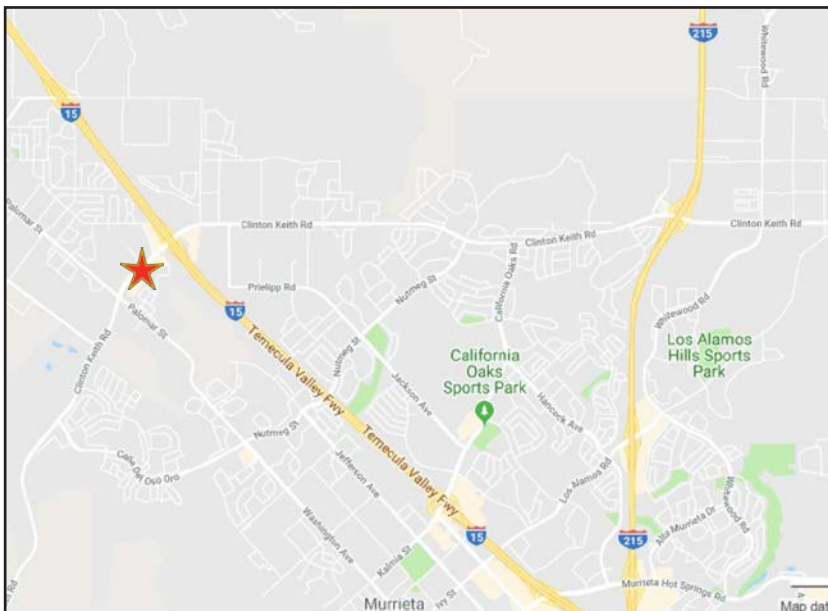


**WILDOMAR – CLINTON KEITH COMMERCIAL PARCELS**  
32150 Clinton Keith Road, Wildomar, CA



- 2.98± Net Acres - 4.56± Gross Acres
  - Asking \$2,500,000.00
  - Zoned C-1/C-P General Commercial
  - Approved Tentative Parcel Map
  - Located on Clinton Keith Rd Corridor in Rapidly Expanding City of Wildomar
  - APN's: 380-120-012 & -013
- Features:**
- Signalized access approved at intersection of Clinton Keith Rd and Stable Lanes Rd
  - Adjacent to 79,000± SF Baron's Market anchored shopping center

**EXCLUSIVELY LISTED BY:**

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

**Founded in 1988**  
[www.WestMarCRE.com](http://www.WestMarCRE.com)  
**WestMar Commercial Real Estate**



**Demographics**

Source: CoStar 2018	1 mile	3 mile	5 mile
2018 Population (Estimated)	7,846	62,823	125,708
2023 Population (Projected)	8,430	66,853	133,773
Daytime Employee Population	3,689	10,184	29,422
Average Household Income	\$92,126	\$98,590	\$94,136

**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.