

# THE BARN AT WILDOMAR

32395 CLINTON KEITH ROAD | WILDOMAR, CA

## PROPERTY HIGHLIGHTS:

- ±712 SF - ±2,570 SF Retail Spaces Available
- ±2,570 SF Restaurant Space Available
- Iconic Lifestyle Center, known as “The Jewel of Wildomar” is a 23 unit mixed-use property ideal for indoor/outdoor dining, medical office, shopping, beauty and professional services.
- Excellent Location! Signalized corner of Clinton Keith Rd. and Palomar, the busiest intersection in Wildomar servicing Bear Creek, La Cresta and newly developed Lennar housing communities
- Amazing visibility, curb side appeal & storefront signage: 196 ft of frontage on Clinton Keith Rd., and 93 ft of frontage on Palomar
- Two blocks from I-15

**NICK EARLE**  
951.445.4528

nearle@leetemecula.com  
DRE #01916982

**NICK CORBELL**  
951.445.4522

ncorbell@leetemecula.com  
DRE #01932821



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | DRE# 01048055



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Average Income	\$105,347	\$104,967	\$99,848
Population	7,719	62,234	128,000

\*Source: Regis

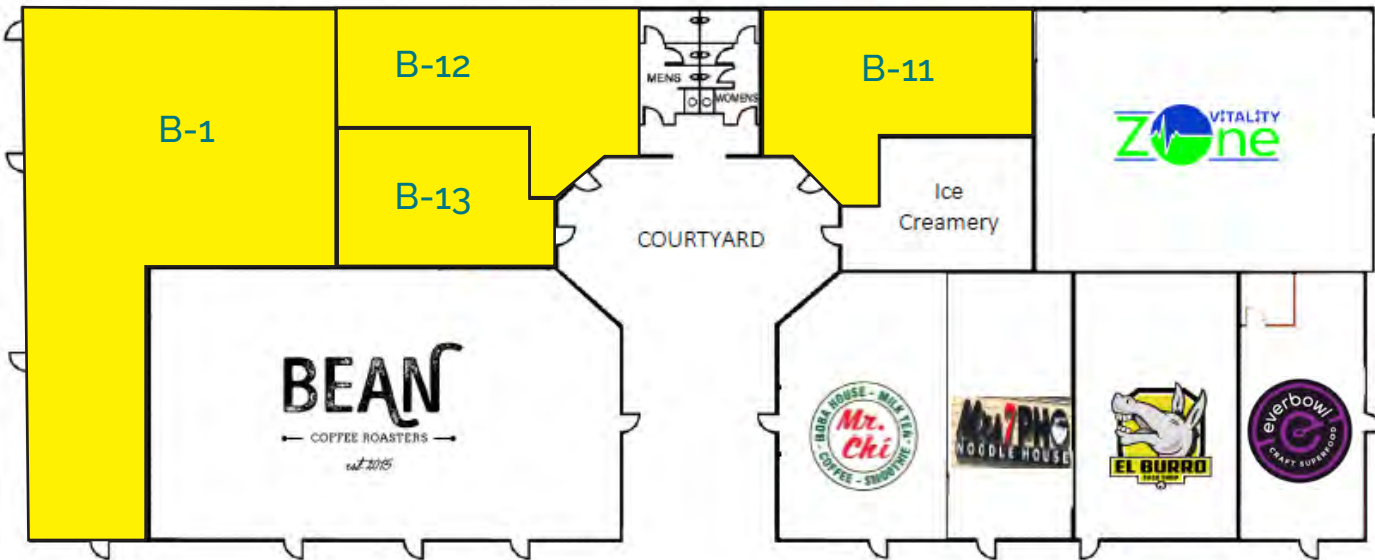
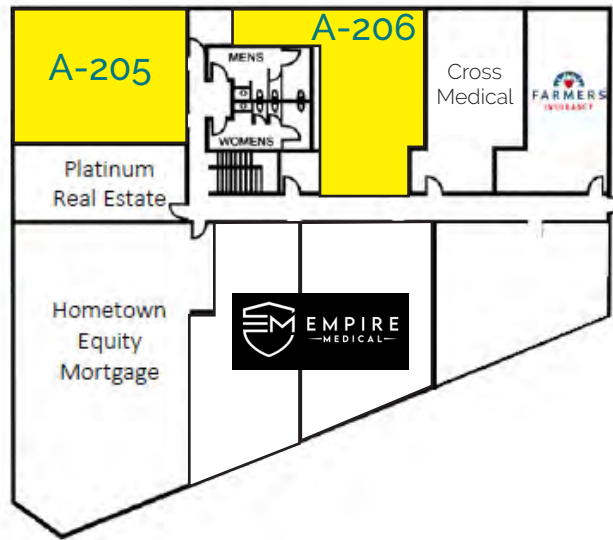
## TRAFFIC COUNTS

<b>16,500 CPD</b> Clinton Keith Road at Palomar Street	<b>12,000 CPD</b> On Palomar Street
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\*Source: Regis



# AVAILABILITIES



## RETAIL TENANT

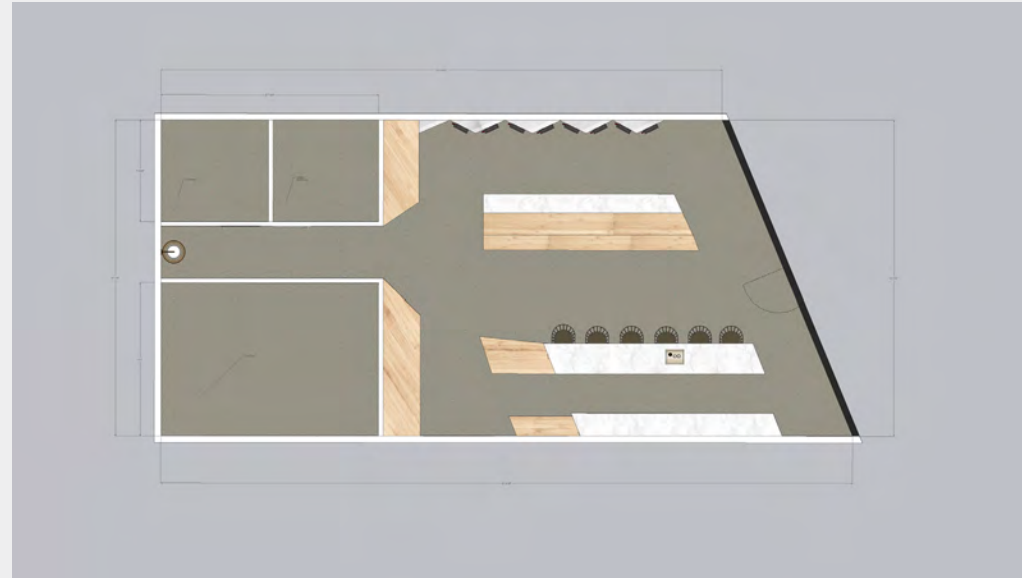
A-101	Finch
A-102	±1,311 Sq. Ft.
A-103	The Colour Parlor
A-104	±2,500 Sq. Ft. Potentially Available in 90 days
B-1	±2,570 Sq. Ft.
B-2,3,4	The Bean
B-5	Mr. Chi
B-6	Mrs. 7 Pho
B-7	El Burro
B-8	EverBowl
B-9	Vitality Zone
B-10	Ice Creamery
B-11	±924 Sq. Ft.
B-12	±975 Sq. Ft.
B-13	±712 Sq. Ft.

## OFFICE TENANT

A-200	WPS, Inc.
A-201	Empire Medical
A-202	Empire Medical
A-203	Hometown Equity Mortgage
A-204	Platinum Real Estate
A-205	±975 Sq. Ft.
A-206	±975 Sq. Ft. Available with 30 days notice
A-207	Cross Medical
A-208	Farmers Insurance

Rev. 05/19/2021

# A-102 POTENTIAL WINE BAR RENDERINGS





131,000 (CPD)

**BEAR CREEK VILLAGE CENTER**

**WILDOMAR SQUARE**

**OAK CREEK**

**WILDOMAR CROSSINGS**

**THE SHOPS AT CLINTON KEITH**

**THE BARN**  
AT WILDOMAR

**RENAISSANCE PLAZA**

**BARONS market**

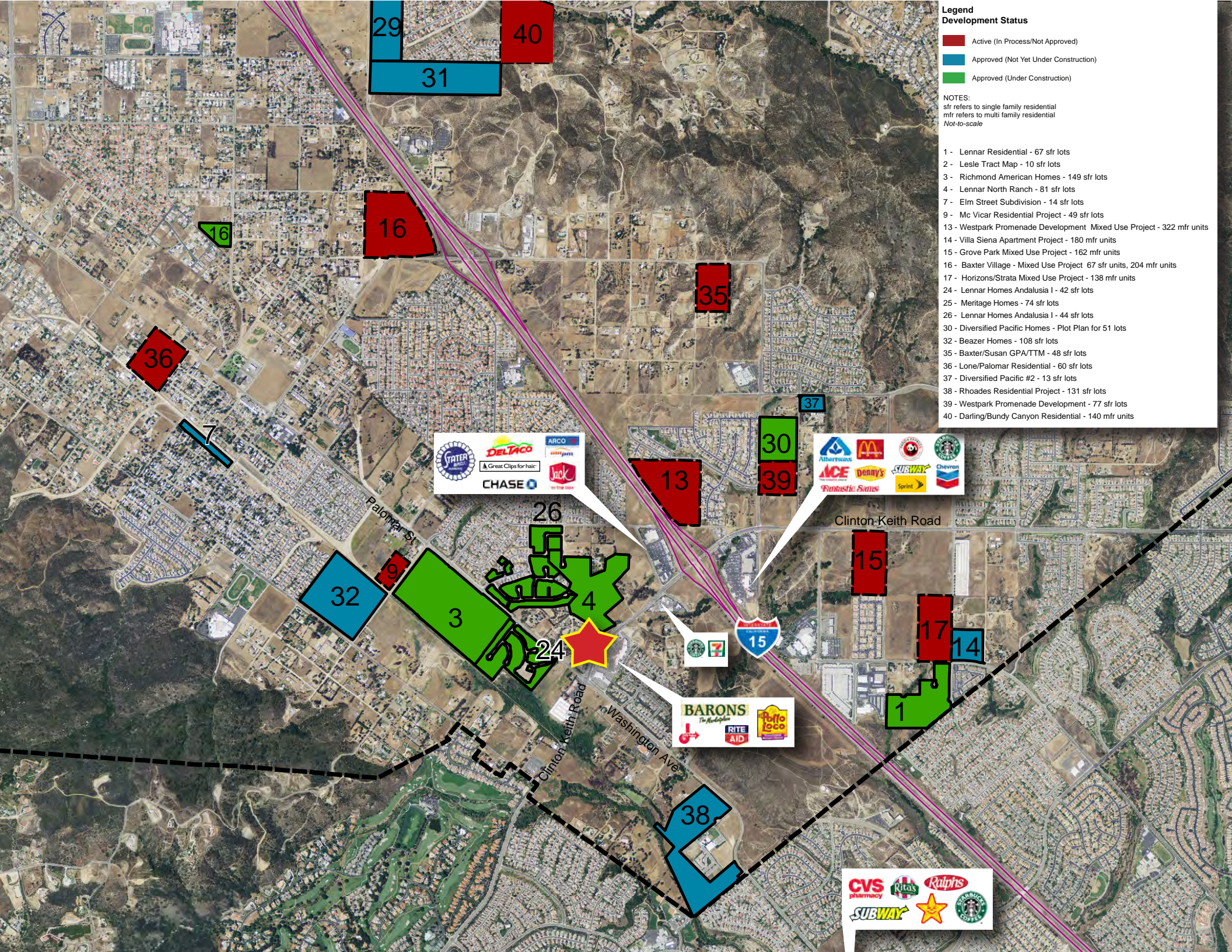
**WILDOMAR RETAIL CENTER**

CLINTON KEITH RD 16,500 (CPD)

PALOMAR RD 12,000 (CPD)

**BEAR VALLEY PLAZA**





**Legend  
Development Status**

- Active (In Process/Not Approved)
- Approved (Not Yet Under Construction)
- Approved (Under Construction)

NOTES:  
 sfr refers to single family residential  
 mfr refers to multi family residential  
 Not-to-scale

- 1 - Lennar Residential - 67 sfr lots
- 2 - Leslie Tract Map - 10 sfr lots
- 3 - Richmond American Homes - 149 sfr lots
- 4 - Lennar North Ranch - 81 sfr lots
- 7 - Elm Street Subdivision - 14 sfr lots
- 9 - Mc Vicar Residential Project - 49 sfr lots
- 13 - Westpark Promenade Development Mixed Use Project - 322 mfr units
- 14 - Villa Siena Apartment Project - 180 mfr units
- 15 - Grove Park Mixed Use Project - 162 mfr units
- 16 - Baxter Village - Mixed Use Project 67 sfr units, 204 mfr units
- 17 - Horizons/Strata Mixed Use Project - 138 mfr units
- 24 - Lennar Homes Andalusia I - 42 sfr lots
- 25 - Meritage Homes - 74 sfr lots
- 26 - Lennar Homes Andalusia I - 44 sfr lots
- 30 - Diversified Pacific Homes - Plot Plan for 51 lots
- 32 - Beazer Homes - 108 sfr lots
- 35 - Baxter/Susan GPA/TTM - 48 sfr lots
- 36 - Lone/Palomar Residential - 60 sfr lots
- 37 - Diversified Pacific #2 - 13 sfr lots
- 38 - Rhoades Residential Project - 131 sfr lots
- 39 - Westpark Promenade Development - 77 sfr lots
- 40 - Darling/Bundy Canyon Residential - 140 mfr units

& Great Clips for hair



# DEMOGRAPHICS

32395 Clinton Keith Rd Wildomar, CA 92595		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	7,719	62,234	128,000
	2025 Projected Population	8,167	65,725	135,852
	2010 Census Population	4,502	53,835	109,711
	2000 Census Population	2,671	30,771	64,792
	Projected Annual Growth 2020 to 2025	1.2%	1.1%	1.2%
	Historical Annual Growth 2000 to 2020	9.4%	5.1%	4.9%
	2020 Median Age	36.1	38.6	36.6
HOUSEHOLDS	2020 Estimated Households	2,364	20,119	40,706
	2025 Projected Households	2,430	20,664	42,004
	2010 Census Households	1,391	17,350	34,881
	2000 Census Households	817	10,186	21,069
	Projected Annual Growth 2020 to 2025	0.6%	0.5%	0.6%
	Historical Annual Growth 2000 to 2020	9.5%	4.9%	4.7%
	2020 Estimated White	66.3%	69.4%	66.6%
RACE AND ETHNICITY	2020 Estimated Black or African American	5.8%	5.2%	5.4%
	2020 Estimated Asian or Pacific Islander	8.6%	7.8%	8.0%
	2020 Estimated American Indian or Native Alaskan	1.0%	0.8%	0.9%
	2020 Estimated Other Races	18.3%	16.8%	19.1%
	2020 Estimated Hispanic	34.7%	31.9%	35.0%
	2020 Estimated Average Household Income	\$105,347	\$104,967	\$99,848
INCOME	2020 Estimated Median Household Income	\$101,303	\$95,800	\$89,132
	2020 Estimated Per Capita Income	\$32,274	\$33,979	\$31,787
	2020 Estimated Elementary (Grade Level 0 to 8)	4.3%	4.4%	4.6%
EDUCATION (AGE 25+)	2020 Estimated Some High School (Grade Level 9 to 11)	5.8%	5.3%	6.0%
	2020 Estimated High School Graduate	28.3%	27.4%	26.1%
	2020 Estimated Some College	25.5%	26.0%	27.5%
	2020 Estimated Associates Degree Only	11.5%	9.0%	9.3%
	2020 Estimated Bachelors Degree Only	15.9%	18.7%	17.7%
	2020 Estimated Graduate Degree	8.7%	9.2%	8.8%
	2020 Estimated Total Businesses	384	1,254	4,172
BUSINESS	2020 Estimated Total Employees	2,437	7,832	29,088
	2020 Estimated Employee Population per Business	6.3	6.2	7.0
	2020 Estimated Residential Population per Business	20.1	49.6	30.7



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