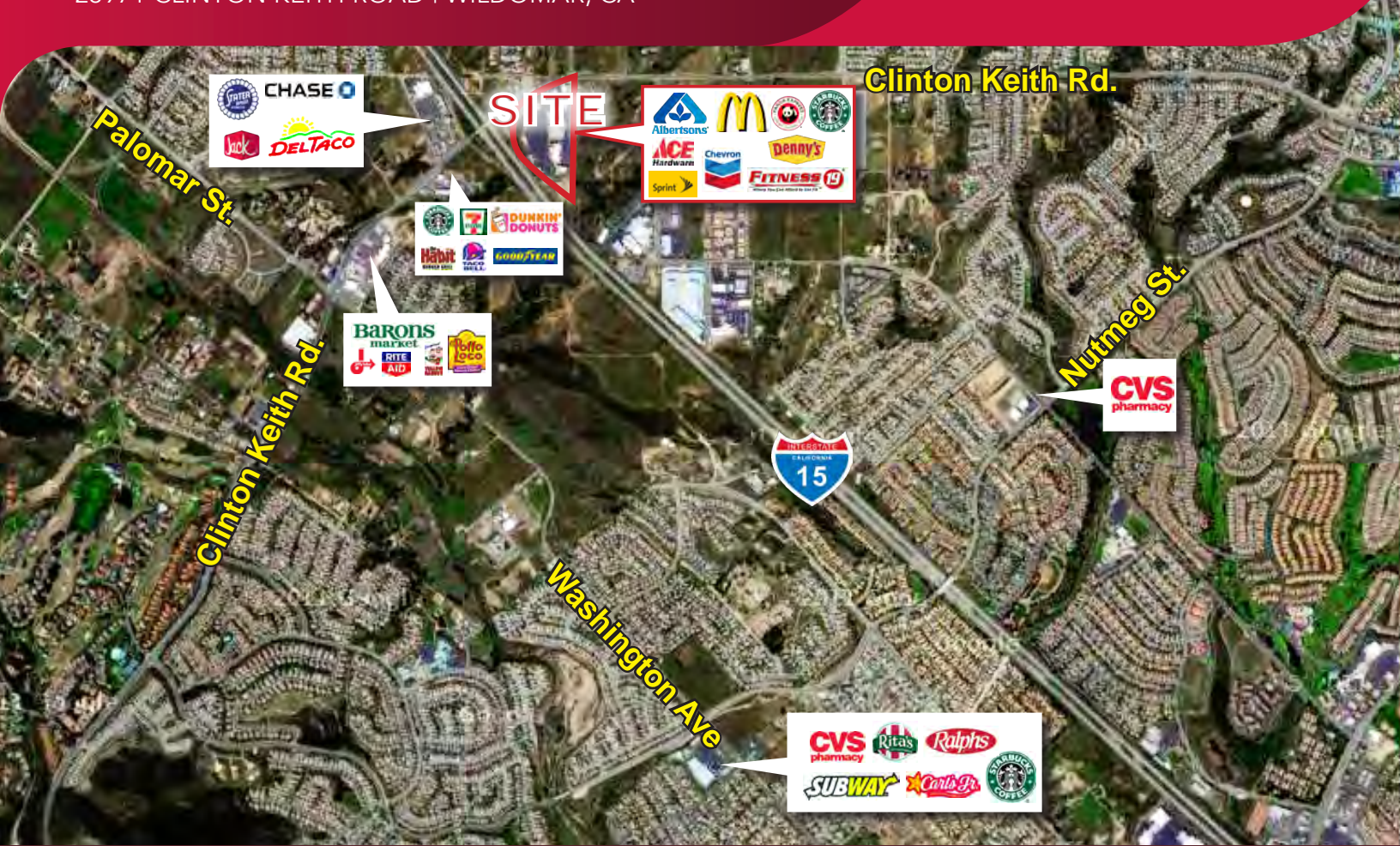


RETAIL SUITES FOR LEASE OAK CREEK SHOPPING CENTER

23971 CLINTON KEITH ROAD | WILDOMAR, CA



HIGHLIGHTS:

- Available For Lease - +/- 2,805 SF (divisible to 1,400 & 1,405 SF Units).
- 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).
- Ideal for a restaurant, dessert store, cell phone store or other general retail and/or services.

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Population:	7,532	69,321	136,328
Daytime Population:	3,603	9,737	28,375
Avg. Household Income:	\$87,271	\$95,087	\$90,622

Source: Regis Online

TRAFFIC COUNTS

16,000 CPD

On Clinton Keith Road
Source: Regis Online

131,000 CPD

On I-15 Freeway

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

RETAIL SUITES FOR LEASE

OAK CREEK SHOPPING CENTER

23971 CLINTON KEITH ROAD | WILDOMAR, CA



AVAILABILITY

Building Address	Unit	Unit SF	Max SF
23971 Clinton Keith Rd	103	Divisible 1,400 -1,405	±2,805

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RETAIL SUITES FOR LEASE

OAK CREEK SHOPPING CENTER

23971 CLINTON KEITH ROAD | WILDOMAR, CA



23971 Clinton Keith Rd		1 mi radius	3 mi radius	5 mi radius
Wildomar, CA 92595				
POPULATION	2017 Estimated Population	7,532	69,321	136,328
	2022 Projected Population	7,997	73,780	145,451
	2010 Census Population	5,521	61,664	118,210
	2000 Census Population	2,177	36,318	69,052
	Projected Annual Growth 2017 to 2022	1.2%	1.3%	1.3%
	Historical Annual Growth 2000 to 2017	14.5%	5.3%	5.7%
	2017 Median Age	33.2	37.8	35.7
HOUSEHOLDS	2017 Estimated Households	2,289	22,267	43,145
	2022 Projected Households	2,382	23,250	45,149
	2010 Census Households	1,679	19,865	37,500
	2000 Census Households	646	12,016	22,410
	Projected Annual Growth 2017 to 2022	0.8%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	15.0%	5.0%	5.4%
RACE AND ETHNICITY	2017 Estimated White	62.7%	71.0%	67.8%
	2017 Estimated Black or African American	7.5%	4.9%	5.3%
	2017 Estimated Asian or Pacific Islander	10.8%	7.6%	8.1%
	2017 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
	2017 Estimated Other Races	18.1%	15.7%	17.9%
	2017 Estimated Hispanic	33.4%	29.5%	32.6%
INCOME	2017 Estimated Average Household Income	\$87,271	\$95,087	\$90,622
	2017 Estimated Median Household Income	\$80,446	\$85,628	\$81,828
	2017 Estimated Per Capita Income	\$26,531	\$30,602	\$28,727
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	3.9%	3.3%	4.1%
	2017 Estimated Some High School (Grade Level 9 to 11)	7.3%	5.6%	6.7%
	2017 Estimated High School Graduate	25.8%	24.3%	23.9%
	2017 Estimated Some College	30.3%	30.9%	30.6%
	2017 Estimated Associates Degree Only	9.5%	8.2%	9.2%
	2017 Estimated Bachelors Degree Only	15.3%	18.0%	16.6%
	2017 Estimated Graduate Degree	7.7%	9.7%	8.8%
BUSINESS	2017 Estimated Total Businesses	350	1,241	3,468
	2017 Estimated Total Employees	3,603	9,737	28,375
	2017 Estimated Employee Population per Business	10.3	7.8	8.2
	2017 Estimated Residential Population per Business	21.5	55.9	39.3

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.