

a retail hub

Bear Creek Village Center is located in Wildomar, one of Southwest Riverside County's fastest-growing cities, serving a trade area with average household incomes over \$115,000 and strong demand from both established and new high-income neighborhoods

Great visibility to I-15 (121,600 ADT) with lighted access and abundant parking

Approximately 1,600 Single Family Homes in planning stages within 3 miles of the property

A **lively mix of retail and dining**, from national staples to local standouts





















Bear Creek Village Center, anchored by Stater Bros. and located just off I-15 at Clinton Keith, is set to receive major upgrades from new ownership, including refreshed common areas and enhanced amenities. Nearby residential growth includes a 170-unit Tricon build-to-rent community and the 130-unit Bell Ranch Apartments, both within a short drive. With housing on the rise and retail improvements underway, Bear Creek Village is positioned to become a high-traffic neighborhood hub.

I MILE RADIUS

8,163

Daytime Population

\$159M

Annual Retail Expenditure

\$35M

Annual Food & Beverage Sales

\$142.6K

Average Household Income

 $\pm 12K$

Residential Units (City of Wildomar)

site plan



INTERSTATE 15 CLINTON KEITH RD CHASE 🗘 ARCO HIDDEN SPRINGS ROAD

001 | 1,800 SF T-Mobile

002 | 1,100 SF Wonder Nails

003 | 1,000 SF **Great Clips**

004 | 44,093 SF **Stater Brothers**

005 | 1,000 SF Simply Kneaded

006 | 1,000 SF Go Nutz Donuts

007 | 1,100 SF Print & Postal

008 | 1,500 SF Available

009 | 1,900 SF Altura Credit Union

011 | 4,500 SF

Bear Creek Dental Group

012 | 1,500 SF Sake Sushi

013 | 2,500 SF Tresino's

014 | 5,000 SF

Chase Bank

015 | 2,700 SFJack in The Box

016 | 0 SF **ARCO Station**

017 | 2,400 SF

Del Taco

018 | 2,425 SF

Pie Nation Pizza

020 | 1,700 SF

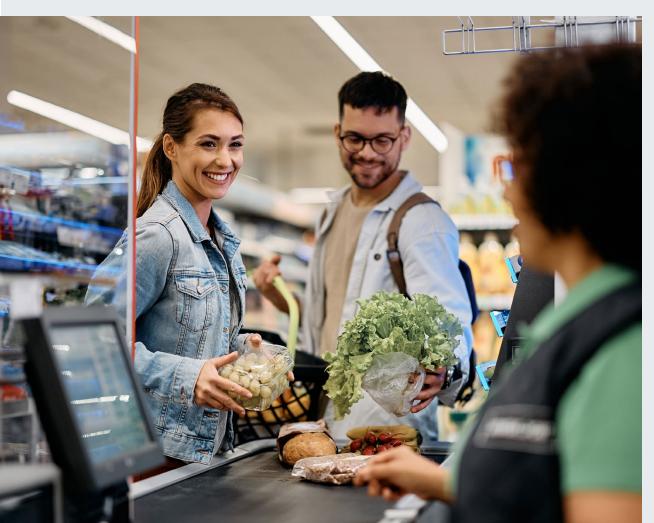
Club Pilates

021 | 3,100 SF

F45 Training

retail made easy, all in one place

SHOP, DINE, & ENJOY







bear creek village center

contact

MATT MOSER

mmoser@retailinsite.net 858.523.2096 LIC #01772051

JACK AVARELLO

javarello@retailinsite.net 858.257.3484 LIC #02081489

CHRIS HODGMAN

chodgman@retailinsite.net 858.523.2098 LIC #01881298

general inquiries

retail.leasing@nuveen.com

