

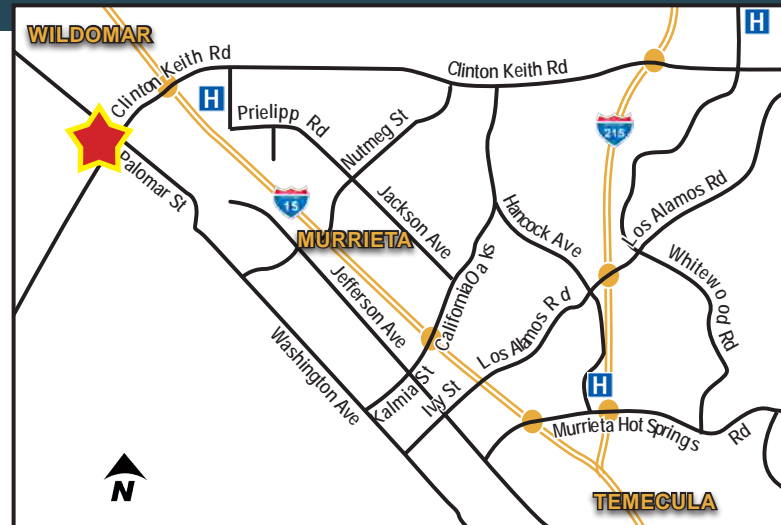
FOR LEASE BEAR VALLEY PLAZA

32475 Clinton Keith Road - Wildomar, CA



PROPERTY FEATURES:

- ±27,000 Sq. Ft. Retail Center
- Located ½ Mile NWQ I-15 & Clinton Keith Road
- Serving: Wildomar, Bear Creek, North Murrieta
- Boasting Over \$100,000 Average Household Income
- Over 14,000 New Homes Planned within 5 Mile Radius
- 128 Parking Spaces: ±5/1,000 ratio
- Great Visibility
- Office & Retail Space Now Available



DEMOGRAPHICS:

	1	3	5
Population:	8,030	51,807	111,147
Avg. Income	\$103,400	\$97,938	\$91,986

TRAFFIC COUNTS:

I-15 Fwy:	157,300
Clinton Keith Rd:	25,805

**MOTIVATED LANDLORD
BRING ALL OFFERS!
STARTING AT \$1.75/SF NNN**



25240 Hancock Avenue, Suite 100
Murrieta, CA 92562
P: 951.445.4500 F: 951.445.4527
www.lee-associates.com

For More Information, Please Contact:

LAURA MENDEN
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No warranty or representation has been made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

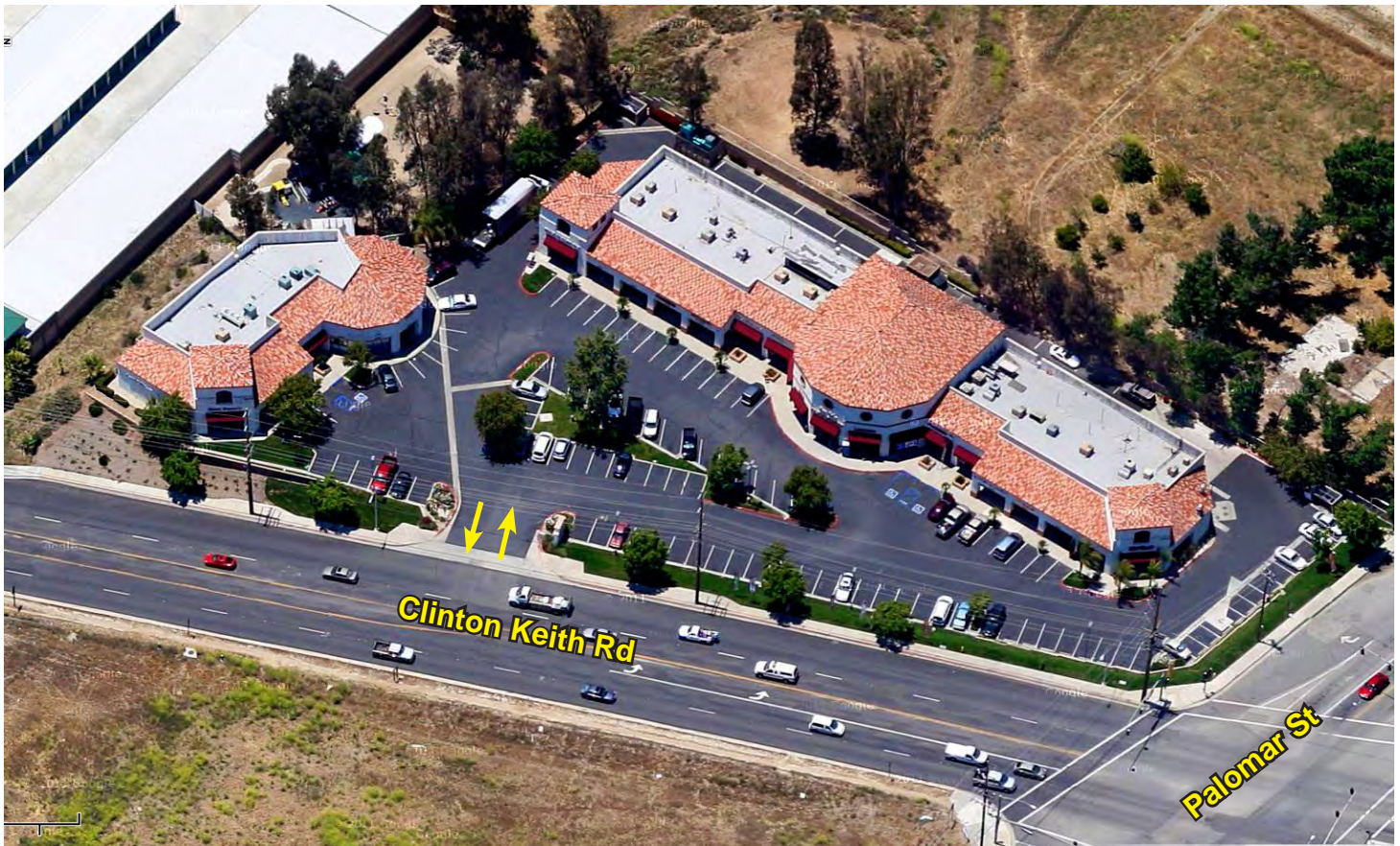
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Suite 101	Insurance & Financial		Suite 109	Dry Cleaners	
Suite 102/103	Time Warner Cable		Suite 110	Nail Spa	
Suite 104	AVAILABLE - 3,056 SF	\$1.75 NNN*	Suite 111/112	Ranch Market	
	Divisible: 1,527 or 1,530 SF		Suite 113/114	Mexican Restaurant	
Suite 105	Med Spa		Suite 115	Dentist	
Suite 106	Med Spa		Suite 116	AVAILABLE - 1,140 SF	\$1.75 NNN*
Suite 107	Vietnamese Restaurant			Former Salon	
Suite 108	Chiropractor		Suite 117/118	Restaurant	

NNN are estimated at \$0.59/SF

Rev. 4/19/18



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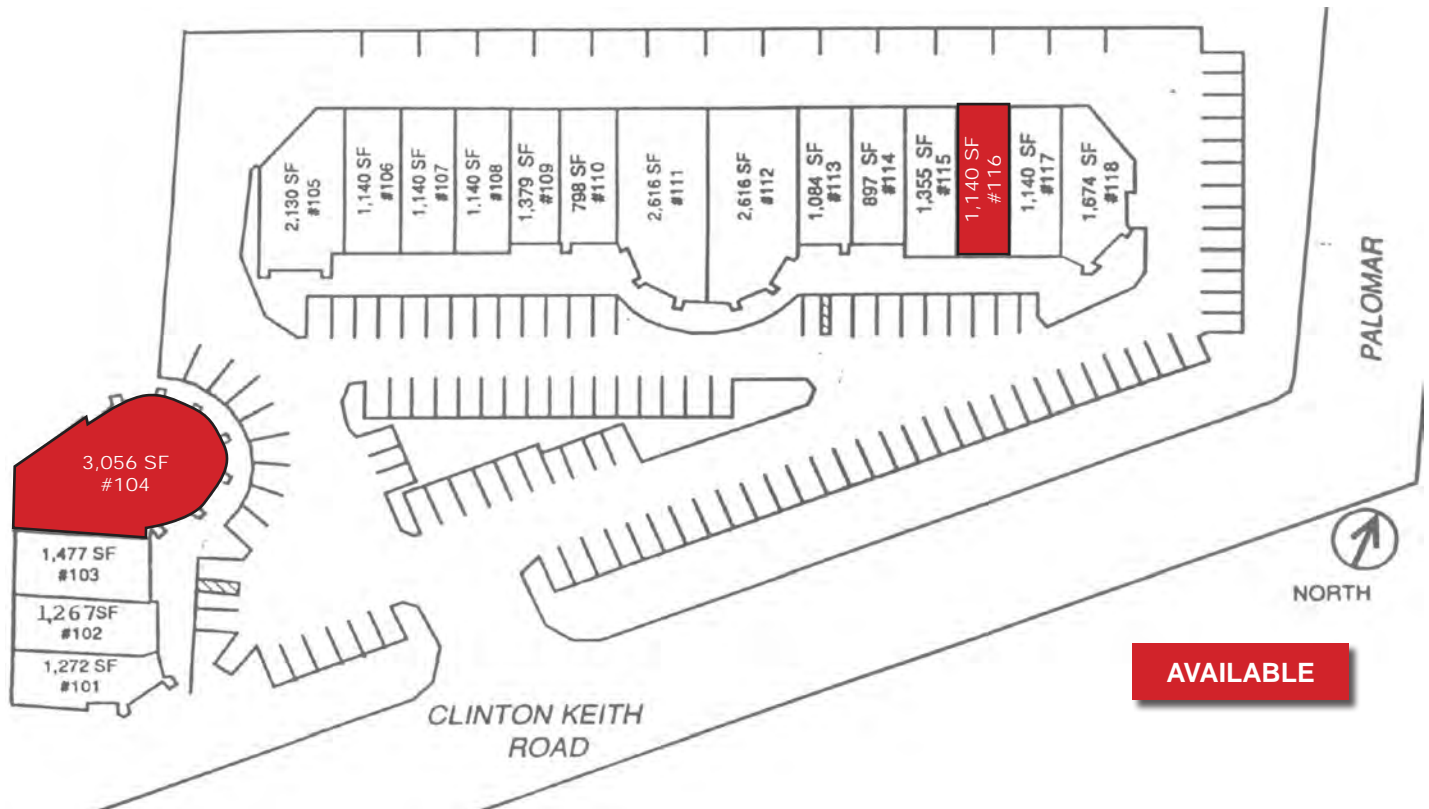
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