

# WILLOW CREEK

FOR LEASE

34859 Frederick Street, Unit 114, Wildomar, CA 92595



**1,775± SF**  
RETAIL SPACE  
AVAILABLE FOR LEASE



**\$1.45 PSF**  
**Plus NNN**  
(2022 NNN Estimated  
\$0.43 PSF)

## First Floor Built-Out Corner Suite Available for Lease

- Excellent Interstate 15 visibility, access and signage
- Suite has a restroom and separate office
- Tenant building signage facing Interstate 15
- 200 AMP 120/208 3-Phase Power

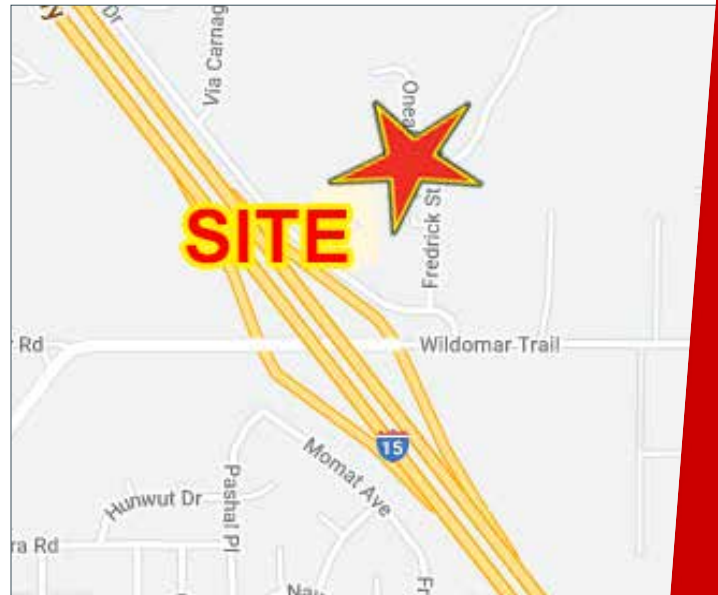
### Demographics

Source: CoStar 2022	1 mile	3 mile	5 mile
2022 Population (Estimated)	5,778	48,782	115,805
2027 Population (Projected)	6,082	51,931	150,630
Daytime Employee Population	899	6,359	23,791
Average Household Income	\$115,666	\$114,366	\$113,635

### Traffic Counts

Source: CoStar 2022	ADT
Baxter Road/Wildomar Trail at I-15	15,270
I-15 North of Wildomar Trail	135,460

Join:



**Exclusively Marketed By:**

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

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Suite	SF	Rate/Month	Comments
101			Successulent
102-103			James Cole Consulting
104	4,000		Vacant
105-107			Upland Dental Implants
108			King Law Firm
109-113			Wildomar Eye Care
<b>114</b>	<b>1,775</b>	<b>\$1.45 Plus NNN</b>	<b>AVAILABLE \$3,337.00</b>

\*All suites are based on usable area - No Core Factor

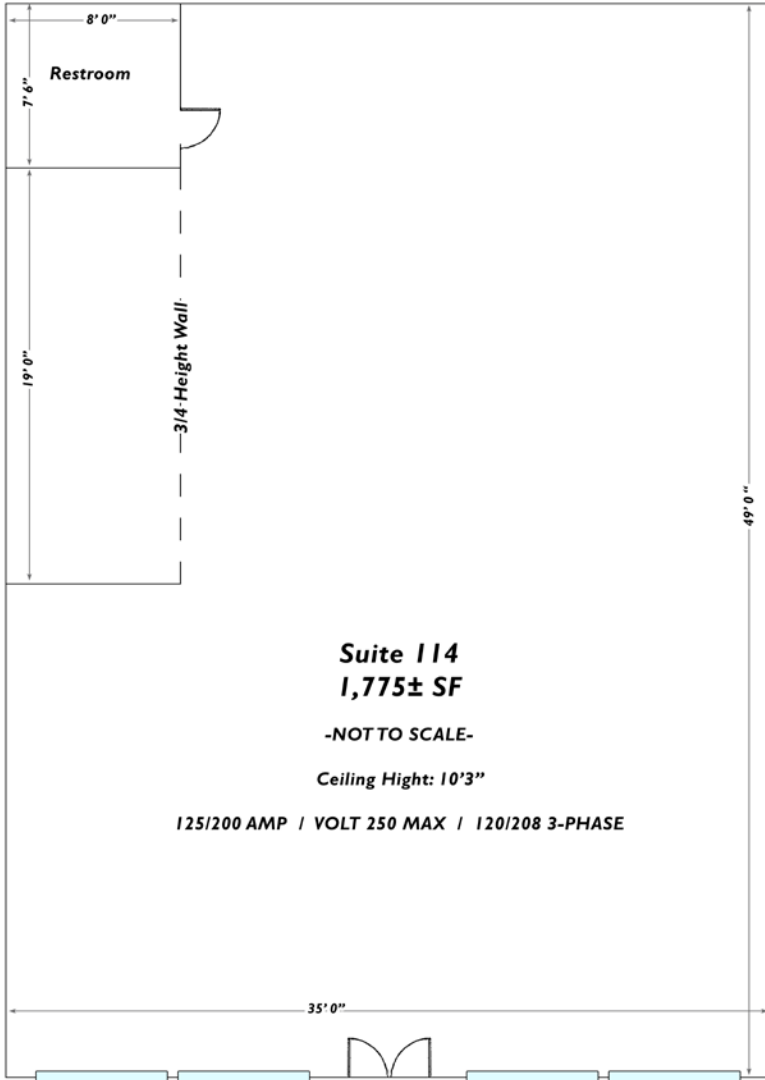
\*\*Lease rates are quoted based on AIR Standard Industrial/Commercial Multi-Tenant Lease - NNN Form  
(2022 CAM Budget \$0.43 PSF per month)



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