

NOW LEASING Drive-thru Pad and Inline Shop Space

Chipotle Lease Signed for Pad A



Clinton Keith Village

24033-24107 Clinton Keith Road
Wildomar, CA

For more information, please contact:

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Property Information

- ▲ Seeking food, retail, financial, fast food, automotive and service tenants
- ▲ Drive-thru Pad and in-line space available
 - ▲ High growth residential area with many new residential developments
 - ▲ Two, 20 foot monument signs
- ▲ Excellent visibility to signalized intersection
- ▲ Offers street exposure, strong demographics, and high traffic counts
- ▲ Located within major retail area, across the street from Oak Creek Village Marketplace (Albertson's Sav-On, McDonald's & Starbucks)
- ▲ Close proximity to Inland Valley Medical Center
- ▲ Located on Clinton Keith Road, just east of the I-15, on the signalized intersection at George Avenue (to be Wildomar Trail). Clinton Keith Road is a major thoroughfare, now completed to French Valley

Contact Broker for additional information.

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V3

For more information, please contact:



Available

Pad F - Drive-thru Pad

- ▲ Ground Lease or Build-to-Suit

Building B

- ▲ Suite 103 - 1,200 SF - \$2.25 psf NNN

Building E

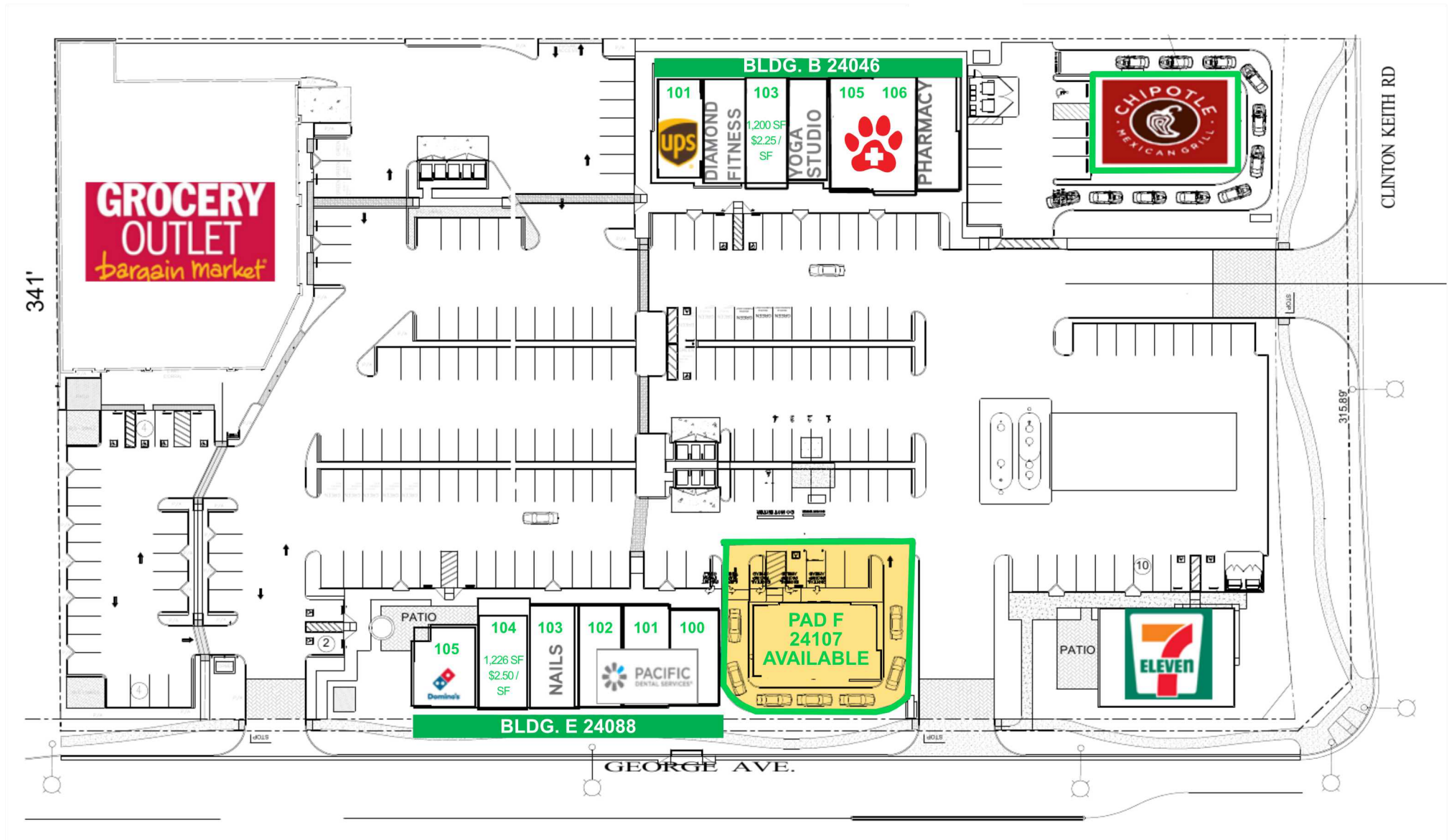
- ▲ Suite 104 - 1,226 SF - \$2.50 psf NNN



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Site Plan



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Aerial Map

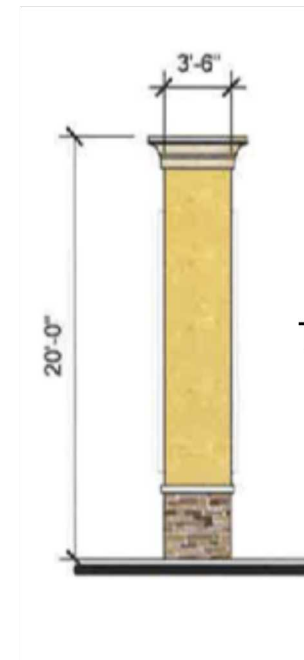
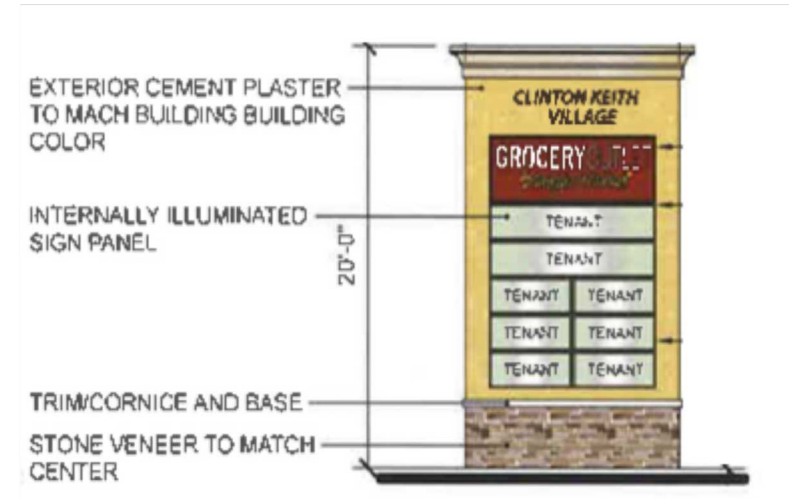


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Demographics

Population	2 Mile	5 Mile	10 Mile
2022 Total Population:	33,031	144,620	455,260
2027 Population Projection:	35,275	155,378	491,141
Pop Growth 2010-2022:	1.2%	1.6%	2.0%
Median Age:	36.9	36.7	36.9
Households			
2022 Total Households:	10,114	45,497	144,378
HH Growth 2022-2027:	1.3%	1.4%	1.5%
Average Household Inc:	\$126,447	\$113,943	\$108,740
Avg Household Size:	3.3	3.2	3.1
2020 Avg HH Vehicles:	3.00	2.00	2.00
Housing			
Median Home Value:	\$442,478	\$426,228	\$413,995
Median Year Built:	2000	1999	1999



Two Large Monument Signs