

FOR SALE

# CLINTON KEITH ROAD RETAIL PAD

SWC INTERSTATE 215 AND CLINTON KEITH ROAD, MURRIETA, CA



### Features:

- 0.88± Acre retail pad situated adjacent to a newly constructed CVS
- Signalized access/intersection
- Clinton Keith Road frontage
- Clinton Keith East alignment has commenced and will ultimately connect I-215 to French Valley at Max Gillis and Benton Road
- Near intersection:



- Contact broker for sales price

### Demographics

Source: CoStar 2017	1 mile	3 mile	5 mile
2017 Population (Estimated)	9,073	74,781	194,407
2022 Population (Projected)	9,593	79,216	207,826
Daytime Employee Population	844	14,960	43,749
Average Household Income	\$117,738	\$92,624	\$95,396

### Traffic Counts

Source: CoStar 2016	ADT
Clinton Keith Road West of Interstate 215	27,300
Interstate 215 @ Clinton Keith Road	93,000

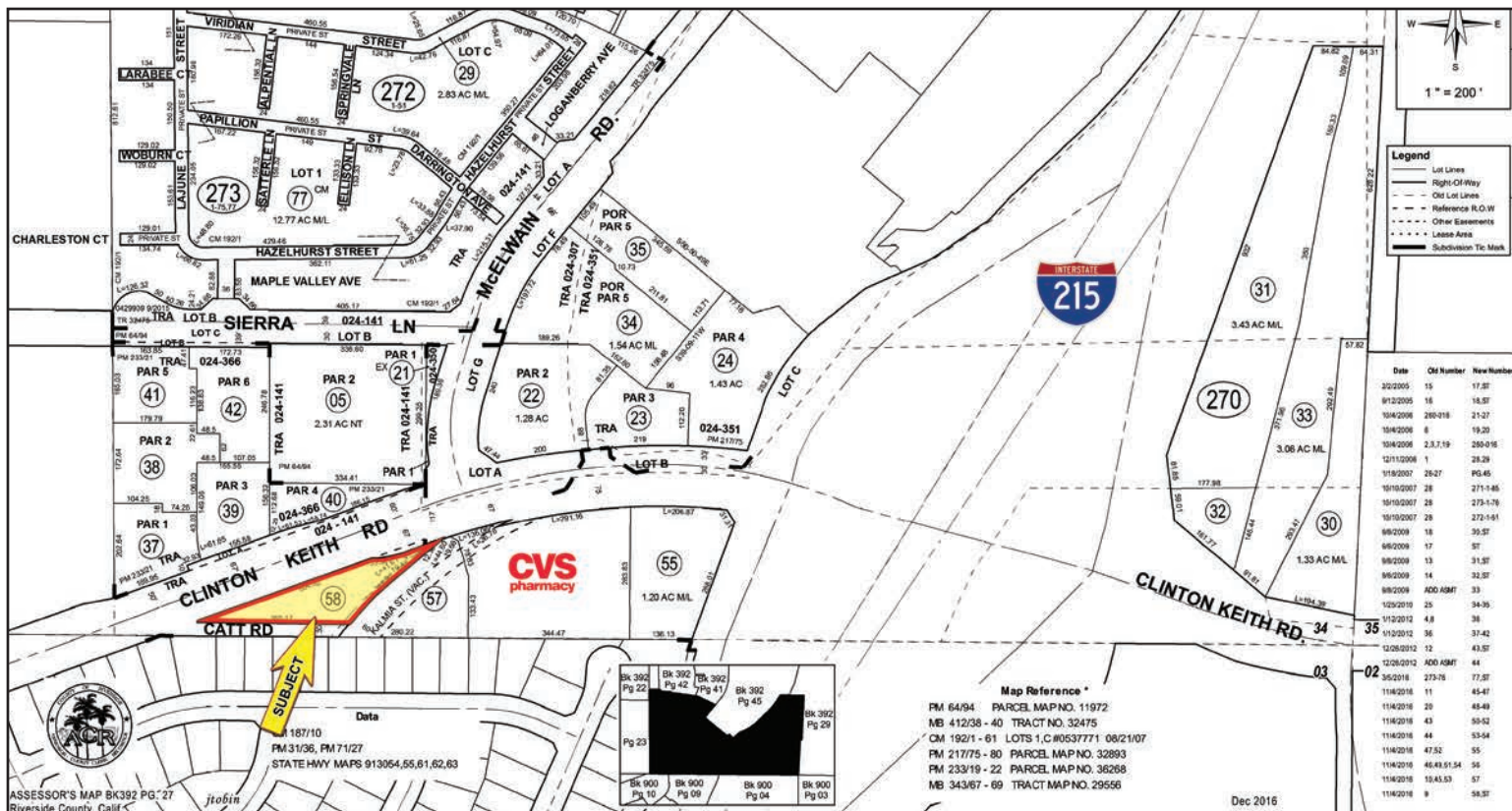
EXCLUSIVELY LISTED BY:

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Price, tenant mix, and availability subject to change without notice.

**Scott Forest**  
 sforest@WestMarCRE.com  
 CA Agent License: #01396577

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

**FOR SALE: CLINTON KEITH ROAD RETAIL PAD | SWC INTERSTATE 215 AND CLINTON KEITH ROAD, MURRIETA, CA**



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