

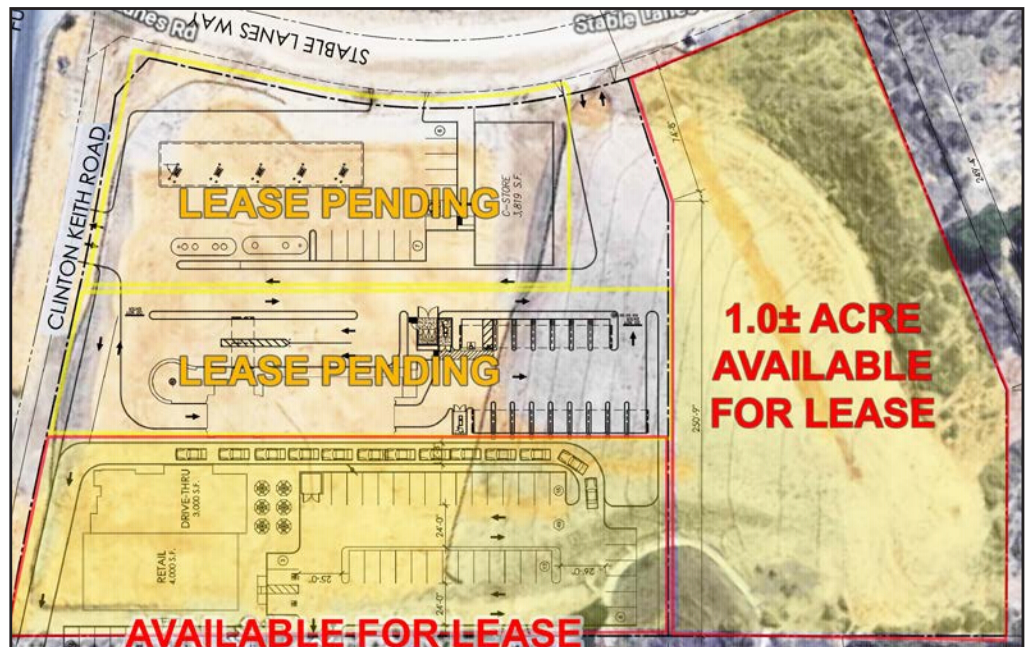
COMING SOON! – CIMARRON PLAZA
32150 Clinton Keith Road, Wildomar, CA



- Approximately 35,000± SF pad consisting of 3,000± SF drive thru opportunity and 4,000± SF building (divisible)
- 1.0± Acre pad ideal for day care use, etc.
- Located on Clinton Keith Road corridor in rapidly expanding City of Wildomar
- Shared access with 79,000± SF Baron's Market anchored shopping center
- Contact broker for pricing

Features:

- Signalized access approved at intersection of Clinton Keith Road and Stable Lanes Road
- Zoned C-1/C-P General Commercial



EXCLUSIVELY LISTED BY:

Scott Forest

sforest@WestMarCRE.com

CA License: #01396577

Founded in 1988
www.WestMarCRE.com
WestMar Commercial Real Estate



Demographics

Source: CoStar 2019	1 mile	3 mile	5 mile
2019 Population (Estimate)	7,846	67,915	145,931
2024 Population (Projection)	8,430	63,734	136,488
Daytime Employee Population	2,472	9,200	28,302
Average Household Income	\$95,760	\$100,541	\$94,600

Traffic Counts

Source: See Below (*City of Wildomar 2016) (**Cal Trans 2017) (**CoStar 2017)	ADT
Clinton Keith Road at Stable Lanes Road*	26,412
I-15 at Clinton Keith Road**	133,000
Clinton Keith Road at I-15***	16,407

Planned Residential Growth



The above information, while not guaranteed, has been secured from sources we believe to be reliable.