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NWC CLINTON KEITH RD & I-215, MURRIETA, CA

SHOP SPACE FOR LEASE & DRIVE-THRU PADS FOR GROUND LEASE
SUPER TARGET ANCHORED CENTER | HOME DEPOT (UNDER CONSTRUCTION)



A MEMBER OF
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- 2,000-4,000 SF Freeway-adjacent pad opportunities with drive-thru available for ground lease/build-to-suit
- 5,200 SF Shop Space Available for lease
- Tenants in the center include: Super Target, Tractor Supply, Home Depot (under construction), Ross Dress For Less (under construction), PetSmart (in lease), Five Below (in lease), Dollar Tree, and Starbucks
- Vibrant intersection - Costco & ALDI directly across I-215
- Easy access to strong daytime population
- Nearby Medical Facilities:
 - + Kaiser Permanente Medical Campus (824,000 SF & 254 beds)
 - + Loma Linda University Medical Center (106 beds & 450 employees)
 - + HealthSouth Rehab Hospital (50 beds & 7,200 employees)

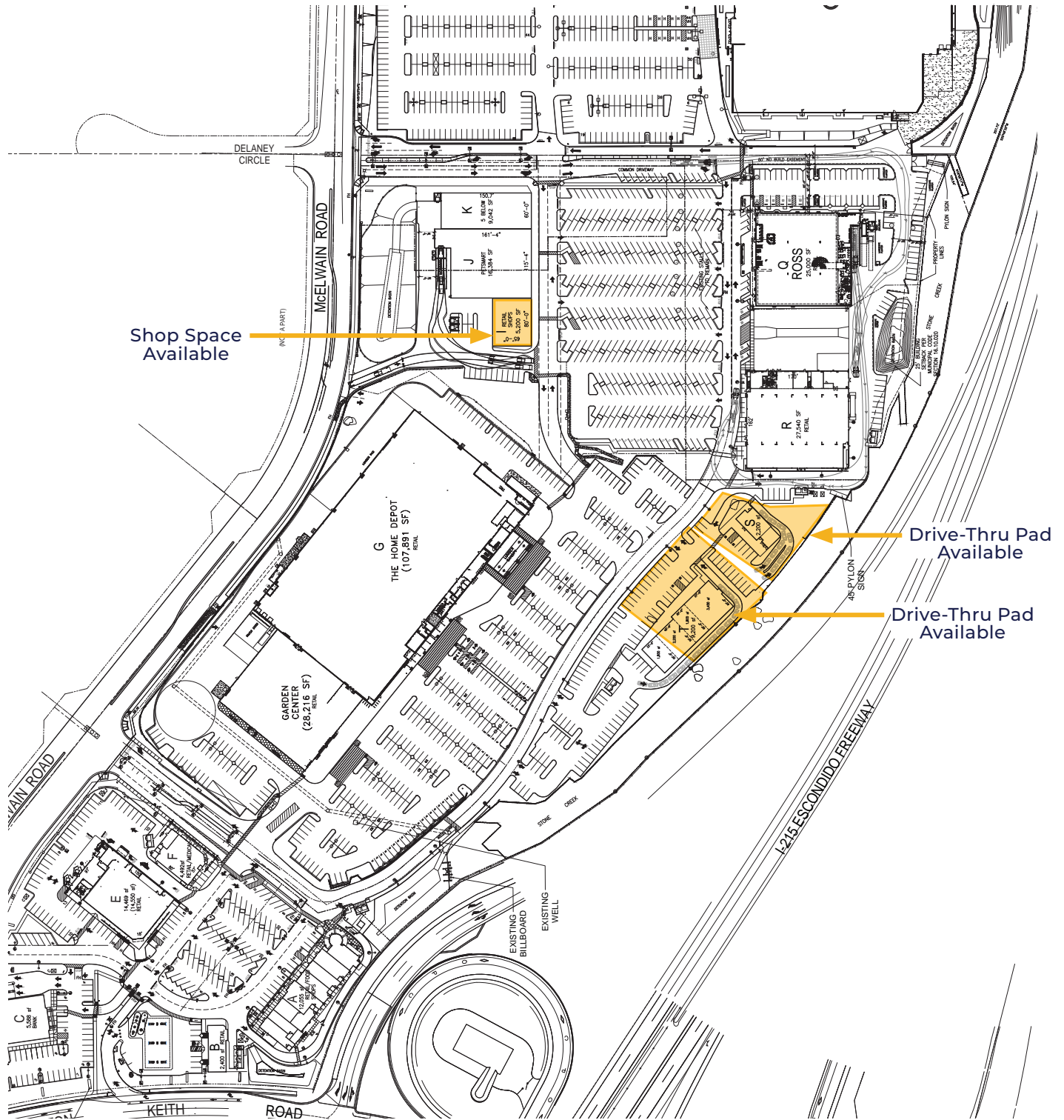








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Expanded Demographic Profile

ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

NWC Clinton Keith Rd & I-215 Murrieta, CA 92562

Rings: 1, 3, 5 mile radii



POPULATION

	1 mile	3 miles	5 miles
Total Population	11,755	79,039	206,860
Projected Population (2028)	12,033	79,853	213,236



HOUSING

Total Households	3,676	25,572	63,869
Projected Total Households (2028)	3,753	25,844	65,875



INCOME

Median Household Income	\$120,340	\$101,868	\$107,297
Average Household Income	\$160,229	\$131,712	\$138,029
Per Capita Income	\$49,271	\$42,317	\$42,705
Median Disposable Income	\$100,255	\$81,359	\$87,120
Average Disposable Income	\$112,739	\$95,854	\$100,073



DAYTIME DEMOS

Total Daytime Population	8,852	65,121	174,620
Daytime Population Workers	2,882	21,866	63,132
Daytime Population Residents	5,970	43,255	111,488



RACE & ETHNICITY

White	5,715 48.61%	39,511 49.99%	103,325 49.95%
Black or African American	842 7.16%	5,102 6.45%	13,551 6.55%
American Indian & Alaska Native Population	99 0.84%	894 1.13%	2,346 1.13%
Asian Population	1,541 13.11%	8,726 11.04%	23,968 11.59%
Pacific Islander Population	46 0.39%	445 0.56%	1,106 0.53%
Other Race Population	1,284 10.92%	9,822 12.43%	25,155 12.16%
Population of Two or More Races	2,229 18.96%	14,540 18.40%	37,408 18.08%
Hispanic Population	3,705 31.52%	26,272 33.24%	67,490 32.63%
Non-Hispanic Population	8,050 68.48%	52,767 66.76%	139,370 67.37%



EDUCATION

Bachelor's Degree	2,048 27.37%	11,528 21.92%	31,284 23.30%
Graduate/Professional Degree	1,056 14.11%	5,140 9.77%	13,578 10.11%



AGE

Median Age	33.3	35.3	34.6
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