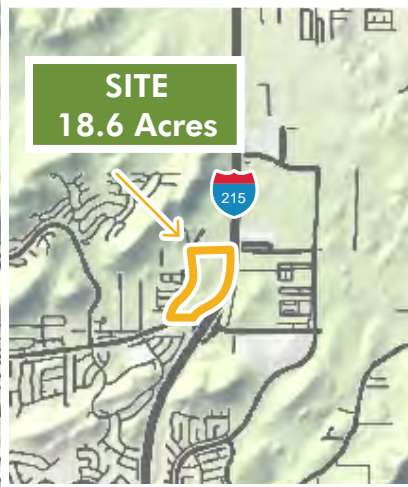


FOR LEASE

The Orchard | Station - Regional Retail Center
 NWC Clinton Keith Rd & I-215, Murrieta, CA



ANCHOR SPACE & RESTAURANT PADS AVAILABLE

FEATURES

- 18.6 acres of available finished freeway-visible land
- Super Target, and Tractor Supply
- Anchor space available
- Restaurant pads and Drive Thru opportunity
- Fully funded Clinton Keith Road expansion to Winchester Road (completion scheduled for Spring 2018)
- Easy access to good daytime population
- Existing Loma Linda University Medical Center (106 beds & 450 employees)
- Existing HealthSouth Rehab Hospital (50 beds & 7,200 employees)
- Proposed 824,000 SF Kaiser Permanente Medical Campus (254 beds)

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|-----------|-----------|-----------|
| 2016 Proj Pop: | 8,879 | 81,763 | 199,172 |
| Daytime Pop: | 371 | 8,993 | 30,024 |
| Avg HH Income: | \$115,928 | \$108,296 | \$108,403 |

TRAFFIC COUNTS

| | |
|---------------------|-------------|
| Clinton Keith Road: | 29,840 ADT |
| I-215 Freeway: | 114,686 ADT |

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CHAINLINKS
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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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SITE PLAN

| AVAILABILITIES | |
|----------------|-------------|
| SPACE | SIZE (SF) |
| I | ± 10,960 SF |
| J | ± 3,850 SF |
| K | ± 51,480 SF |
| S | ± 10,000 SF |
| T | ± 2,000 SF |
| U | ± 2,550 SF |
| V | ± 5,670 SF |
| W | ± 2,132 SF |

- Anchor Space
- Potential Drive-thru
- Restaurant Pad
- Restaurant Pad or Retail Shops

