

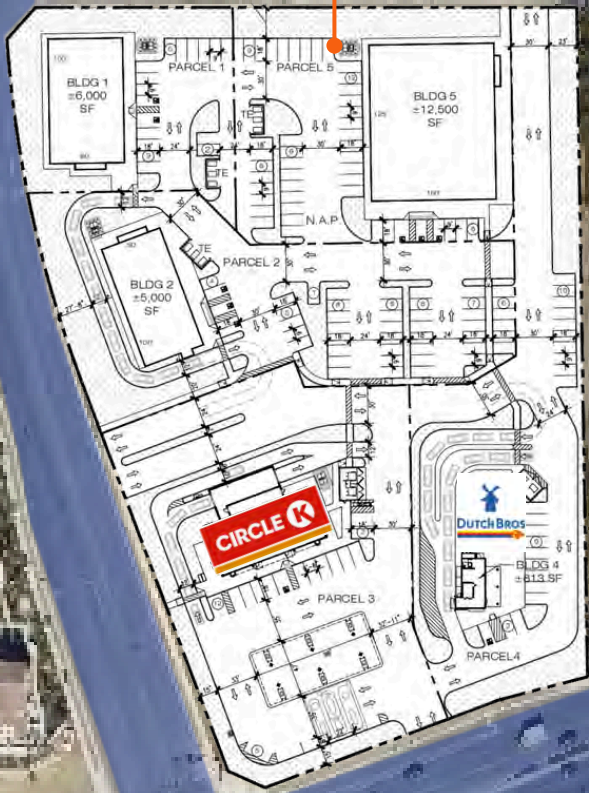
PROPOSED RETAIL FOR LEASE



NEC Clinton Keith Road & Mitchell Road
Murrieta, CA

MITCHELL ROAD

SITE ±5.24 AC



CLINTON KEITH ROAD
±26,826 CPD



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SITE PLAN

NEC CLINTON KEITH ROAD & MITCHELL ROAD | MURRIETA, CA

OFFERING SUMMARY

LAND SIZE:	±5.24 AC
PROPOSED SF:	±1,000-25,000 SF
MARKET:	Inland Empire
SUBMARKET:	SW Riverside County

FEATURES:

- 3 proposed buildings available for ground lease or build-to-suit
- 0.4 miles from I-215
- 0.4 miles from Orchard Community Shopping Center
- 0.7 miles from Vineyard Regional Shopping Center



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RETAIL MAP

NEC CLINTON KEITH ROAD & MITCHELL ROAD | MURRIETA, CA



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DEMOGRAPHICS

NEC CLINTON KEITH ROAD & MITCHELL ROAD | MURRIETA, CA

Source: ESRI 2023



-  **State** California
-  **County** Riverside
-  **Mayor** Lisa DeForest
-  **Website** murrietaca.gov

POPULATION



79,801
POPULATION

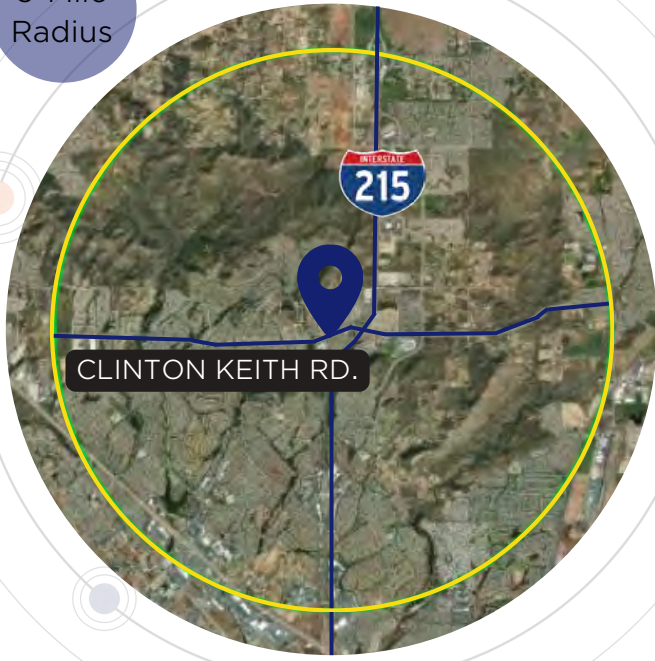


37.3
MEDIAN AGE



25,828
HOUSEHOLDS

3-Mile
Radius



EMPLOYMENT



67%
WHITE COLLAR



17%
BLUE COLLAR



20%
SERVICES



6.5%
UNEMPLOYMENT RATE

EDUCATION



23%
HIGH SCHOOL
GRADUATE



39%
SOME COLLEGE



32%
BACHELORS/GRAD/
PROF DEGREE

INCOME



\$108,219
MEDIAN HOUSEHOLD
INCOME



\$45,006
PER CAPITA
INCOME



\$420,865
MEDIAN NET
WORTH

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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2024