

The Vineyard Freeway Center

NEC Interstate 215 and Clinton Keith Road, Murrieta, CA 92562

COSTCO/ALDI ANCHORED SHOPPING CENTER



0.68± ACRE PARCEL
POTENTIALLY ABLE TO ACCOMMODATE UP TO 4,000± SF



FOR LEASE / FOR SALE
CONTACT BROKER FOR PRICING



- Part of Regional Center Anchored by:



- Freestanding Pad Opportunity Available
- For Ground Lease or Sale (Owner will consider Built to Suit)
- Freeway Frontage
- Clinton Keith Road is now open and connects I-215 to Winchester Road and French Valley.
- Located directly across from Vista Murrieta High School (3,600± students)
- Three signalized access points to center, including at Warm Springs Parkway and Creighton Avenue

BLDG	PROPOSED BLDG SIZE	TENANT
Building T	Up to 4,000± SF	Available For Lease or Sale
Building U	5,000± SF	Ramona Tire
Building V	3,200± SF	Ono Hawaiian BBQ
Building W	5,000± SF	Chick-Fil-A
Building X	4,850± SF	Chipotle/Verizon
Building Y	3,470± SF	Chase Bank

** Vineyard Freeway Center (VFC) is adjacent to I-215 (VFC is the L shape center outlined in blue on the left)*

Current Traffic Counts

Source: CoStar 2022	ADT
Interstate 215 and Clinton Keith Road (Antelope Road)	109,394
Clinton Keith Road East of Interstate 215	26,826

Traffic Count Projections

Source: Trames Solutions, Inc 2013 Traffic Study for The Vineyard Shopping Center	2020	2030
Clinton Keith Road East of Interstate 215	24,000- 37,000	60,000- 70,000

JOIN:



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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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DEMOGRAPHICS

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimate)	6,835	76,217	202,123
2029 Population (Projection)	7,113	79,883	212,723
Daytime Employee Population	1,116	17,924	48,198
Average Household Income	\$144,071	\$123,611	\$126,809

* || This access has been closed and was a condition of the City of Murrieta when Costco opened. The driveway entrances to The Vineyard on either side of Warm Springs Parkway are right in and right out only.

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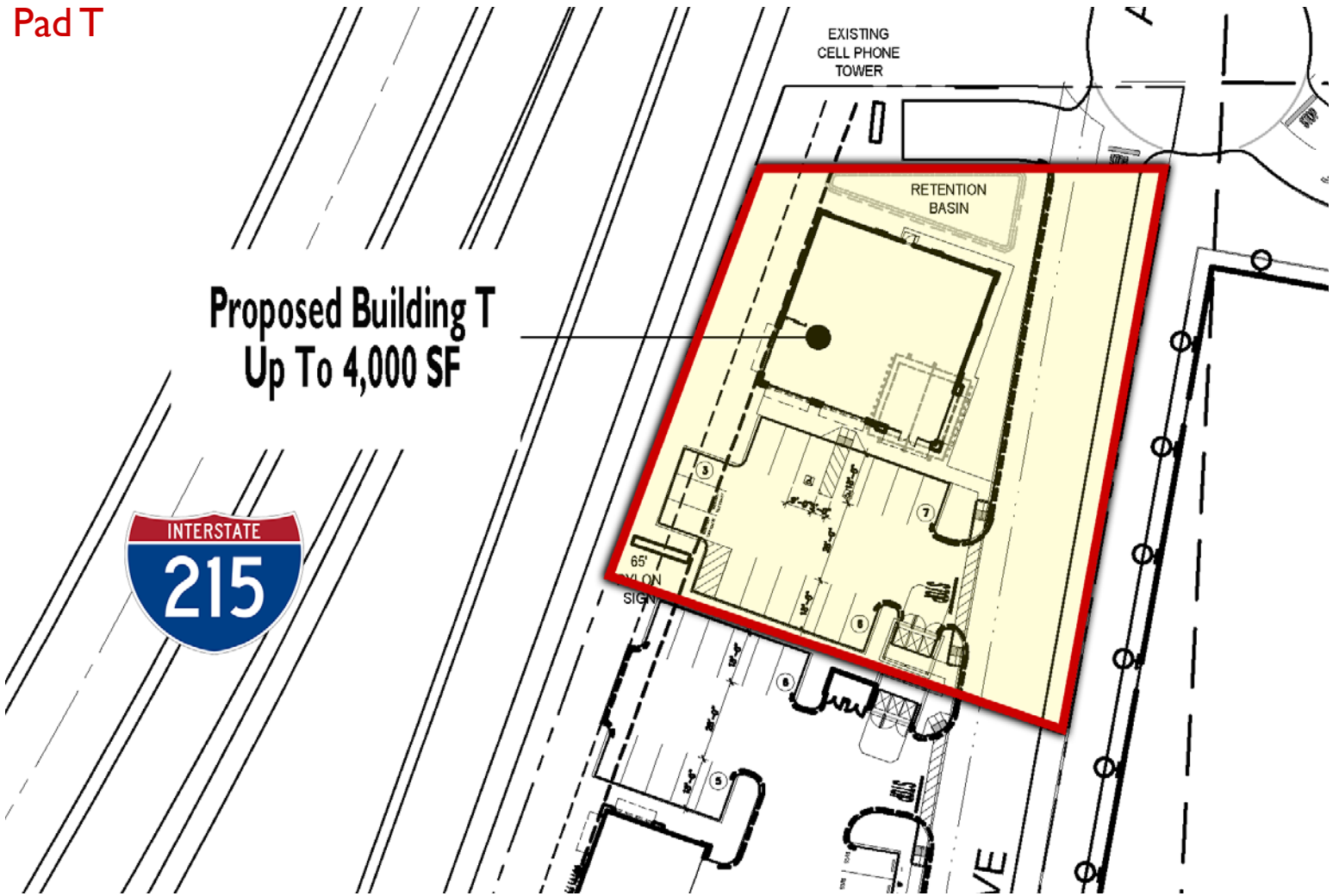
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**COSTCO/ALDI ANCHORED
SHOPPING CENTER**

Pad T

Proposed Building T
Up To 4,000 SF



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