

FOR LEASE

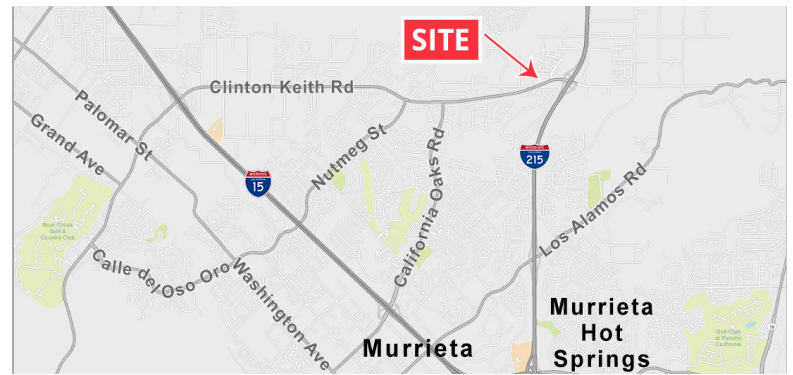
New Neighborhood Shopping Center

NEC Clinton Keith Rd & Mitchell Rd | Murrieta, CA



Property Highlights

- 42,000 SF of retail available along with two drive-thru pads.
- Retail is part of a bigger residential development.
- 230-unit apartment site currently under construction. It is a mix of 3-story flats and 2 & 3-story townhomes: 1bd/1ba = 69; 2 bd/2ba = 123; 3bd/2ba = 38
- 80-paired home site currently under construction with a mix of 3 and 4 bdrm/3ba homes.
- The Clinton Keith extension to Hwy 79 is scheduled to be completed in November 2017. Currently the ADT count at Clinton Keith Rd and Mitchell Rd is about 33,000 which is expected to go to 40,000+ with the extension.



Demographics

EST.2016	1 MILE	3 MILE	5 MILE
Population	11,769	77,932	188,154
Avg. Household Income	\$119,339	\$96,069	\$99,999
Daytime Population	1,117	13,167	41,758

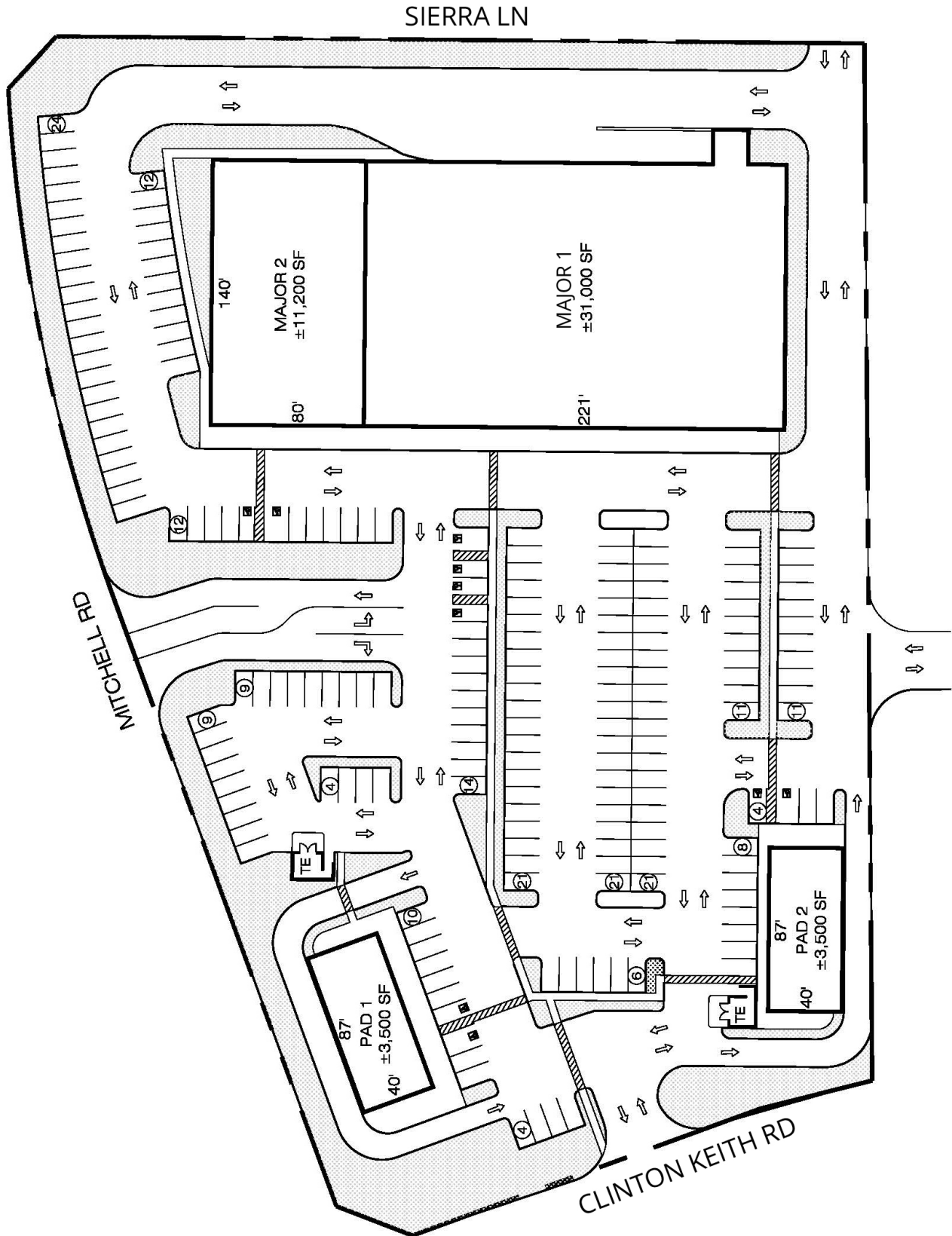
Traffic Counts

Clinton Keith Rd	approx 33,000 cars per day
I-215	approx 158,000 cars per day

Contact

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	1 mile	3 miles	5 miles
Population			
2000 Population	3,680	40,997	70,198
2010 Population	11,277	74,307	170,811
2016 Population	11,769	77,932	188,154
2021 Population	12,548	82,386	202,337
2000-2010 Annual Rate	11.85%	6.13%	9.30%
2010-2016 Annual Rate	0.69%	0.77%	1.56%
2016-2021 Annual Rate	1.29%	1.12%	1.46%
2016 Male Population	49.5%	48.5%	49.1%
2016 Female Population	50.5%	51.5%	50.9%
2016 Median Age	32.6	34.1	33.5
Households			
2000 Households	1,117	13,703	22,598
2010 Households	3,277	23,920	52,496
2016 Total Households	3,384	24,841	56,773
2021 Total Households	3,584	26,068	60,469
2000-2010 Annual Rate	11.36%	5.73%	8.79%
2010-2016 Annual Rate	0.52%	0.61%	1.26%
2016-2021 Annual Rate	1.16%	0.97%	1.27%
2016 Average Household Size	3.48	3.13	3.29
Housing Units			
2016 Total Housing Units	3,665	26,509	60,743
2016 Owner Occupied Housing Units	2,710	16,942	40,163
2016 Renter Occupied Housing Units	675	7,898	16,610
2016 Vacant Housing Units	281	1,668	3,970
Race and Ethnicity			
2016 White Alone	64.3%	66.5%	65.2%
2016 Black Alone	5.4%	5.8%	6.0%
2016 American Indian/Alaska Native Alone	0.6%	0.7%	0.8%
2016 Asian Alone	12.8%	10.1%	10.8%
2016 Pacific Islander Alone	0.3%	0.5%	0.4%
2016 Hispanic Origin (Any Race)	29.7%	29.8%	29.9%
Income			
2016 Median Household Income	\$100,679	\$78,640	\$82,441
2016 Average	\$119,339	\$96,069	\$99,999
Per Capita Income	\$34,432	\$30,502	\$30,654
2016 Population 25+ by Educational Attainment			
Total	7,184	49,277	116,961
High School Graduate	19.5%	19.9%	20.0%
GED/Alternative Credential	1.2%	2.7%	3.0%
Some College, No Degree	34.1%	31.5%	30.5%
Associate Degree	10.0%	9.1%	9.6%
Bachelor's Degree	18.1%	19.5%	18.9%
Graduate/Professional Degree	11.6%	9.8%	9.5%
Data for all businesses in area			
Total Businesses:	118	1,513	4,794
Total Employees:	1,117	13,167	41,758
Total Residential Population:	11,769	77,932	188,154
Employee/Residential Population Ratio:	0.09:1	0.17:1	0.22:1