



# OAK CREEK SHOPPING CENTER

23905 CLINTON KEITH ROAD  
WILDOMAR, CA

NICK CORBELL

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P: 951.445.4522  
DRE # 01932821

NICK EARLE

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# HIGHLIGHTS:

- **JOIN:** ALBERTSON'S, STARBUCKS, PANDA EXPRESS, WABA GRILL AND SHELL GAS STATION IN THIS A+ RETAIL LOCATION
- CLOSE TO I-15 ON RAMP
- FANTASTIC VISIBILITY TO CLINTON KEITH WITH PROMINENT MONUMENT SIGNAGE AVAILABLE.
- STRATEGICALLY LOCATED IN DOMINANT SHOPPING CENTER AT I-15 FREEWAY AND CLINTON KEITH RD. (MAJOR ARTERIAL IN WILDOMAR).
- VERY STRONG GROWTH AREA WITH A LOT OF RESIDENTIAL CONSTRUCTION
- HEAVY DAYTIME TRAFFIC

DEMOGRAPHICS	1 mile	3 mile	5 mile
2019 Population	7,881	69,024	137,039
Daytime Population	5,000	31,156	70,224
Average HH Income	\$80,470	\$95,911	\$92,274

## TRAFFIC COUNTS

**16,500 CPD**  
Clinton Keith Road  
Regis

**131,000 CPD**  
I-15 Fwy at Clinton Keith Rd



AVAILABILITY		
Unit	Tenant	Unit SF
101	Waba Grill	±1,580
102	Cadreda Tattoos	±1,230
103	Nail Place	±1,200
104	EyeBrow Threading	±900
105	Smoke Shop	±1,207
106-109	Clinton Keith Dental	±3,781
110	Fantastic Sams	±1,320
111-112	iTan	±2,033
<b>113</b>	<b>AVAILABLE</b>	<b>±1,313</b>
114	Dandy Mailboxes Plus	±1,150
115-116	Vision Experience	±2,366
<b>117</b>	<b>AVAILABLE</b>	<b>±1,144</b>
<b>118</b>	<b>POTENTIALLY AVAILABLE WITHIN 90-DAYS</b>	<b>±1,300</b>
119	Prompt Cleaners	±1,594
<b>Building "F" 23823</b>		
101	Starbucks	±1,537
102-104	Coldwell Banker	±3,969

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**LEE & ASSOCIATES**  
 COMMERCIAL REAL ESTATE SERVICES

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 | Corporate ID# 01048055

 131,000 (CPD)

**BEAR CREEK VILLAGE CENTER**



**WILDOMAR SQUARE**




**OAK CREEK**




**WILDOMAR CROSSINGS**



**RENAISSANCE PLAZA**



**THE SHOPS AT CLINTON KEITH**



**THE BARN**



**WILDOMAR RETAIL CENTER**



**BEAR VALLEY PLAZA**

PALOMAR RD 12,000 (CPD)

CLINTON KEITH RD 16,500 (CPD)

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# OAK CREEK

CLINTON KEITH RD  
16,500 CPD

OAK SPRINGS RANCH APARTMENTS  
SANTA ROSA APARTMENTS

Del Taco  
Jack in the Box  
CHASE

Habit  
DUNKIN' DONUTS  
7-Eleven

KAISER PERMANENTE

CVS pharmacy

131,000 CPD



JACKSON AVE

E. HALE CURRAN E.S.

Barons Market  
DOLLAR TREE  
McDonald's  
CHASE

KFC  
SUBWAY

Target  
Chili's  
Starbucks  
Krispy Kreme  
AutoZone

LA Fitness  
Planet Fitness

AMERICAN EXPRESS  
ANCO

16,500 CPD

Barons Market  
Dollar Tree

Starbucks  
7-Eleven  
Massage Green SPA  
TUSCANY GRILLE

INLAND VALLEY MEDICAL CENTER

JEFFERSON AVE

BED BATH & BEYONDS  
PETCO  
DAVID'S BRIDAL  
BevMo!  
Jewelry Center

OLIVE WOOD

GRAND ISLE SENIOR HOMES

KALMIA PLAZA

PALOMAR ST

12,000 CPD

THE BARN

WILDOMAR RETAIL CENTER

BEAR VALLEY PLAZA

10,000 CPD

WASHINGTON AVE

Ralphs  
CVS pharmacy  
Walmart  
SUBWAY

MURRIETA VALLEY H.S.

THOMPSON M.S.

COLE CANYON

NUTMEG ST

KALMIA ST

HANCOCK AVE

SHIEVELA M.S.

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