

I-15 Fwy Retail Center for Lease



FOR LEASE

WILLOW CREEK

4,000(+/-) S.F. OF RETAIL SPACE ON I-15 FWY & WILDOMAR TRAIL

34859 Frederick Street, #104, Wildomar, CA 92595

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RETAIL CENTER FOR LEASE IN WILDOMAR



Address: 34859 Frederick Street, #104, Wildomar, CA 92595

MAJOR FREEWAY ACCESS:

- I-15 Fwy and Wildomar Trail Exit
- Approx. 4.9 miles from I- 215 Fwy
- Approx. 6.8 miles from CA- 74 Fwy

PROPERTY DESCRIPTION

- Located near shopping center and multitude of local popular business and restaurants.
- Large residential community in
- walkable distance

AVAILABLE SUITES

- Large open space of approximately 4,000 square feet.
- High ceilings
- Restroom with fixtures in place.

SIGNAGE & TRAFFIC

- Heavily traveled by over 128,511 vehicles per day at the I-15 Fwy, and Wildomar Trail off-ramp.

HIGH INCOME AREA

- High Income area with an average household income of over \$115,666 in a 1-miles radius of this site.

EASY PARKING ACCESS

- Abundance of parking spaces readily available for customers convenience.

CO-TENANTS: Co- tenants include Upland Dental Implant Orthodontics, Sun Pro Solar, Optometry and a multitude of local popular businesses .

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Available Suites

Area

Rent /Month

Suite 104

4,000 (+/-) s.f.

\$1.20 p.s. f. per month plus NNN

Information was obtained from sources believed to be reliable but it is not guaranteed, all information is subject to change at anytime.

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DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2022 Estimate Population:	5,778	48,782	140,029
Population Growth 2022 - 2027:	5.26%	6.46%	7.57%
2022 Estimate Households:	1,941	15,843	47,878
HH Growth 2022-2027	5.03%	6.30%	7.35%
2022 Average Household Income:	\$115,666	\$114,366	\$113,635

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