



RI

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



A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

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- 2,000-4,000 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)









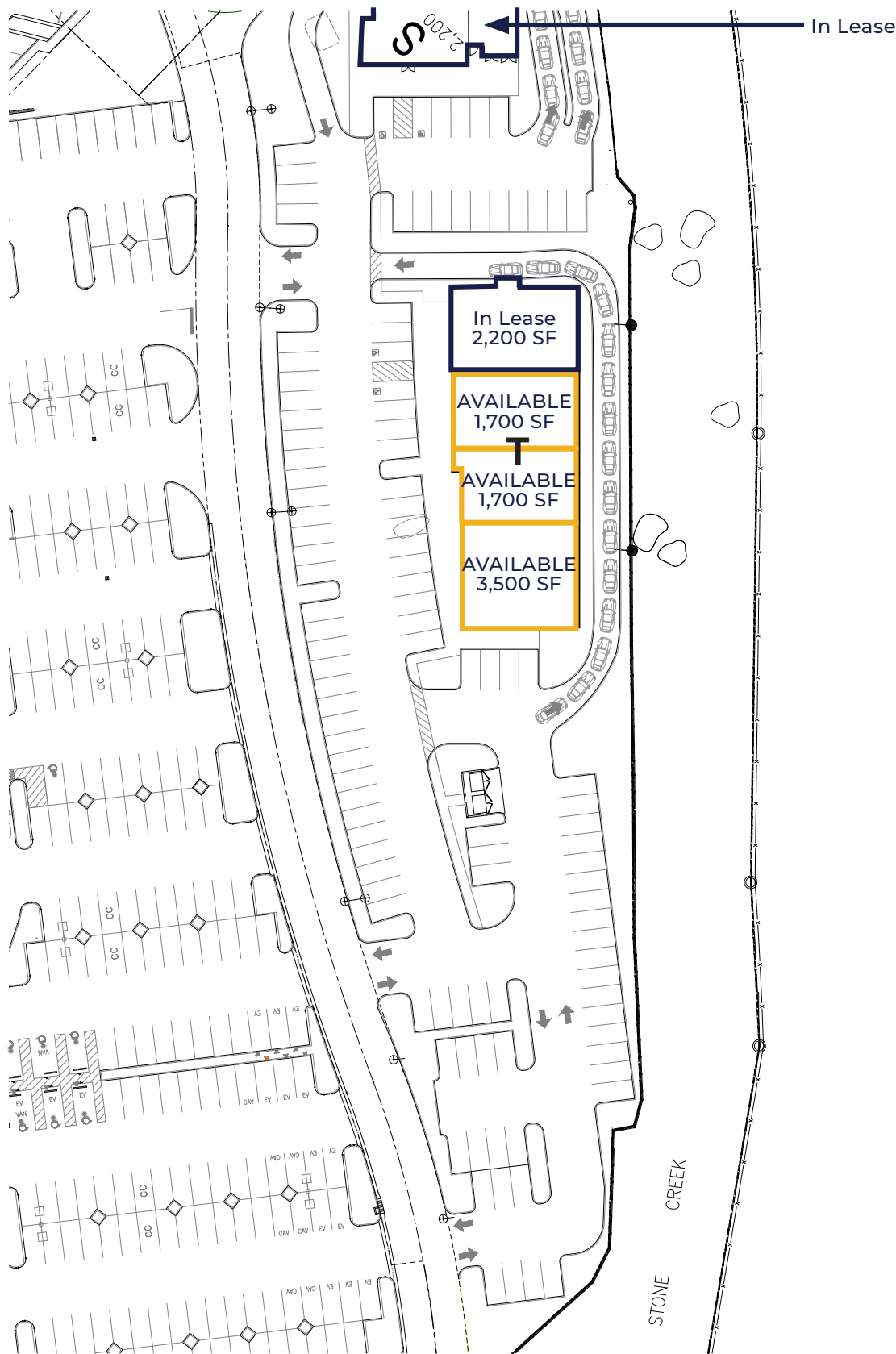








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## Expanded Demographic Profile

ESTIMATED 2024 • 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            | 12,319 | 80,039  | 209,560 |
| Projected Population (2029) | 12,610 | 81,255  | 218,764 |



### HOUSING

|                                   |       |        |        |
|-----------------------------------|-------|--------|--------|
| Total Households                  | 3,823 | 25,859 | 64,778 |
| Projected Total Households (2029) | 3,929 | 26,403 | 68,050 |



### INCOME

|                           |           |           |           |
|---------------------------|-----------|-----------|-----------|
| Median Household Income   | \$135,428 | \$108,593 | \$115,055 |
| Average Household Income  | \$170,775 | \$140,159 | \$145,050 |
| Per Capita Income         | \$52,562  | \$44,990  | \$44,923  |
| Median Disposable Income  | \$106,859 | \$89,485  | \$96,756  |
| Average Disposable Income | \$117,452 | \$100,766 | \$103,929 |



### DAYTIME DEMOS

|                              |       |        |         |
|------------------------------|-------|--------|---------|
| Total Daytime Population     | 9,395 | 66,399 | 179,040 |
| Daytime Population Workers   | 3,052 | 21,475 | 63,687  |
| Daytime Population Residents | 6,343 | 44,924 | 115,353 |



### RACE & ETHNICITY

|  |       |               |        |               |         |               |
|--|-------|---------------|--------|---------------|---------|---------------|
| White                                      | 5,856 | <b>47.54%</b> | 39,036 | <b>48.77%</b> | 102,149 | <b>48.74%</b> |
| Black or African American                  | 883   | <b>7.17%</b>  | 5,226  | <b>6.53%</b>  | 13,899  | <b>6.63%</b>  |
| American Indian & Alaska Native Population | 105   | <b>0.85%</b>  | 909    | <b>1.14%</b>  | 2,397   | <b>1.14%</b>  |
| Asian Population                           | 1,676 | <b>13.61%</b> | 9,255  | <b>11.56%</b> | 25,223  | <b>12.04%</b> |
| Pacific Islander Population                | 51    | <b>0.41%</b>  | 471    | <b>0.59%</b>  | 1,178   | <b>0.56%</b>  |
| Other Race Population                      | 1,381 | <b>11.21%</b> | 10,180 | <b>12.72%</b> | 26,221  | <b>12.51%</b> |
| Population of Two or More Races            | 2,366 | <b>19.21%</b> | 14,962 | <b>18.69%</b> | 38,494  | <b>18.37%</b> |
| Hispanic Population                        | 3,955 | <b>32.10%</b> | 27,124 | <b>33.89%</b> | 69,907  | <b>33.36%</b> |
| Non-Hispanic Population                    | 8,364 | <b>67.90%</b> | 52,915 | <b>66.11%</b> | 139,653 | <b>66.64%</b> |



### EDUCATION

|                              |       |               |        |               |        |               |
|------------------------------|-------|---------------|--------|---------------|--------|---------------|
| Bachelor's Degree            | 1,854 | <b>23.73%</b> | 11,397 | <b>21.40%</b> | 31,777 | <b>23.12%</b> |
| Graduate/Professional Degree | 1,148 | <b>14.69%</b> | 5,431  | <b>10.20%</b> | 14,850 | <b>10.80%</b> |



### AGE

|            |      |      |      |
|------------|------|------|------|
| Median Age | 35.1 | 37.2 | 36.9 |
|------------|------|------|------|