

RETAIL SPACE AVAILABLE

# For Lease · Renaissance Plaza

32278-94 + 32326 CLINTON KEITH RD, WILDOMAR, CA



## FEATURES

- Multi-Tenant retail center anchored by high volume Baron's Grocery!
- High visibility retail units available from 1,200 - 4,187 SF
- Attractive second floor space for office/retail/medical/beauty uses (from 1,169 - 8,869 SF (divisible))
- Daily Needs center that services surrounding Wildomar residential
- Close proximity to other retail centers, 15 FWY, daytime population, etc.
- Creative transactions and leasing incentives available!

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population:	7,281	60,907	122,131
Avg HH Income:	\$113,100	\$107,886	\$103,261
Daytime Pop:	7,069	44,282	99,554

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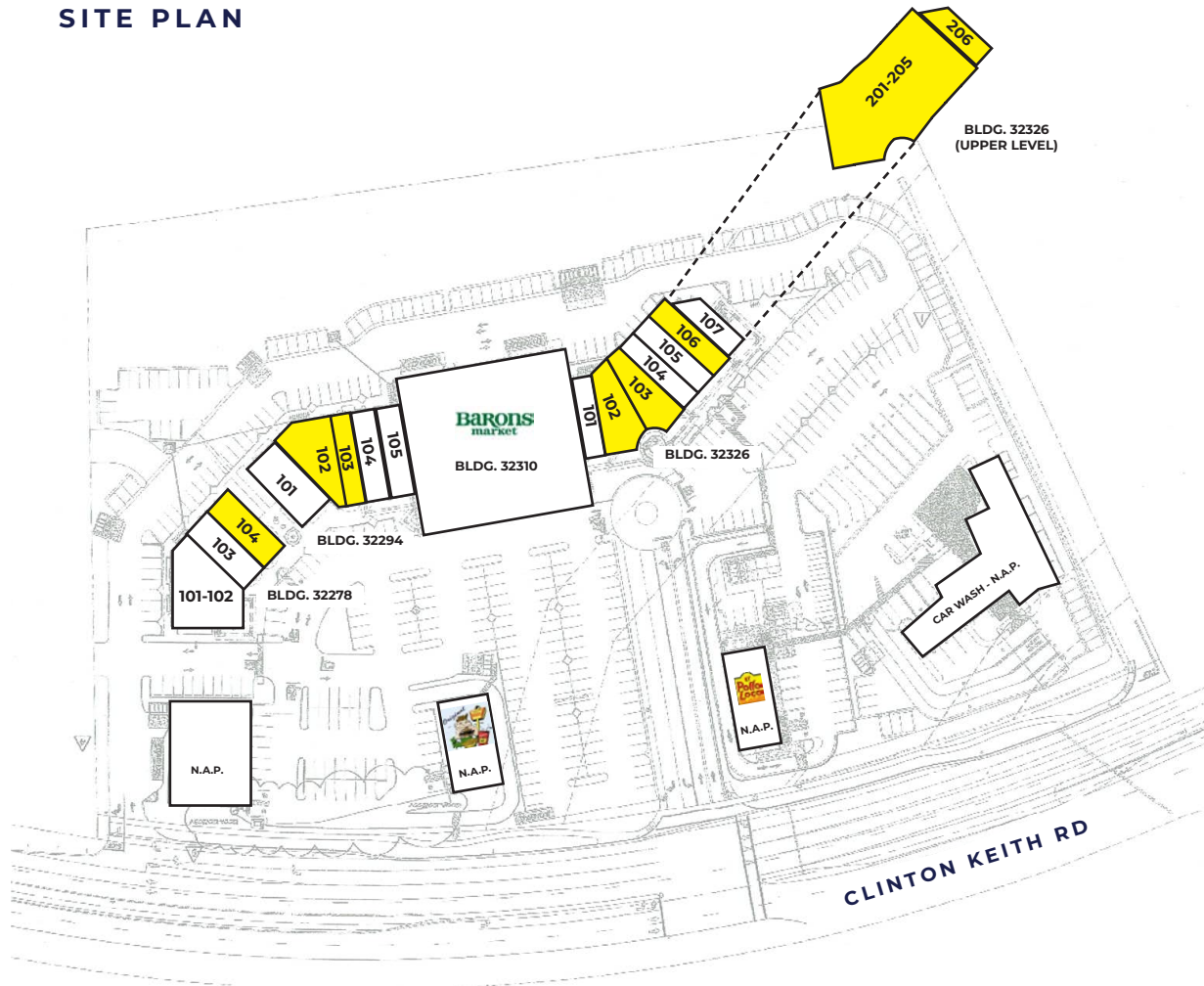
A MEMBER OF  
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RETAIL ADVISORS

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## SITE PLAN



## TENANT ROSTER

Suite	Tenant	SF
<b>Building 32278</b>		
101	Stadium Pizza	3,224
102	Stadium Pizza	1,585
103	ChinaOne	1,200
<b>104</b>	<b>Yogurt Valley (potentially available)</b>	<b>1,485</b>
<b>Building 32294</b>		
101	Master Jin's Sky Martial	2,275
<b>102</b>	<b>AVAILABLE</b>	<b>2,745</b>
<b>103</b>	<b>AVAILABLE</b>	<b>1,442</b>
104	Luxury Nail Salon	1,567
105	OMG Mobile Pet Spa	1,448
<b>Building 32310</b>		
	Baron's Market	18,000
<b>Building 32326</b>		
<b>201 -205</b>	<b>AVAILABLE (divisible)</b>	<b>8,869</b>
206	MediaStratX, LLC	1,169
101	West Coast Escrow	1,359
<b>102</b>	<b>AVAILABLE</b>	<b>2,279</b>
<b>103</b>	<b>AVAILABLE</b>	<b>1,631</b>
104	Coldwell Banker	1,200
105	United Staffing Associates, LLC	1,200
<b>106</b>	<b>AVAILABLE</b>	<b>1,200</b>
107	D'Angelo Bayard	1,169
<b>Total</b>		<b>55,047</b>

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# Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Renaissance Plaza, Wildomar, CA

## POPULATION

	1 mile	3 miles	5 miles
Total Population	7,281	60,907	122,131
Projected Population (2022)	7,916	64,279	129,374

## HOUSING

	1 mile	3 miles	5 miles
Total Households	2,237	19,516	38,402
Projected Total Households (2022)	2,410	20,461	40,386

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$88,197	\$84,441	\$81,196
Average Household Income	\$113,100	\$107,886	\$103,261
Per Capita Income	\$35,057	\$34,698	\$32,568
Median Disposable Income	\$69,767	\$66,806	\$64,072
Average Disposable Income	\$83,219	\$80,536	\$77,623

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	7,069	44,282	99,554
Daytime Population Workers	2,837	9,760	32,000
Daytime Population Residents	4,232	34,522	67,554

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	4,947 <b>67.94%</b>	42,992 <b>70.59%</b>	82,339 <b>67.42%</b>
Black or African American	360 <b>4.94%</b>	2,645 <b>4.34%</b>	5,613 <b>4.60%</b>
American Indian & Alaska Native Population	68 <b>0.93%</b>	485 <b>0.80%</b>	1,058 <b>0.87%</b>
Asian Population	553 <b>7.60%</b>	4,117 <b>6.76%</b>	8,836 <b>7.23%</b>
Pacific Islander Population	30 <b>0.41%</b>	214 <b>0.35%</b>	459 <b>0.38%</b>
Other Race Population	814 <b>11.18%</b>	6,610 <b>10.85%</b>	15,901 <b>13.02%</b>
Population of Two or More Races	509 <b>6.99%</b>	3,843 <b>6.31%</b>	7,925 <b>6.49%</b>
Hispanic Population	2,381 <b>32.70%</b>	18,948 <b>31.11%</b>	41,956 <b>34.35%</b>
Non-Hispanic Population	4,900 <b>67.30%</b>	41,959 <b>68.89%</b>	80,175 <b>65.65%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	794 <b>16.37%</b>	7,707 <b>18.87%</b>	14,595 <b>18.19%</b>
Graduate/Professional Degree	434 <b>8.95%</b>	4,100 <b>10.04%</b>	7,604 <b>9.48%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	35.4	37.3	35.3