



RI

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

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



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

405 S. HIGHWAY 101, SUITE 150, SOLANA BEACH, CA 92075
LIC # 01206760 | T: 858 523 2090 | RISOCAL.COM

RON PEPPER

Lic.# 00865929

858.523.2085

rpepper@risocal.com

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



- 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, Ross Dress For Less, 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)

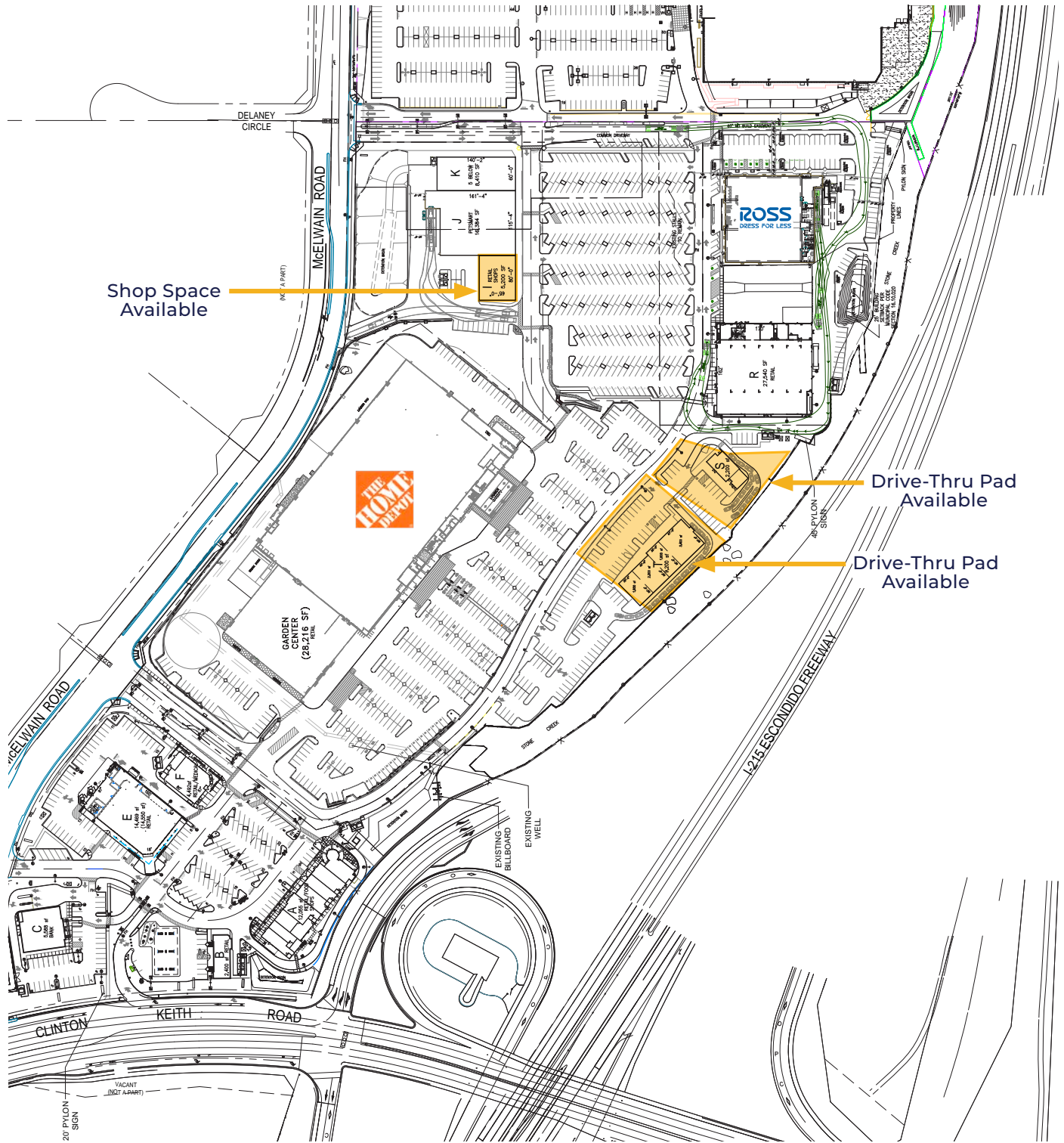




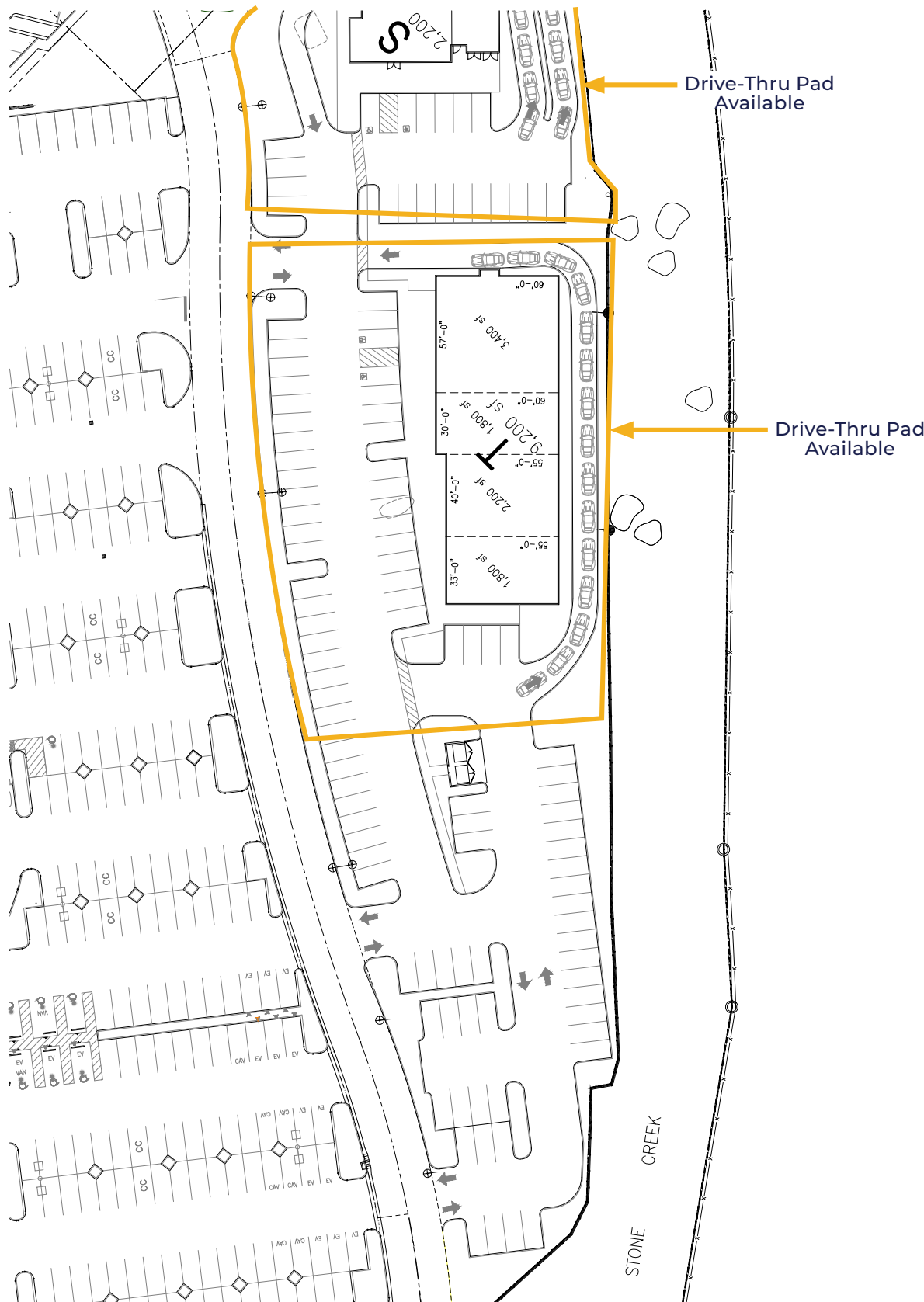




The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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

EDUCATION

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

AGE

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