

FOR LEASE BEAR CREEK VILLAGE CENTER

36100 HIDDEN SPRINGS ROAD | WILDOMAR, CA



PROPERTY PROFILE:

Spaces Available:

- ±1,500 RSF Available – Suite 8 – \$30.00 per SF Annually
- ±2,500 RSF Available – Suite 13 – \$36.00 per SF Annually
- Estimated NNN = \$8.08 per SF Annually

PROJECT HIGHLIGHTS

- **Join:** Habit Burger, Jersey Mikes, Chipotle, Jack in the Box, Del Taco, Pie Nation Pizza, Baskin Robbins, Dunkin Donuts on this casual food synergistic intersection.
- Prime endcap available at strategic location of I-15 and Clinton Keith interchange, rapidly becoming a prime focal point in the market for commercial and residential development.
- Anchored by Stater Bros. and Chase Bank – with a great mix of complementary tenants.
- Club Pilates – **Now Open**
- F45 Training – **Now Open**

CONTACT

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population:	8,430	65,514	134,416
Avg. Household Income:	\$79,252	\$95,688	\$91,948
Employment Population:	2,626	8,081	28,148

Source: Regis Online

TRAFFIC COUNTS

131,000 CPD

Interstate I-15 @ Clinton Keith Rd
Source: Regis Online

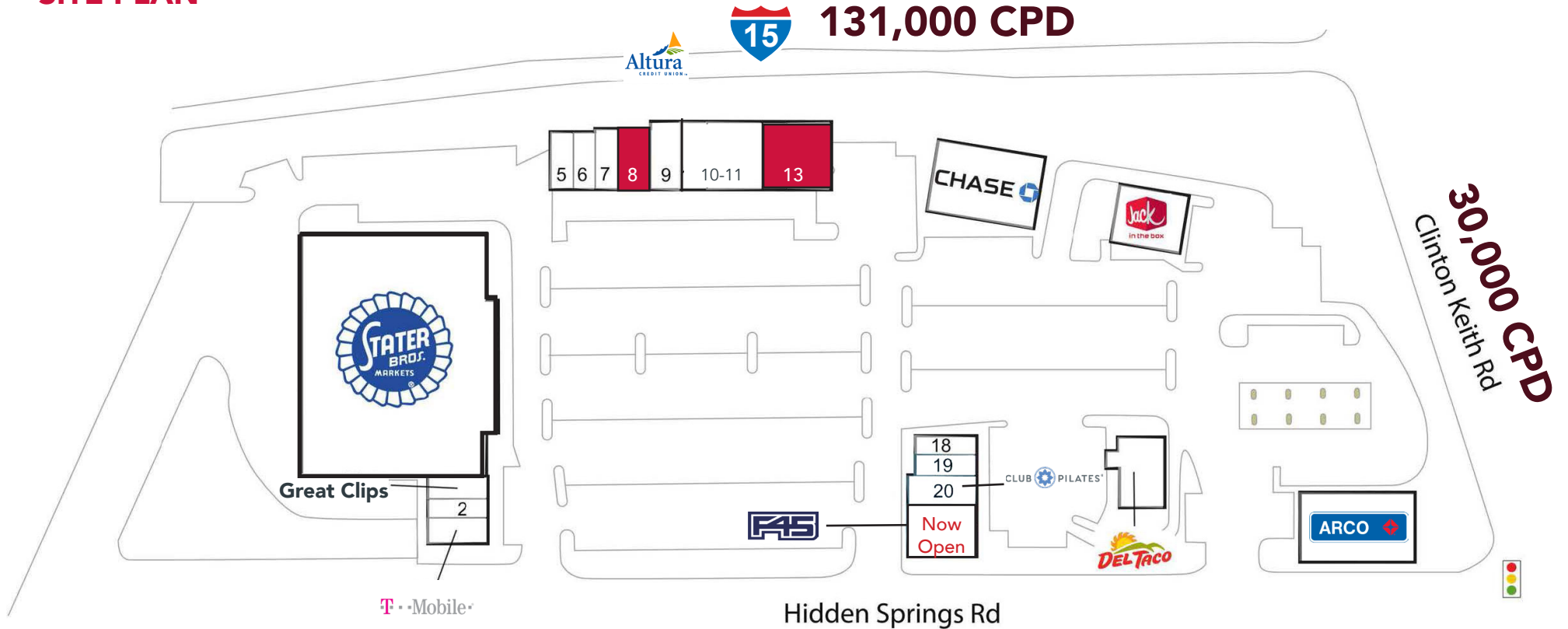
30,000 CPD

Clinton Keith Rd @ Interstate I-15

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SITE PLAN



SUITE	TENANT	SQ. FT.
1	T-Mobile	1,800 SF
2	Wonder Nails	1,100 SF
3	Great Clips	1,000 SF
4	Stater Bros.	44,093 SF
5	Simply Kneaded	1,000 SF
6	Go NutzDonuts	1,000 SF
7	Print & Postal	1,100 SF
8	AVAILABLE	1,500 SF

SUITE	TENANT	SQ. FT.
9	Altura Credit Union	1,900 SF
10-11	Bear Creek Dental	4,500 SF
12	Sake Sushi	1,500 SF
13	Tresino's - AVAILABLE	2,500 SF
14	JPMorgan Chase Bank	5,000 SF
15	Jack in the Box	2,700 SF
16	ARCO Gas Station	5,077 SF
17	Del Taco	2,400 SF

SUITE	TENANT	SQ. FT.
18-19	Pie Nation Pizza	2,425 SF
20	Club Pilates	1,700 SF
21-22	Now Open - F45 Training	3,100 SF

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RS1

36100 Hidden Springs Rd		1 mi radius	3 mi radius	5 mi radius
Wildomar, CA 92595				
POPULATION	2019 Estimated Population	8,430	65,514	134,416
	2024 Projected Population	8,970	69,942	143,944
	2010 Census Population	5,344	57,540	113,760
	2000 Census Population	2,801	33,406	66,632
	Projected Annual Growth 2019 to 2024	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2019	10.6%	5.1%	5.4%
	2019 Median Age	34.6	38.1	36.1
HOUSEHOLDS	2019 Estimated Households	2,604	21,200	42,776
	2024 Projected Households	2,692	21,977	44,470
	2010 Census Households	1,655	18,538	36,103
	2000 Census Households	831	11,084	21,655
	Projected Annual Growth 2019 to 2024	0.7%	0.7%	0.8%
	Historical Annual Growth 2000 to 2019	11.2%	4.8%	5.1%
RACE AND ETHNICITY	2019 Estimated White	63.7%	70.0%	66.9%
	2019 Estimated Black or African American	7.0%	4.8%	5.4%
	2019 Estimated Asian or Pacific Islander	9.2%	7.7%	8.2%
	2019 Estimated American Indian or Native Alaskan	0.9%	0.9%	0.9%
	2019 Estimated Other Races	19.1%	16.7%	18.7%
	2019 Estimated Hispanic	35.7%	31.3%	34.2%
INCOME	2019 Estimated Average Household Income	\$79,252	\$95,688	\$91,948
	2019 Estimated Median Household Income	\$84,659	\$90,473	\$85,254
	2019 Estimated Per Capita Income	\$24,491	\$31,005	\$29,296
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	5.3%	4.2%	4.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	6.1%	5.4%	6.1%
	2019 Estimated High School Graduate	28.3%	26.1%	24.7%
	2019 Estimated Some College	28.9%	28.4%	28.8%
	2019 Estimated Associates Degree Only	10.4%	8.7%	9.5%
	2019 Estimated Bachelors Degree Only	14.4%	18.2%	17.7%
	2019 Estimated Graduate Degree	6.6%	9.0%	8.8%
BUSINESS	2019 Estimated Total Businesses	430	1,255	3,966
	2019 Estimated Total Employees	2,626	8,081	28,148
	2019 Estimated Employee Population per Business	6.1	6.4	7.1
	2019 Estimated Residential Population per Business	19.6	52.2	33.9

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