



# OAK CREEK SHOPPING CENTER

23905 CLINTON KEITH ROAD  
WILDOMAR, CA

NICK CORBELL

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P: 951.445.4522  
DRE # 01932821

NICK EARLE

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P: 951.445.4528  
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# HIGHLIGHTS:

- **JOIN:** ALBERTSON'S, STARBUCKS, PANDA EXPRESS, WABA GRILL AND SHELL GAS STATION IN THIS A+ RETAIL LOCATION
- CLOSE TO I-15 ON RAMP
- FANTASTIC VISIBILITY TO CLINTON KEITH WITH PROMINENT MONUMENT SIGNAGE AVAILABLE.
- STRATEGICALLY LOCATED IN DOMINANT SHOPPING CENTER AT I-15 FREEWAY AND CLINTON KEITH RD. (MAJOR ARTERIAL IN WILDOMAR).
- VERY STRONG GROWTH AREA WITH A LOT OF RESIDENTIAL CONSTRUCTION
- HEAVY DAYTIME TRAFFIC

DEMOGRAPHICS	1 mile	3 mile	5 mile
2019 Population	7,881	69,024	137,039
Daytime Population	5,000	31,156	70,224
Average HH Income	\$80,470	\$95,911	\$92,274

TRAFFIC COUNTS	
<b>16,500 CPD</b>	<b>131,000 CPD</b>
Clinton Keith Road	I-15 Fwy at Clinton Keith Rd
Regis	



AVAILABILITY		
Unit	Tenant	Unit SF
101	Waba Grill	±1,580
102	Cadreda Tattoos	±1,230
103	Nail Place	±1,200
104	EyeBrow Threading	±900
105	Smoke Shop	±1,207
106-109	Clinton Keith Dental	±3,781
110	Fantastic Sams	±1,320
111-112	iTan	±2,033
113	Jane Michael Salon	±1,313
114	Dandy Mailboxes Plus	±1,150
115-116	Vision Experience	±2,366
<b>117</b>	<b>AVAILABLE</b>	<b>±1,144</b>
<b>118</b>	<b>POTENTIALLY AVAILABLE WITHIN 90-DAYS</b>	<b>±1,300</b>
119	Prompt Cleaners	±1,594
<b>Building "F" 23823</b>		
101	Starbucks	±1,537
102-104	Coldwell Banker	±3,969

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 131,000 (CPD)

**BEAR CREEK VILLAGE CENTER**



**WILDOMAR SQUARE**



**OAK CREEK**




**WILDOMAR CROSSINGS**



**RENAISSANCE PLAZA**



**THE SHOPS AT CLINTON KEITH**



**THE BARN**



**WILDOMAR RETAIL CENTER**



**BEAR VALLEY PLAZA**

PALOMAR RD 12,000 (CPD)

CLINTON KEITH RD 16,500 (CPD)

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# OAK CREEK

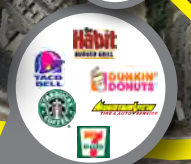
CLINTON KEITH RD  
16,500 CPD

131,000 CPD

16,500 CPD

10,000 CPD

12,000 CPD



OAK SPRINGS RANCH APARTMENTS

SANTA ROSA APARTMENTS



INLAND VALLEY MEDICAL CENTER

E. HALE CURRAN E.S.

OLIVE WOOD

KALMIA PLAZA

THE BARN

WILDOMAR RETAIL CENTER

BEAR VALLEY PLAZA

COLE CANYON

MURRIETA VALLEY H.S.

THOMPSON M.S.

SHIEVELA M.S.

MURRIETA E.S.

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