

The Vineyard

28130 Clinton Keith Road, Murrieta, CA 92563

FOR LEASE



1,162± SF
FORMER HAIR SALON
AVAILABLE IMMEDIATELY



\$4.25 PSF NNN
STARTING MONTHLY
LEASE RATE



- **Costco and Aldi Anchored Regional Shopping Center**
- The Clinton Keith expansion is now open and connects I-215 to French Valley.
- Entrance to City of Murrieta high-tech/medical corridor, located one mile south of Kaiser Permanente Medical Campus, 106-bed Loma Linda University Medical Center, and the proposed 54,000 SF Health South Rehab Hospital
- Directly across from Vista Murrieta High School (3,600± students)
- Signalized access at Warm Springs Parkway, Creighton Avenue and Bronco Way



Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	6,848	76,171	202,186
2029 Population (Projected)	7,126	79,828	212,674
Daytime Employee Population	1,115	18,310	48,658
Average Household Income	\$143,968	\$123,495	\$126,890

Traffic Counts

Source: CoStar 2022	ADT
Clinton Keith Road East of I-215	12,833
I-215 at Clinton Keith Road	256,000



<https://shorturl.at/lS0dj>

Exclusively Marketed By:

Scott Forest

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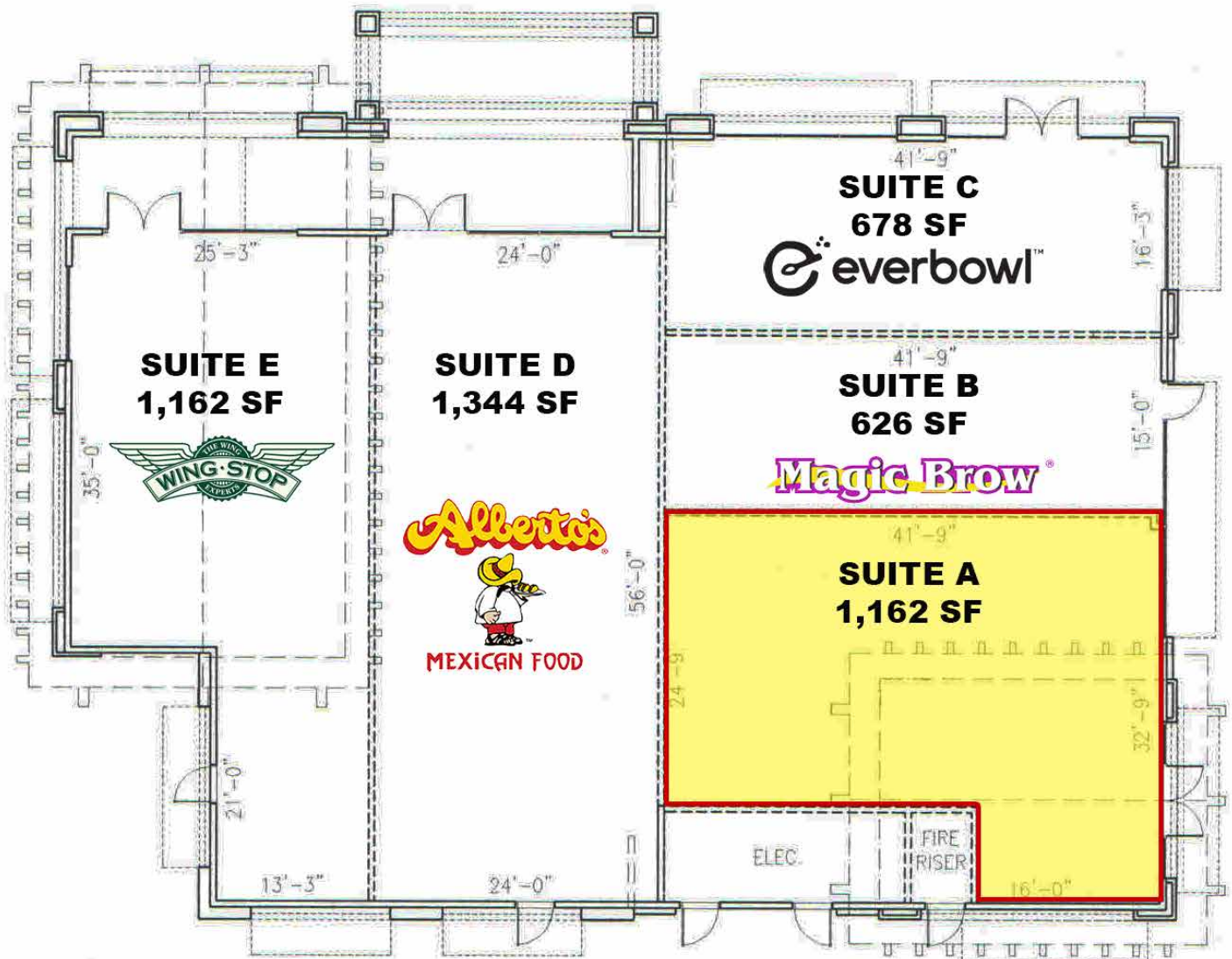
41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | www.WestMarCRE.com
The above information, while not guaranteed, has been secured from sources we believe to be reliable.
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

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BUILDING O SHOPS



TENANT ROSTER

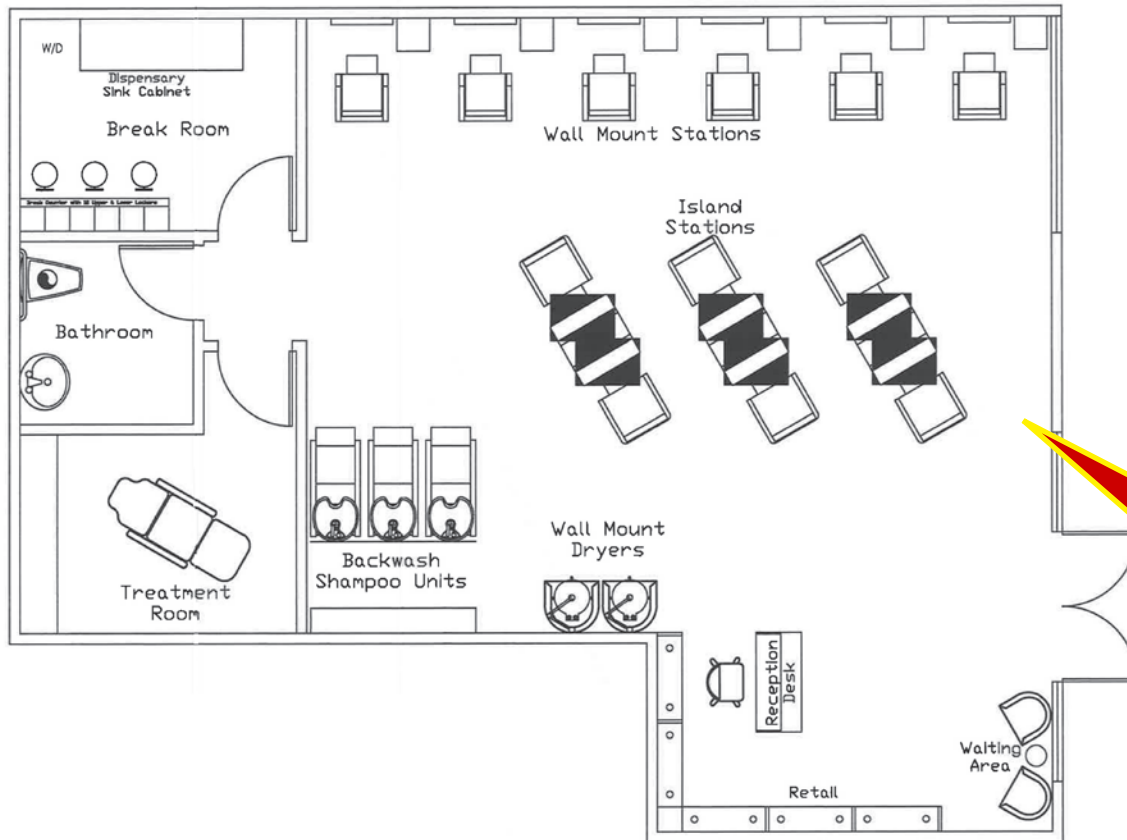
SUITE	TENANT	SF	RATE (PSF/ MONTH)
100	AVAILABLE	1,162±	\$4.25
200	Magic Brow	626±	
300	Everbowl	678	
400	Albertos	1,344	
500	WIngstop	1,162	

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SUITE 100

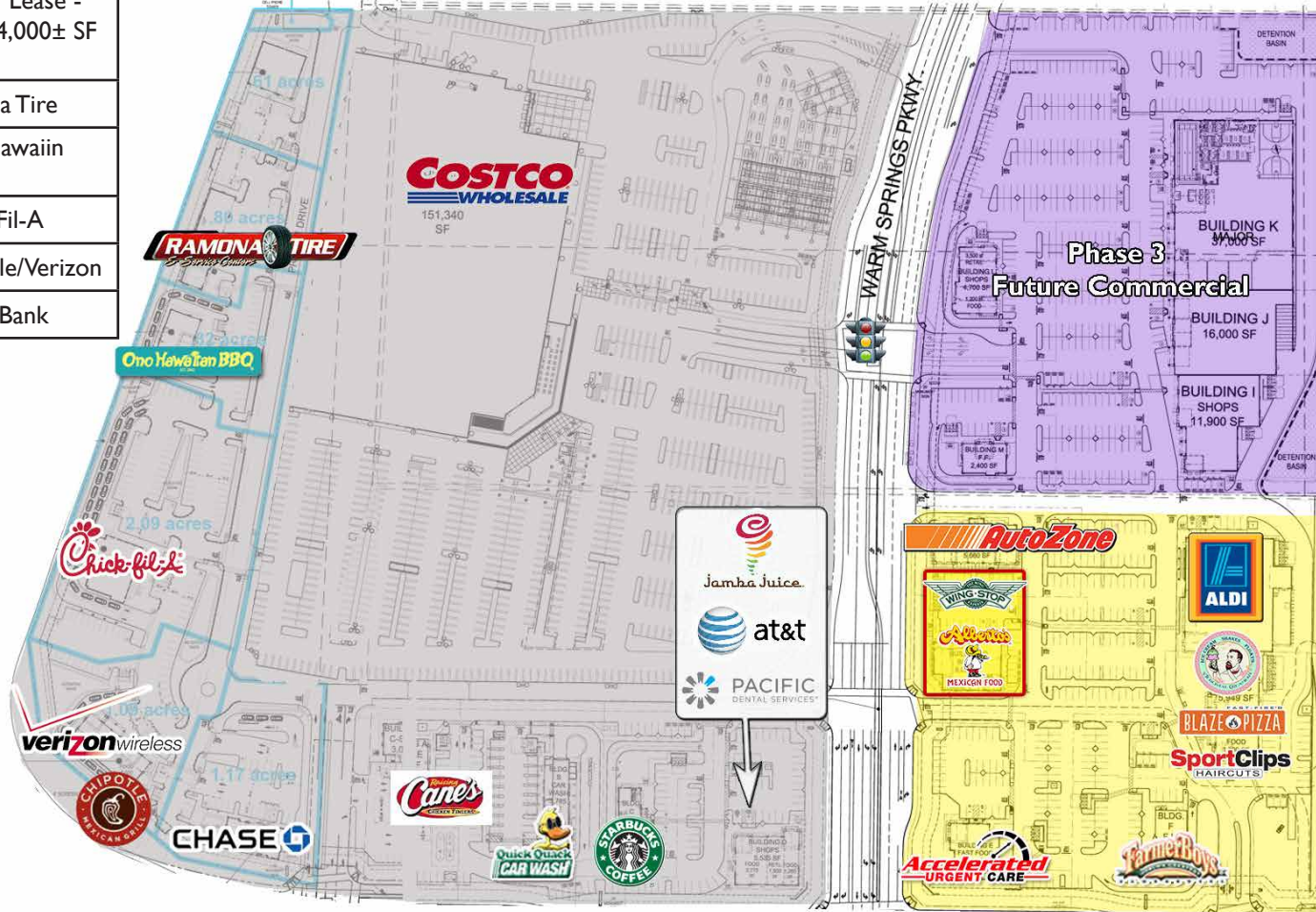


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THE VINEYARD FREEWAY CENTER	
Bldg/ Pad	Tenant Name
T	Pad for Lease - Up to 4,000± SF Retail
U	Ramona Tire
V	Ono Hawaii BBQ
W	Chick-Fil-A
X	Chipotle/Verizon
Y	Chase Bank



THE VINEYARD	
Bldg/ Pad	Tenant Name
Pad B	Quick Quack Car Wash
Pad C	Starbucks
Bldg. D	AT & T / Jamba Juice / Pacific Dental
Pad E	Accelerated Urgent Care
Pad F	Farmer Boys
Shops G	1,500± SF Available (See Attached Floor Plan)
Bldg. H	Aldi
Shops I	1,000± - 11,900± SF
Jr Anchor J	16,000± SF
Anchor K	37,000± SF
Pad L	Multi-Tenant Drive-Thru
Pad M	Drive-Thru Ground Lease
Bldg. N	AutoZone
Bldg. O	Magic Brow / Everbowl / Albertos / Wingstop
Anchor Q	Costco

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