

# THE BARN AT WILDOMAR

32395 CLINTON KEITH ROAD | WILDOMAR, CA

## PROPERTY HIGHLIGHTS:

- ±712 SF - ±2,500 SF Retail Spaces Available
- Iconic Lifestyle Center, known as "The Jewel of Wildomar" is a 23 unit mixed-use property ideal for indoor/outdoor dining, medical office, shopping, beauty and professional services.
- Excellent Location! Signalized corner of Clinton Keith Rd. and Palomar, the busiest intersection in Wildomar servicing Bear Creek, La Cresta and newly developed Lennar housing communities
- Amazing visibility, curb side appeal & storefront signage: 196 ft of frontage on Clinton Keith Rd., and 93 ft of frontage on Palomar
- Two blocks from I-15
- 448 new homes in the immediate area with several new housing and commercial developments breaking ground.

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Average Income	\$84,541	\$96,238	\$92,560
Population	7,926	61,609	126,170

\*Source: Regis

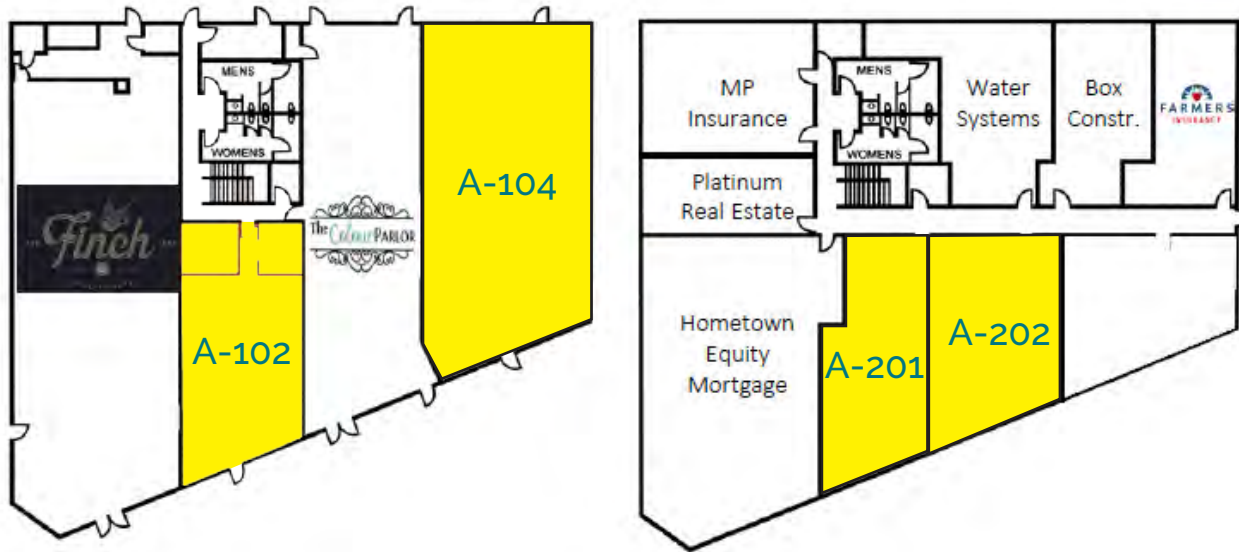
## TRAFFIC COUNTS

<b>16,500 CPD</b>	<b>12,000 CPD</b>
Clinton Keith Road at Palomar Street	On Palomar Street

\*Source: Regis

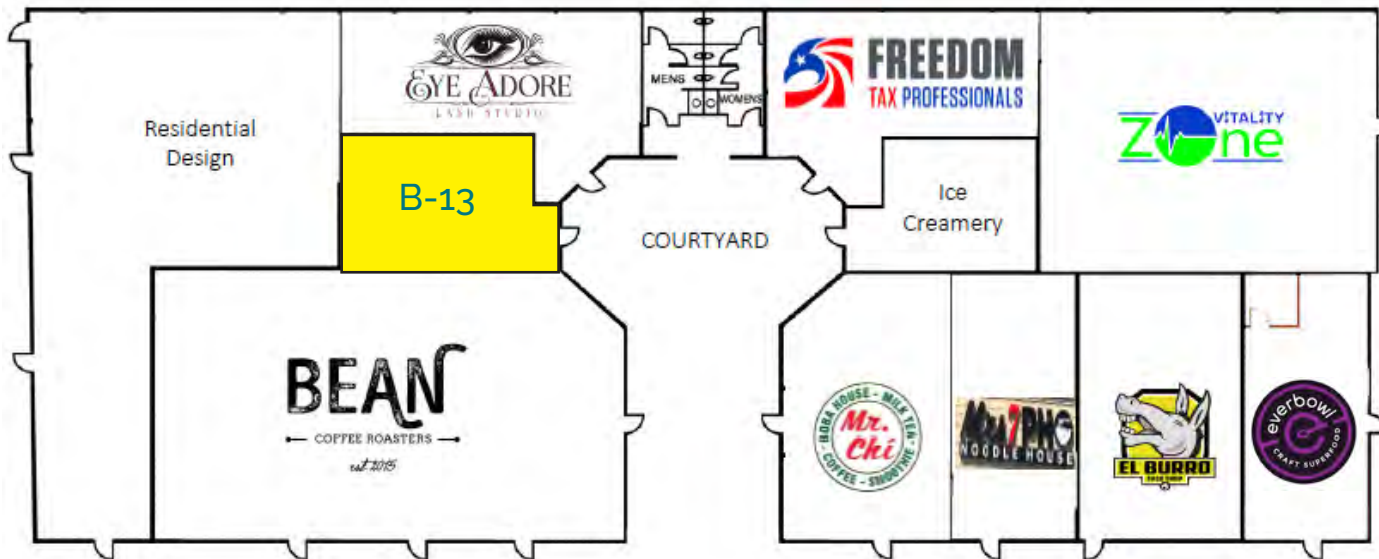


# AVAILABILITIES



## RETAIL TENANT

A-101	Finch
A-102	±1,311 Sq. Ft.
A-103	The Colour Parlor
A-104	±2,500 Sq. Ft. Potentially Available in 90 days
B-1	Residential Design
B-2,3,4	The Bean
B-5	Mr. Chi
B-6	Mrs. 7 Pho
B-7	El Burro
B-8	EverBowl
B-9	Vitality Zone
B-10	Ice Creamery
B-11	Freedom Tax Professionals
B-12	Eye Adore
B-13	±712 Sq. Ft.



## OFFICE TENANT

A-200	WPS, Inc.
A-201	±765 Sq. Ft.
A-202	±1,104 Sq. Ft. Potentially Available - Contact Broker For Details
A-203	Hometown Equity Mortgage
A-204	Platinum Real Estate
A-205	MP Insurance
A-206	Water Systems
A-207	Box Construction
A-208	Farmers Insurance



131,000 (CPD)

**BEAR CREEK VILLAGE CENTER**

**WILDOMAR SQUARE**

**OAK CREEK**

**WILDOMAR CROSSINGS**

**THE SHOPS AT CLINTON KEITH**

**THE BARN**  
AT WILDOMAR

**RENAISSANCE PLAZA**

**BARONS market**

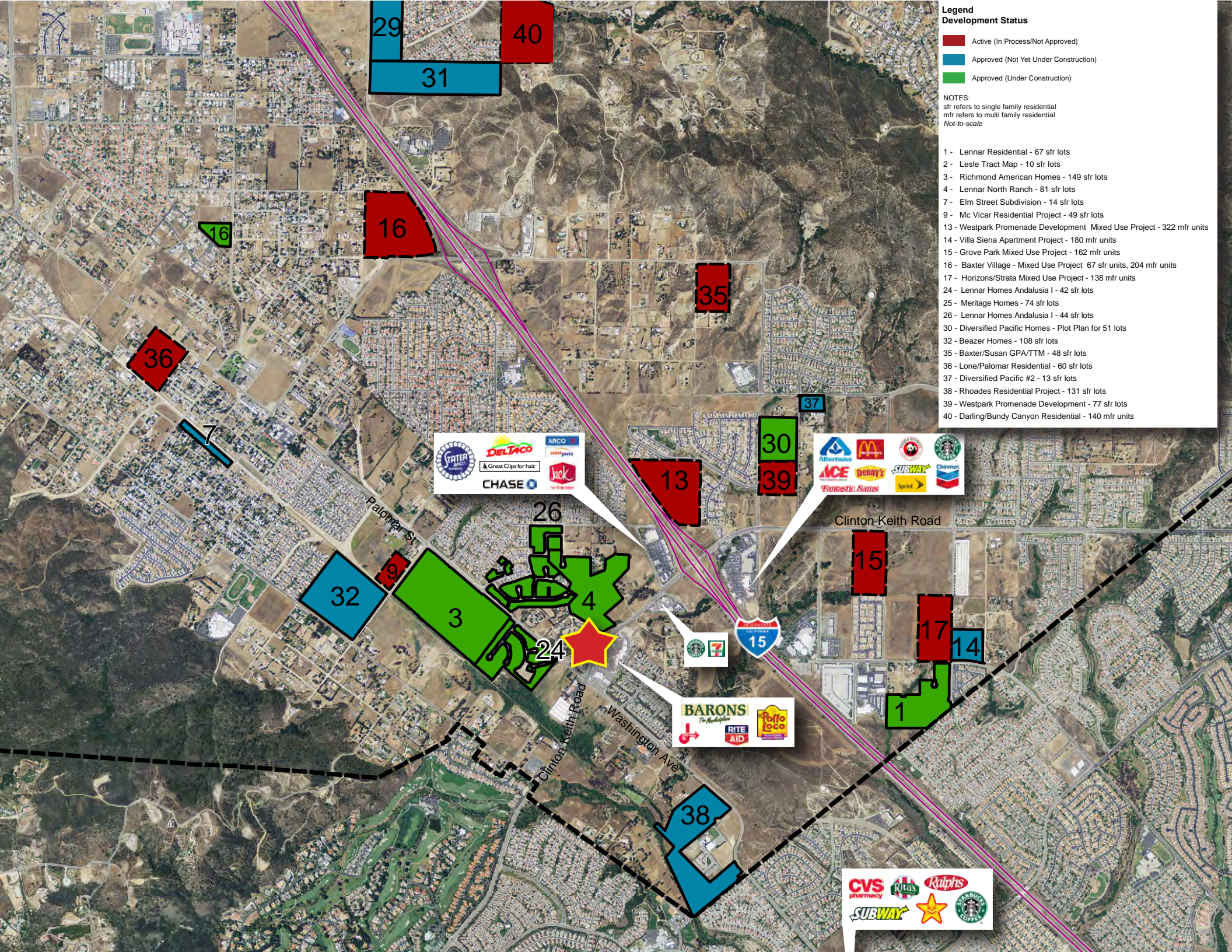
CLINTON KEITH RD 16,500 (CPD)

**WILDOMAR RETAIL CENTER**

**BEAR VALLEY PLAZA**

PALOMAR RD 12,000 (CPD)





**Legend**

**Development Status**

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

NOTES:  
 sfr refers to single family residential  
 mfr refers to multi family residential  
 Not-to-scale

- 1 - Lennar Residential - 67 sfr lots
- 2 - Leslie Tract Map - 10 sfr lots
- 3 - Richmond American Homes - 149 sfr lots
- 4 - Lennar North Ranch - 81 sfr lots
- 7 - Elm Street Subdivision - 14 sfr lots
- 9 - Mc Vicar Residential Project - 49 sfr lots
- 13 - Westpark Promenade Development Mixed Use Project - 322 mfr units
- 14 - Villa Siena Apartment Project - 180 mfr 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 - 138 mfr units
- 24 - Lennar Homes Andalusia I - 42 sfr lots
- 25 - Meritage Homes - 74 sfr lots
- 26 - Lennar Homes Andalusia I - 44 sfr lots
- 30 - Diversified Pacific Homes - Plot Plan for 51 lots
- 32 - Beazer Homes - 108 sfr lots
- 35 - Baxter/Susan GPA/TTM - 48 sfr lots
- 36 - Lone/Palomar Residential - 60 sfr lots
- 37 - Diversified Pacific #2 - 13 sfr lots
- 38 - Rhoades Residential Project - 131 sfr lots
- 39 - Westpark Promenade Development - 77 sfr lots
- 40 - Darling/Bundy Canyon Residential - 140 mfr units

Palomar St  
 Clinton-Keith Road  
 Washington Ave

Clinton-Keith Road



# DEMOGRAPHICS

32395 Clinton Keith Rd				
Wildomar, CA 92595				
		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	7,926	61,609	126,170
	2024 Projected Population	8,453	65,782	135,161
	2010 Census Population	4,944	54,008	109,687
	2000 Census Population	2,922	30,943	64,767
	Projected Annual Growth 2019 to 2024	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2019	9.0%	5.2%	5.0%
	2019 Median Age	35.2	38.1	36.3
HOUSEHOLDS	2019 Estimated Households	2,424	19,950	40,232
	2024 Projected Households	2,513	20,684	41,844
	2010 Census Households	1,515	17,402	34,874
	2000 Census Households	897	10,238	21,062
	Projected Annual Growth 2019 to 2024	0.7%	0.7%	0.8%
	Historical Annual Growth 2000 to 2019	9.0%	5.0%	4.8%
	2019 Estimated White	66.1%	70.0%	67.3%
RACE AND ETHNICITY	2019 Estimated Black or African American	6.2%	4.9%	5.2%
	2019 Estimated Asian or Pacific Islander	7.8%	7.8%	8.0%
	2019 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.9%
	2019 Estimated Other Races	18.8%	16.6%	18.7%
	2019 Estimated Hispanic	35.1%	31.3%	34.0%
	2019 Estimated Average Household Income	\$84,541	\$96,238	\$92,560
INCOME	2019 Estimated Median Household Income	\$91,557	\$90,848	\$85,409
	2019 Estimated Per Capita Income	\$25,870	\$31,210	\$29,551
	2019 Estimated Elementary (Grade Level 0 to 8)	4.9%	4.2%	4.5%
EDUCATION (AGE 25+)	2019 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.3%	6.1%
	2019 Estimated High School Graduate	28.5%	25.7%	24.6%
	2019 Estimated Some College	27.6%	28.3%	28.9%
	2019 Estimated Associates Degree Only	11.0%	8.9%	9.4%
	2019 Estimated Bachelors Degree Only	14.6%	18.3%	17.8%
	2019 Estimated Graduate Degree	7.4%	9.2%	8.8%
	2019 Estimated Total Businesses	364	1,166	3,804
BUSINESS	2019 Estimated Total Employees	2,240	7,676	26,815
	2019 Estimated Employee Population per Business	6.2	6.6	7.0
	2019 Estimated Residential Population per Business	21.8	52.9	33.2



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