



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

SHOP SPACE FOR LEASE & DRIVE-THRU PADS FOR GROUND LEASE
SUPER TARGET, HOME DEPOT, ROSS & TRACTOR SUPPLY ANCHORED CENTER





- 2,400 SF & 6,000 SF Freeway-adjacent pad opportunities with great visibility to I-215
- 5,200 SF In-line shop space available for lease
- Tenants in the center include: Super Target, Tractor Supply, Home Depot, Ross Dress For Less, PetSmart (in lease), Five Below (in lease), Dollar Tree, Starbucks and many others
- 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)

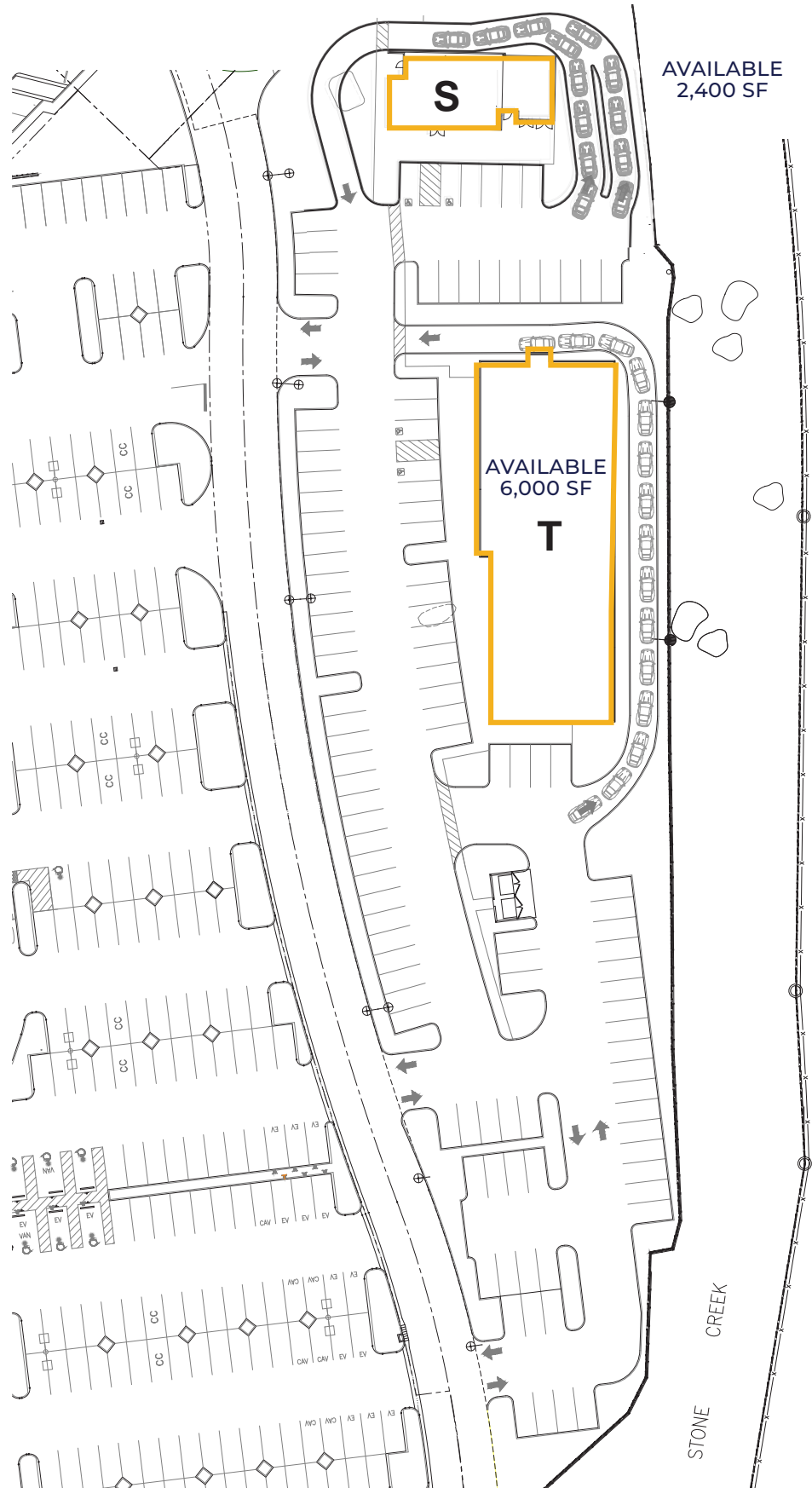








This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



27738 NWC Clinton Keith Rd & I-215 Murrieta, CA**Murrieta, CA 92562****1 mi radius 3 mi radius 5 mi radius****Population**

2025 Estimated Population	9,857	79,237	214,134
2030 Projected Population	9,881	81,007	227,370
2020 Census Population	9,206	78,992	206,980
2010 Census Population	6,762	71,838	173,874
Projected Annual Growth 2025 to 2030	-	0.4%	1.2%
Historical Annual Growth 2010 to 2025	3.1%	0.7%	1.5%

Households

2025 Estimated Households	2,895	24,804	65,855
2030 Projected Households	2,963	25,830	71,431
2020 Census Households	2,665	25,152	63,518
2010 Census Households	1,991	22,825	53,341
Projected Annual Growth 2025 to 2030	0.5%	0.8%	1.7%
Historical Annual Growth 2010 to 2025	3.0%	0.6%	1.6%

Age

2025 Est. Population Under 10 Years	13.9%	13.3%	13.6%
2025 Est. Population 10 to 19 Years	17.7%	15.5%	15.9%
2025 Est. Population 20 to 29 Years	12.1%	11.7%	11.3%
2025 Est. Population 30 to 44 Years	23.4%	20.9%	21.7%
2025 Est. Population 45 to 59 Years	18.2%	18.2%	18.5%
2025 Est. Population 60 to 74 Years	10.8%	13.8%	13.2%
2025 Est. Population 75 Years or Over	3.9%	6.7%	5.8%
2025 Est. Median Age	33.4	37.0	36.3

Marital Status & Gender

2025 Est. Male Population	48.9%	49.0%	49.1%
2025 Est. Female Population	51.1%	51.0%	50.9%
2025 Est. Never Married	31.5%	30.2%	29.9%
2025 Est. Now Married	51.8%	51.4%	51.7%
2025 Est. Separated or Divorced	14.6%	14.2%	14.4%
2025 Est. Widowed	2.0%	4.1%	3.9%

Income

2025 Est. HH Income \$200,000 or More	25.4%	20.5%	20.2%
2025 Est. HH Income \$150,000 to \$199,999	15.5%	13.5%	15.4%
2025 Est. HH Income \$100,000 to \$149,999	21.7%	22.3%	22.9%
2025 Est. HH Income \$75,000 to \$99,999	14.9%	14.7%	13.9%
2025 Est. HH Income \$50,000 to \$74,999	12.8%	11.5%	11.4%
2025 Est. HH Income \$35,000 to \$49,999	4.0%	6.4%	6.0%
2025 Est. HH Income \$25,000 to \$34,999	3.0%	3.6%	3.3%
2025 Est. HH Income \$15,000 to \$24,999	0.7%	3.0%	2.8%
2025 Est. HH Income Under \$15,000	2.0%	4.3%	4.1%
2025 Est. Average Household Income	\$173,141	\$146,992	\$147,956
2025 Est. Median Household Income	\$128,819	\$116,167	\$119,844
2025 Est. Per Capita Income	\$50,856	\$46,068	\$45,540
2025 Est. Total Businesses	259	2,147	6,522
2025 Est. Total Employees	1,591	13,150	39,913