

for lease

Clinton Keith Village

SHOPPING CENTER

24033-24107 CLINTON KEITH RD | WILDOMAR, CA

1,198 - 3,618 SF AVAILABLE FOR LEASE

EXCLUSIVE BROKERS



CUSHMAN &
WAKEFIELD



WESTMAR
COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

- Grocery-anchored neighborhood shopping center immediately off I-15 and Clinton Keith Road
- Join Grocery Outlet, Chipotle, 7-Eleven, Domino's Pizza and more
- Located less than one mile from Inland Valley Medical Center, providing a strong daytime employee, patient, and visitor customer base
- Monument and storefront signage opportunities available
- Ample on-site parking with convenient storefront access
- Strong daily commuter traffic between Wildomar, Murrieta, and Menifee

TRAFFIC COUNTS

- Clinton Keith Rd: ±16,481 ADT
- Interstate 15: ±129,003 ADT

TENANTS IN AREA



CLINTON KEITH VILLAGE

SITE PLAN



PHOTO GALLERY



CLOSE-UP AERIAL

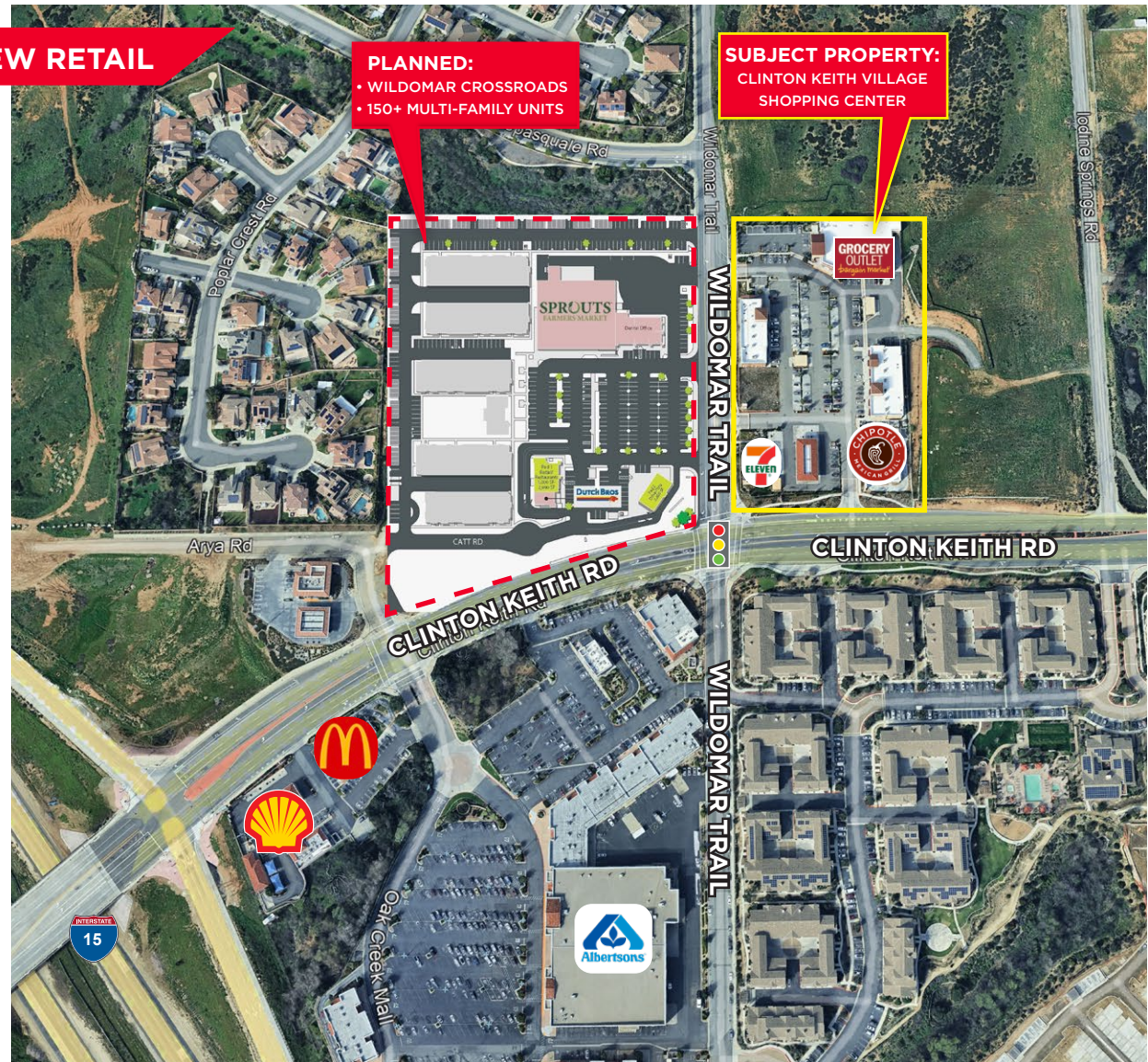
NEW DEVELOPMENT • NEW RESIDENTS • NEW RETAIL

Clinton Keith Village Shopping Center is strategically positioned directly across from a planned Sprouts Farmers Market-anchored shopping center and 150-unit apartment community now under construction for the northwest corner of Clinton Keith Road & Wildomar Trail.

The new development will introduce a strong combination of daily-needs retail and new residential density to the immediate trade area, creating additional opportunities for customer traffic and cross-shopping throughout the Clinton Keith corridor.

- Planned Sprouts Farmers Market-anchored retail center located directly across from **Clinton Keith Village**
- 150 new apartment units bringing additional residents within immediate proximity
- New development reinforces Clinton Keith Road as an emerging retail destination
- **Clinton Keith Village** is positioned to benefit from increased traffic, new rooftops and greater consumer activity generated by surrounding development

Clinton Keith Village is ideally positioned to capture the growing consumer base and increased activity generated by this next phase of development.



MARKET AERIAL



DEMOGRAPHICS

>>>>>VIEW FULL DEMO REPORT



RESIDENTIAL POPULATION

1 MILE	8,511
3 MILE	68,276
5 MILE	140,785



AVERAGE HH INCOME

1 MILE	\$150,367
3 MILE	\$142,017
5 MILE	\$144,713



TRAFFIC COUNTS

CLINTON KEITH RD:	±16,481 ADT
INTERSTATE 15:	±129,003 ADT



TOTAL EMPLOYEES

1 MILE	2,530
3 MILE	9,680
5 MILE	30,994



FOR MORE INFORMATION CONTACT:

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