,500 sfr Units |
| 63 | The Bluffs at Hidden Springs | 160 acre Mixed Use Project |
| 64 | Wildomar Cottages | 128 Unit Affordable Housing Project |

Legend

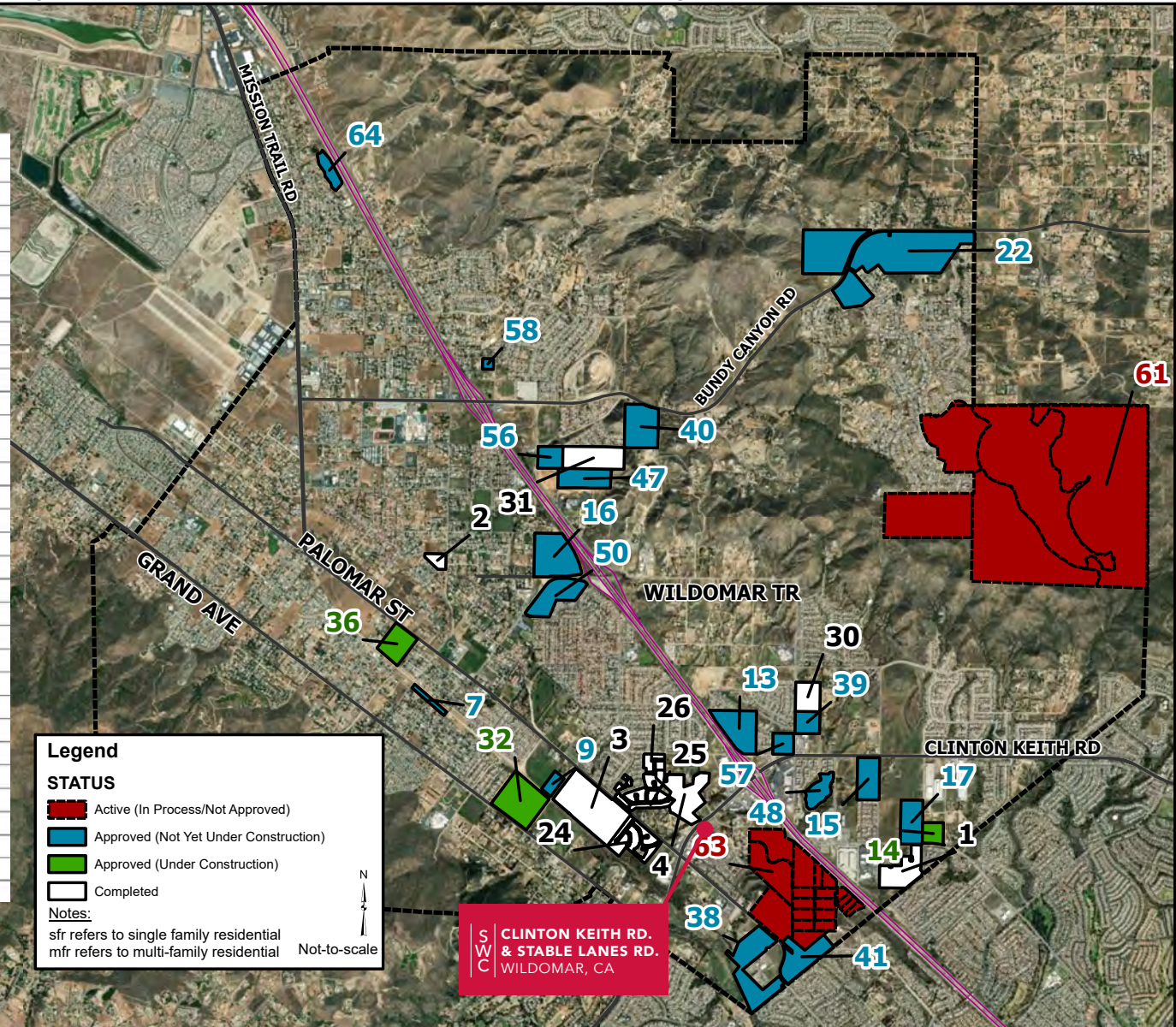
STATUS

- Active (In Process/Not Approved)
- Approved (Not Yet Under Construction)
- Approved (Under Construction)
- Completed

Notes:

sfr refers to single family residential
mfr refers to multi-family residential

Not-to-scale



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