

LOW COVERAGE BUILDING TO LAND RATIO | BUILDINGS CAN BE MODIFIED TO SUIT

LAND FOR SALE BLDGS. FOR SALE/LEASE

4TH QTR. 2024 EXPECTED DELIVERY

WILDOMAR COMMERCE CENTER BLDGS. # 1 & 2

SWC Clinton Keith Road and Elizabeth Lane | Wildomar | CA
32,250 Square Feet on 3.71 Acres

RETAIL, MEDICAL, LABS, SHOWROOMS, RESTAURANT, BREWERY,
HIGHLY VISIBLE FLEX OFFICE AND INDUSTRIAL USES



PROPERTY HIGHLIGHTS

BUILDING 1

- 15,000 Square Foot Building
- Divisible to 7,500 SF
- 1.90 Acres
- 3,000 SF of Office
- 12,000 SF Warehouse
- 94 Auto Parking Provided

BUILDING 2

- 17,250 Square Foot Building
- Divisible to 7,641 and 9,609 SF
- 1.81 Acres
- 3,000 SF of Office
- 14,250 SF Warehouse
- 87 Auto Parking Provided

For more information on this opportunity, please contact:

KEN ANDERSEN | CCIM, SIOR

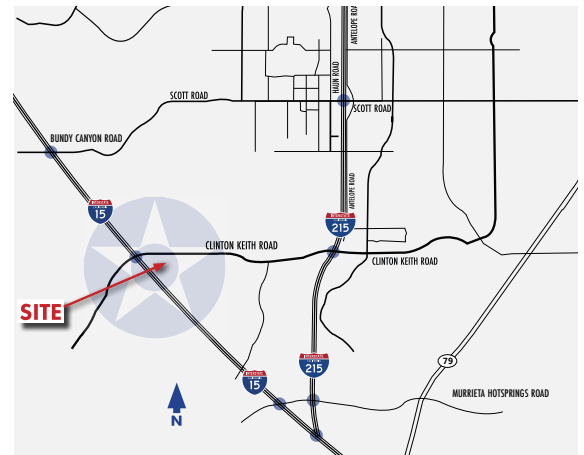
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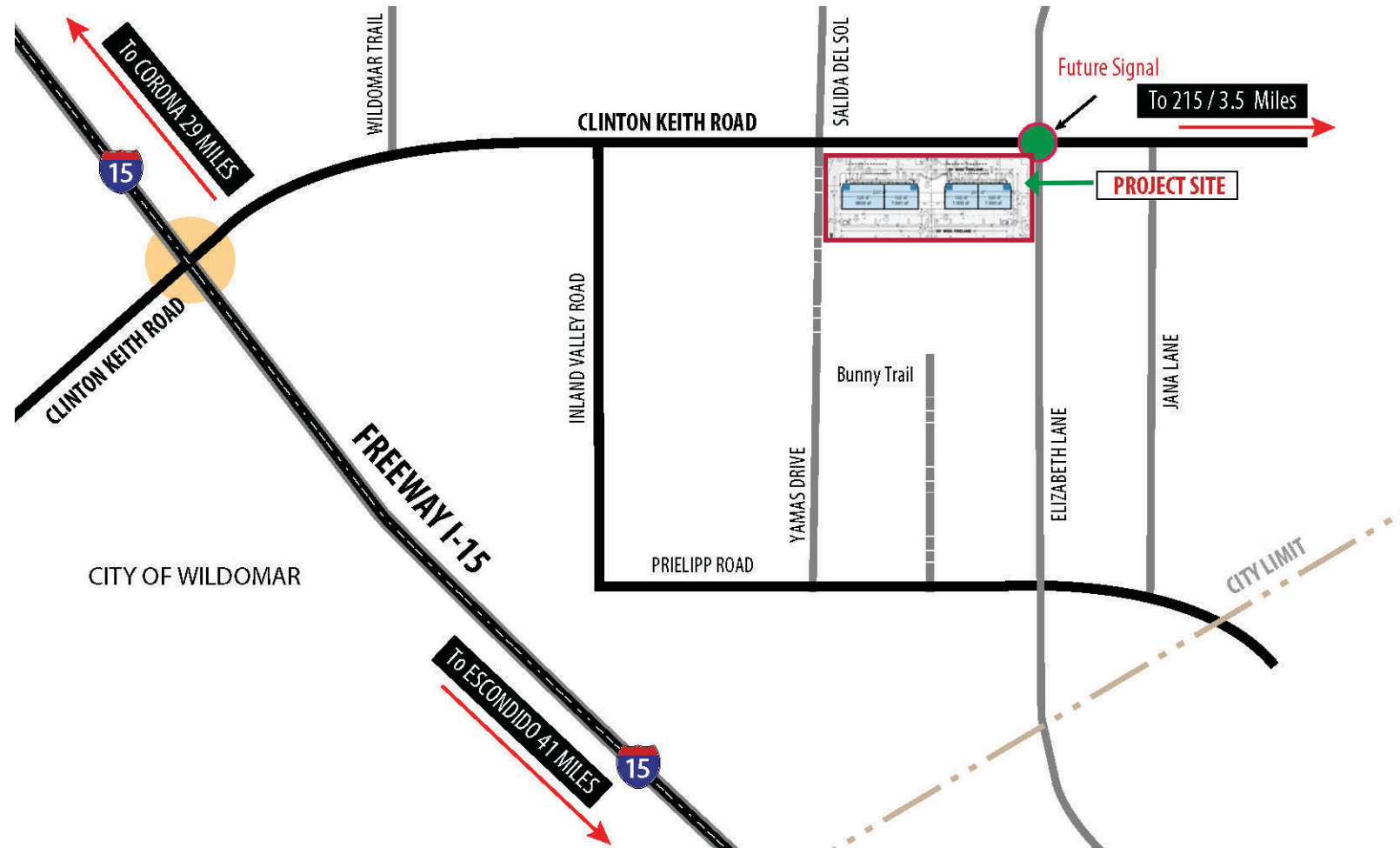


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32,250 SQUARE FEET ON 3.71 ACRES



IDEAL MID POINT located between growing cities of Temecula and Lake Elsinore. Excellent access to I-15 and 215 Freeways. Less than 1 mile from the Clinton Keith on/off ramp on the I-15 Freeway.

CITY INFLUENCE Site will draw consumers from Murietta, Temecula, Lake Elsinore, Corona to the north and Escondido to the south.

ZONING flexible Commercial/Industrial zoning per the Specific Plan for the City of Wildomar.

FUTURE CONNECTION TO WINCHESTER AVENUE projected to occur in 2023 according to the city.

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
Iodine Springs Rd	Boylan Springs Rd N	1,450	2022	0.78 mi
Boylan Springs Rd	Trig Rd E	950	2022	0.81 mi
I-15	Clinton Keith Rd NW	145,905	2022	0.82 mi
Jackson Ave	Nutmeg St SE	7,186	2022	0.84 mi
Oro Ct	Senna Dr NE	1,199	2022	0.88 mi
Nutmeg St	Gema Linda NE	10,944	2022	0.92 mi
Nutmeg St	Jackson Ave NE	9,538	2022	0.95 mi
Temecula Valley Freeway	Clinton Keith Rd SE	135,734	2020	1.03 mi
Clinton Keith Rd	Copper Craft Dr W	16,271	2022	1.03 mi
Clinton Keith Rd	I-15 NW	15,742	2022	1.04 mi

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2010 Population	72,405	127,576	364,237
2022 Population	82,852	151,202	450,464
2027 Population Projection	88,465	162,221	485,98
2010 Households	23,444	40,396	117,438
2022 Households	26,696	47,546	143,214
2027 Household Projection	28,448	50,897	154,031
Total Specified Consumer Spending (\$)	\$1.1B	\$2B	\$5.7B
Avg Household Income	\$119,781	\$115,789	\$110,229
Median Household Income	\$98,842	\$95,748	\$91,381

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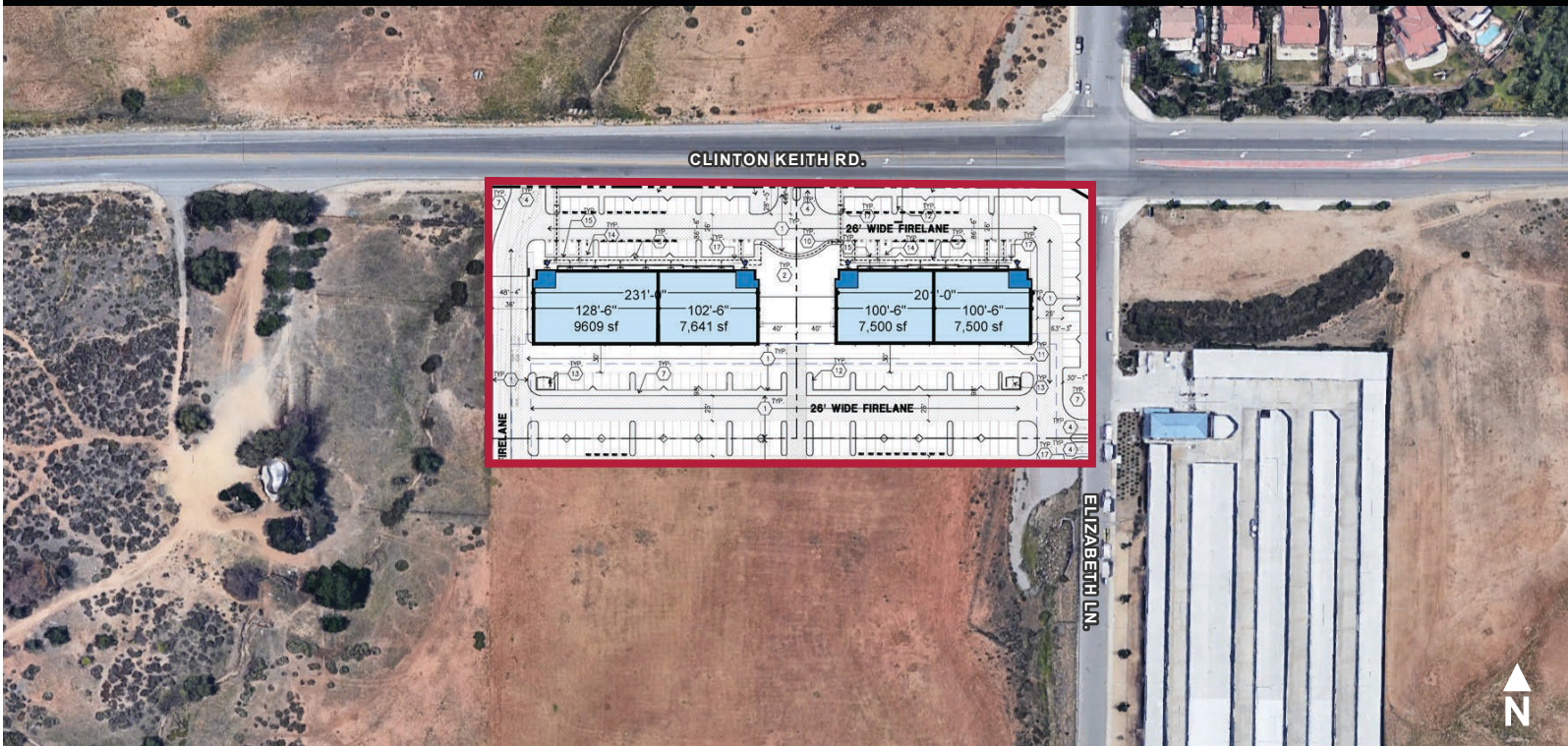
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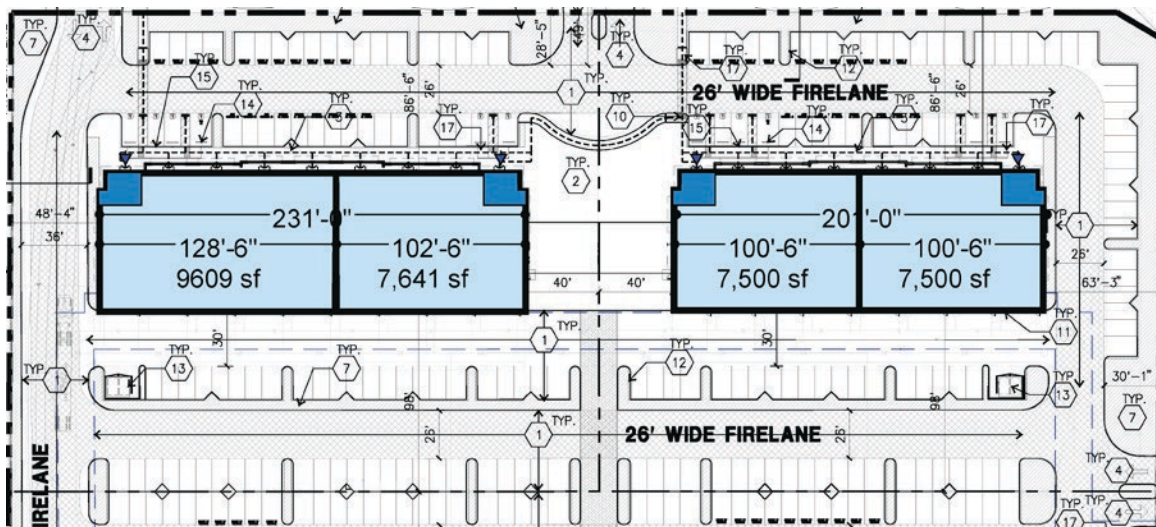
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C L I N T O N K E I T H R D .



E L I Z A B E T H L N .

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**SUMMIT DEVELOPMENT
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