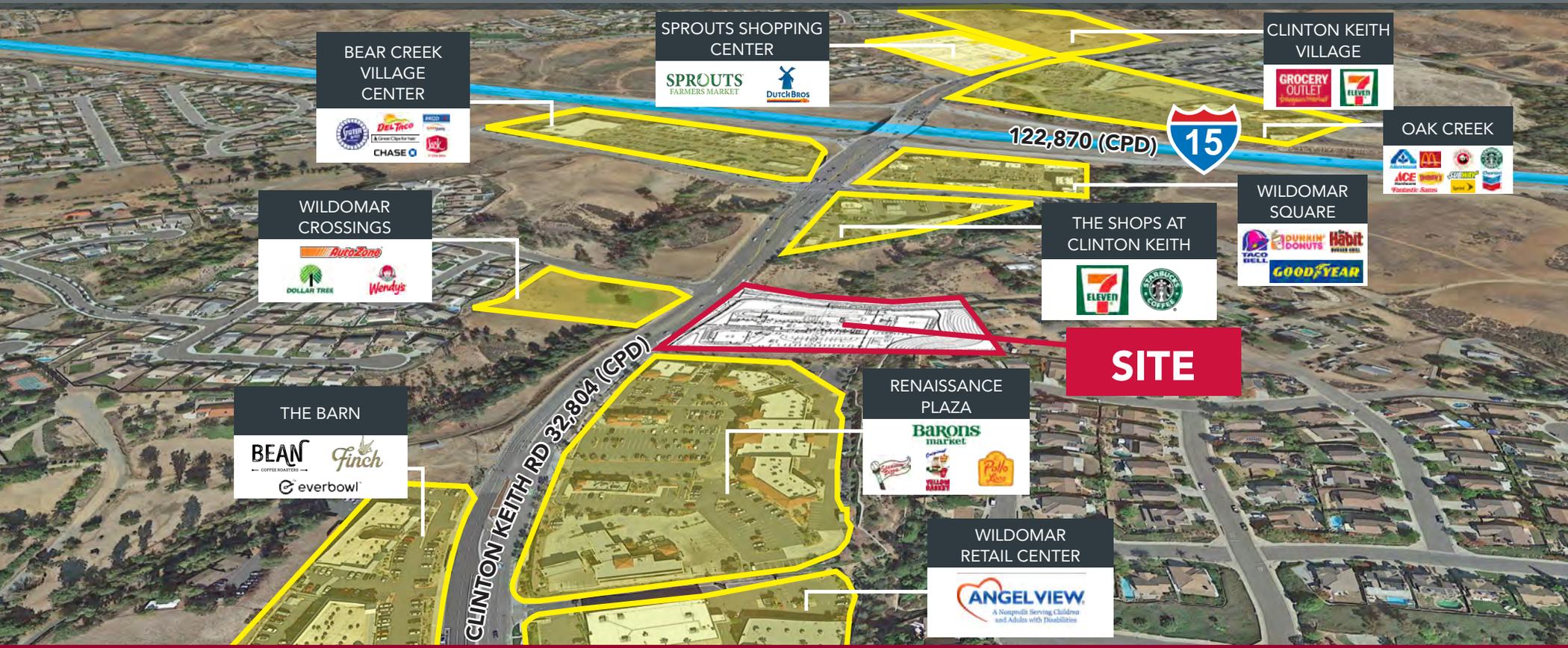


NEW WILDOMAR SHOPPING CENTER! AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

S | **CLINTON KEITH RD.**
W | **& STABLE LANES RD.**
C | **WILDOMAR, CA**



PROPERTY HIGHLIGHTS



Coming Soon

- Pad Available for GL/BTS With Potential Drive Thru Opportunity
- ±2,172 SF Available Next to Better Buzz for Retail/Restaurant Use Divisible to ±1,000 SF

- Fully Entitled – CUP Approved
- Breaking Ground Q2 – 2026
- Monument Signage Available
- Close Proximity to 15 FWY
- High Growth Residential Trade Area With ±338 Units Under Construction & ±2,164 New Units Planned

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population:	7,903	61,972	131,004
Daytime Population:	4,833	28,898	64,600
Avg. Household Income:	\$147,602	\$141,198	\$141,781

Source: Regis Online

TRAFFIC COUNTS

32,804 CPD	122,870 CPD
On Clinton Keith Road	15 Fwy. at Clinton Keith Rd.
Source: Regis Online	

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bbielatowicz@leetemecula.com
DRE #01269887

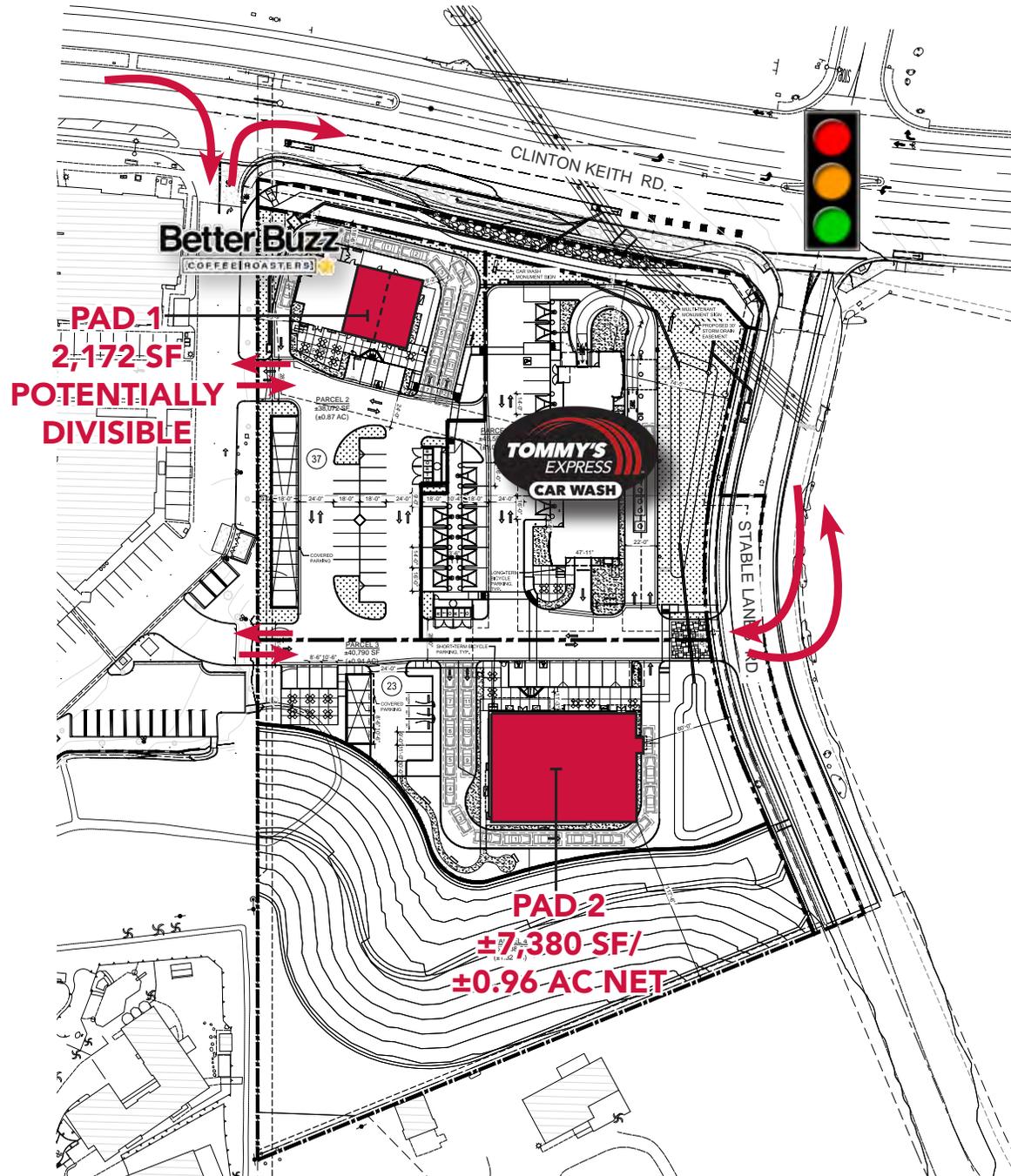
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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

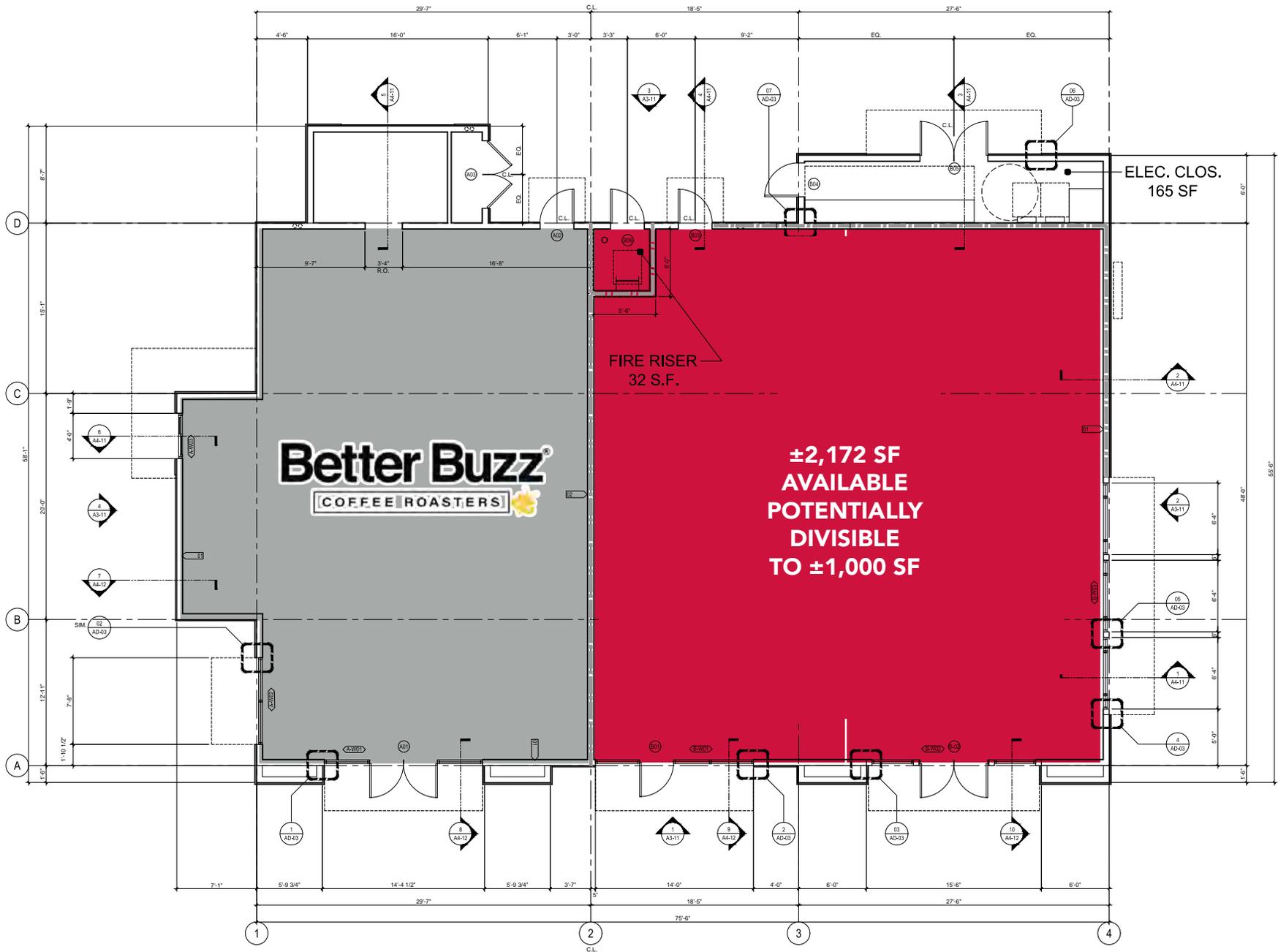
CONCEPTUAL SITE PLAN

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PAD 1 FLOORPLAN

S CLINTON KEITH RD.
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CONCEPTUAL ELEVATIONS

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① SOUTHEAST ELEVATION (FRONT)



② NORTHEAST ELEVATION (RIGHT)



③ NORTHWEST ELEVATION (REAR)



④ SOUTHWEST ELEVATION (LEFT)

These are not approved by the city and are conceptual/subject to change.

AERIAL

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122,870 (CPD)

WILDOMAR SQUARE

THE SHOPS AT CLINTON KEITH

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RENAISSANCE PLAZA

WILDOMAR RETAIL CENTER

Tommy's Express Car Wash
Better Buzz

CLINTON KEITH RD 32,804 (CPD)

BEAR VALLEY PLAZA

BEAR CREEK VILLAGE CENTER

STABLE LANES RD

WILDOMAR CROSSINGS

THE BARN

PALOMAR ST

RESIDENTIAL PROJECT DEVELOPMENT LIST

S
W
C | CLINTON KEITH RD.
& STABLE LANES RD.
WILDOMAR, CA

City of Wildomar Residential Project Development List (Effective Date: July 1, 2023)

ID	Development Project	Details
1	Briarwood/Lennar	67 sfr Units
2	Kuesder Homes	10 sfr Units
3	Richmond American Homes	149 sfr Units
4	Lennar North Ranch	81 sfr Units
7	Elm Street Subdivision	15 sfr Units
9	McVicar Residential	49 sfr Units
13	Westpark Promenade Development Mixed Use	191 mfr Units
14	Villa Sienna Apartment Project	170 Apt Units
15	Grove Park Mixed Use Project	162 mfr Units
16	Baxter Village Mixed Use Project	67 sfr Units/204 mfr Units
17	Horizons/Strata Mixed Use Project	162 mfr Units
22	Oak Creek Canyon SPA	275 sfr Units
24	Lennar Homes Andalusia I	42 sfr Lots
25	Meritage Homes	74 sfr Units
26	Lennar Homes Andalusia II	44 sfr Units
30	The Orchard Collection	51 sfr Units
31	KB/Summerhill	70 sfr Units
32	Beazer Homes	108 sfr Units
36	Bridlewood Residential	60 sfr Units
38	Rhoades Residential Project	131 sfr Lots
39	Nova Homes Residential	77 sfr Units
40	Darling/Bundy Canyon Residential	140 mfr Units
41	Camelia Townhomes	163 mfr Units
47	The Village at Monte Vista Mixed Use Project	80 sfr Units
48	Oak Springs Ranch	288 mfr Units
50	Wildomar Trail Project	109 Townhome/Condo Units
56	Monte Vista II Townhome Project	64 Townhome/Condo Units
57	Wildomar Crossroads Mixed Use Project	150 mfr Units
58	Cherry/Waite St Subdivision	10 sfr Units
61	Wildomar Meadows Specific Plan	1,500 sfr Units
63	The Bluffs at Hidden Springs	160 acre Mixed Use Project
64	Wildomar Cottages	128 Unit Affordable Housing Project

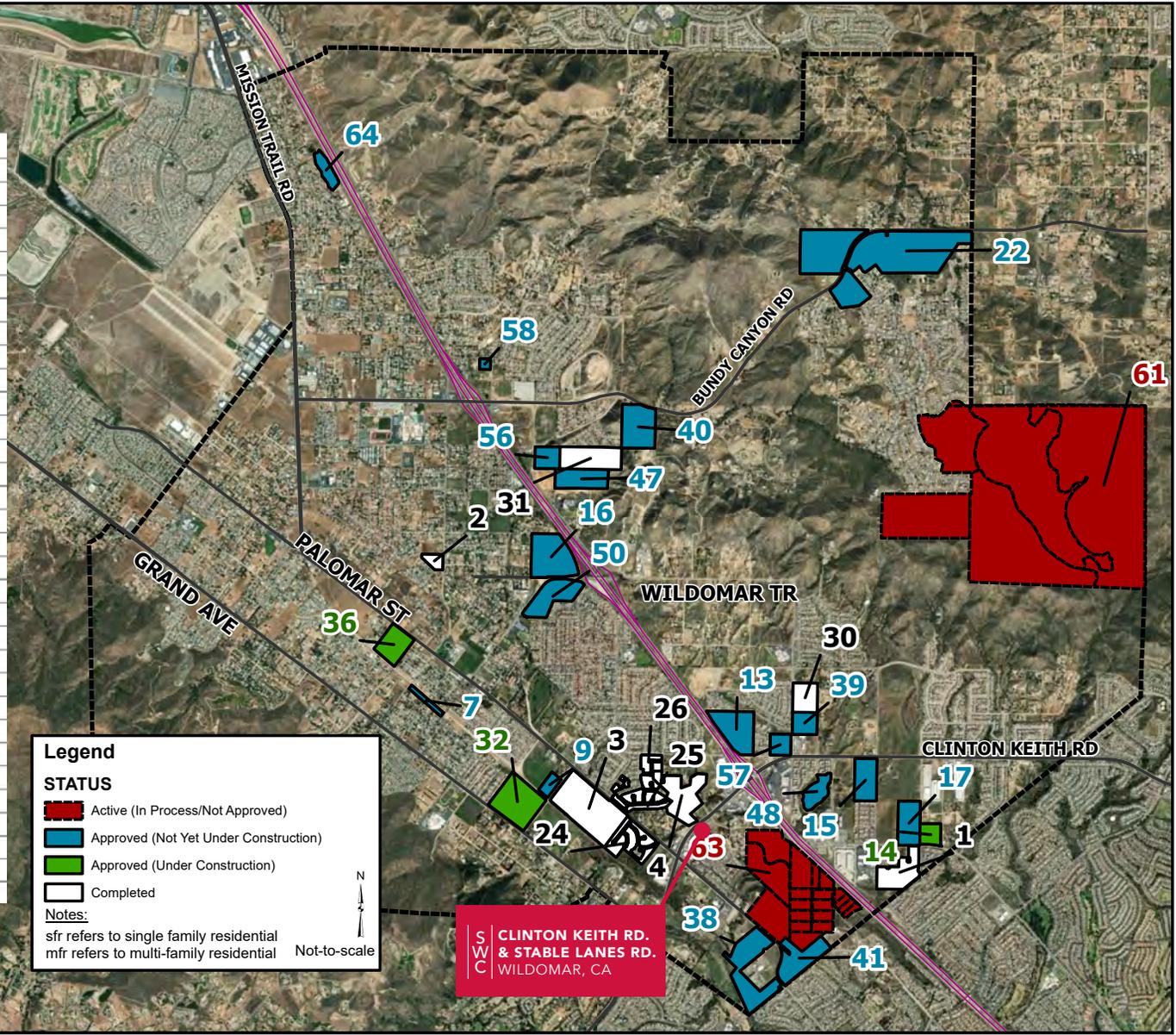
Legend

STATUS

- Active (In Process/Not Approved)
- Approved (Not Yet Under Construction)
- Approved (Under Construction)
- Completed

Notes:
sfr refers to single family residential
mfr refers to multi-family residential

Not-to-scale



S
W
C | CLINTON KEITH RD.
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