



OAK CREEK SHOPPING CENTER

23861, 23877 & 23881
CLINTON KEITH RD.
WILDOMAR, CA

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Join Albertson's, Denny's, McDonalds and Starbucks
- Junior Anchor Spaces Potentially Available (8,277 SF and 15,082 SF). Can be combined totaling 23,359 SF.
- High Growth Residential Trade Area With ± 338 Units Under Construction & $\pm 4,713$ New Units Planned
- Fantastic Visibility to I-15 Freeway with Prominent Monument Signage Available.
- Strategically Located in Dominant Shopping Center at I-15 Freeway and Clinton Keith Rd. (Major arterial in Wildomar).
- Ideal uses are gyms, recreational, apparel, home furnishings, sporting goods, electronics, furniture and many other retail uses.



MEET YOUR CO-TENANTS



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PROPERTY AERIAL



SITE PLAN



AVAILABILITY			
Building Address	Unit	Unit SF	Availability
23881 Clinton Keith Rd	I	±15,082 SF	Potentially Available – Contact Broker For Details. Can be combined for a total ±23,359 SF.
23877 Clinton Keith Rd	J	±8,277 SF	Potentially Available 9/30/27. Can be combined for a total ±23,359 SF.

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SURROUNDING RETAIL



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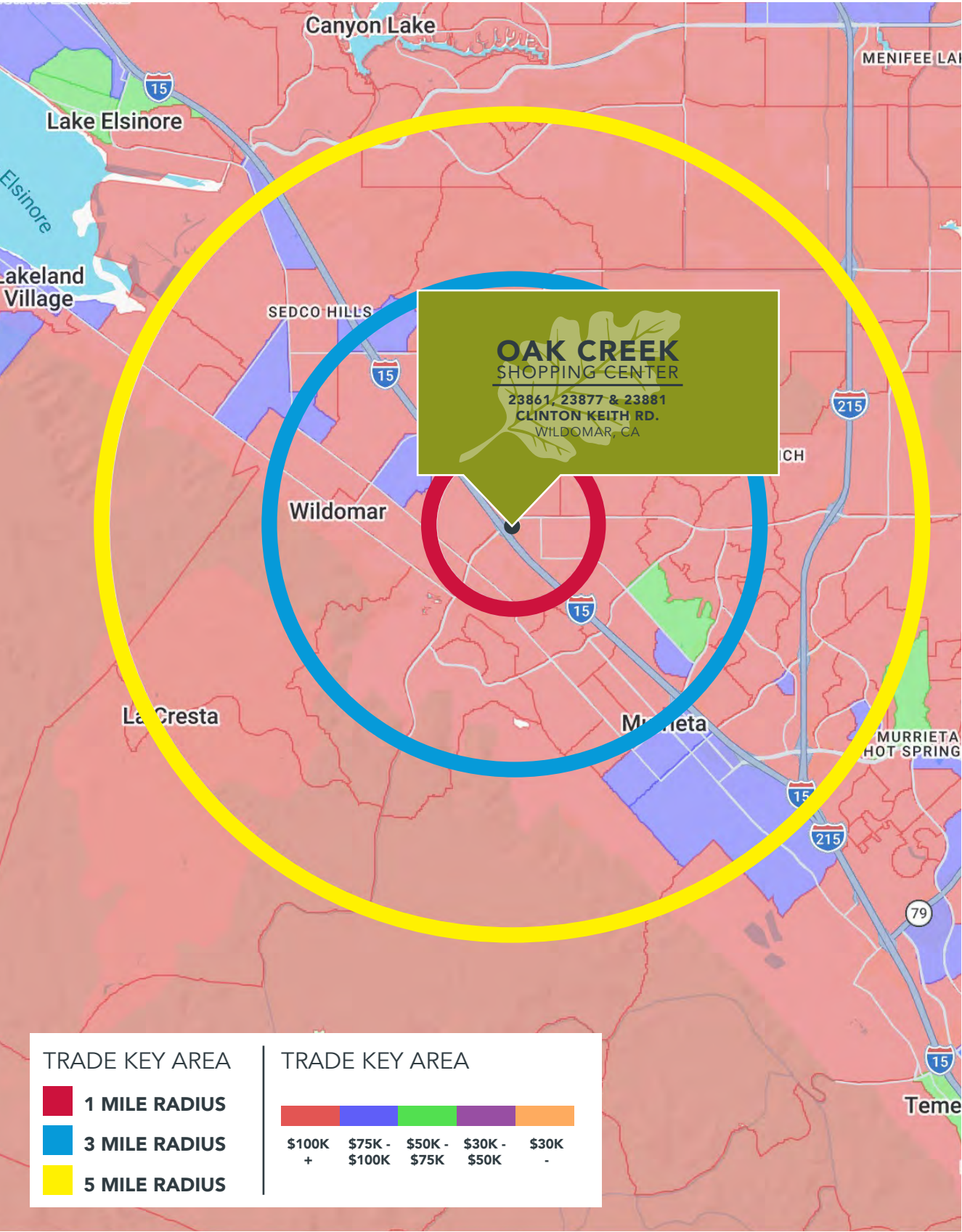
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TRADE AREA BY BLOCK GROUPS

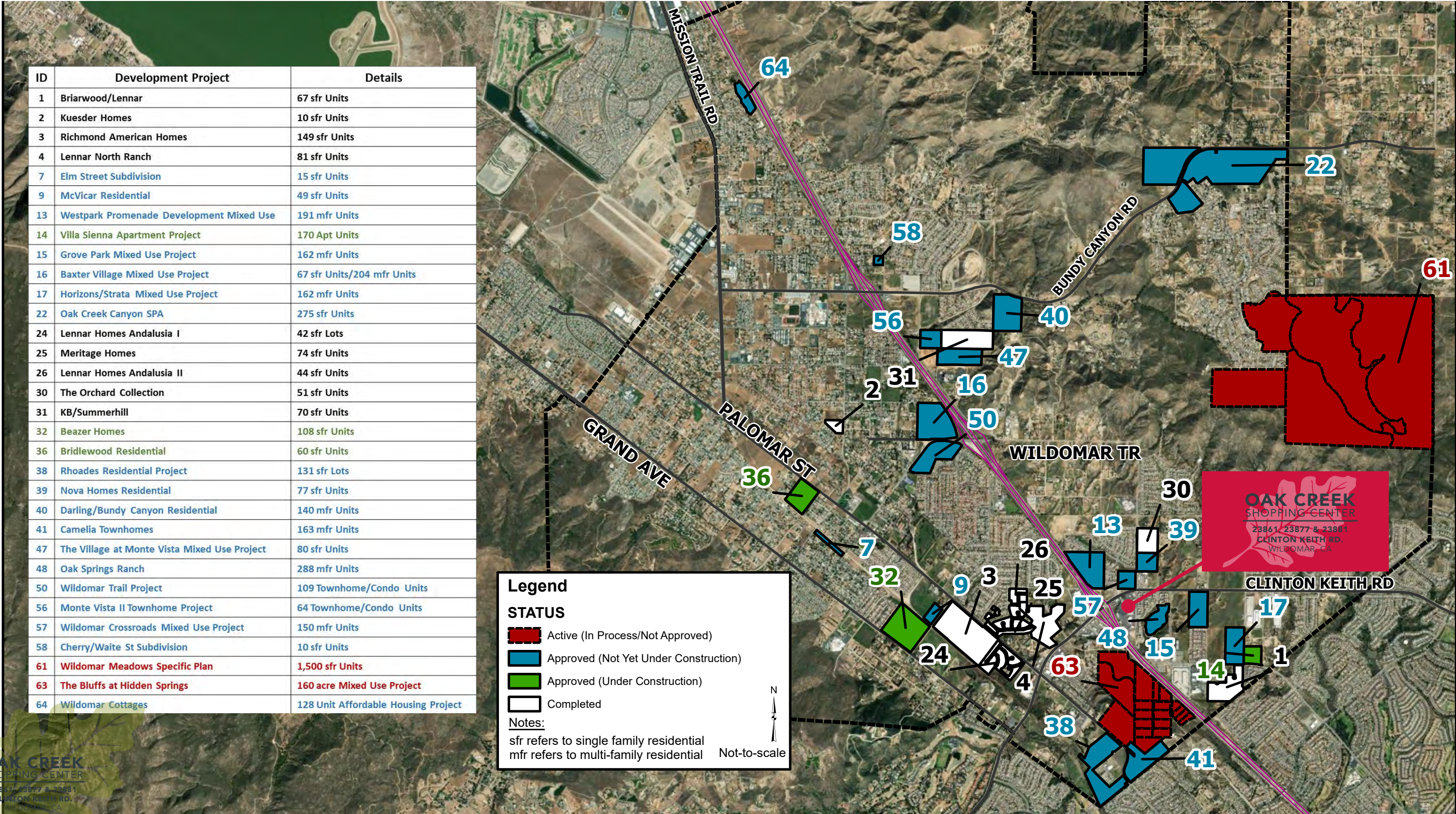
	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	8,379	67,156	140,996
Projected Population (2030)	8,512	68,536	147,107
Households	2,571	21,725	45,158
Projected Households	2,688	22,659	48,425
Median Age	35.4	39.5	37.3
Average Household Income	\$147,209	\$142,421	\$143,416
Median Household Income	\$126,783	\$116,261	\$115,895
Any College +	3,673	29,877	60,696
Total Employees	2,622	9,620	27,483
Total Businesses	416	1,747	4,381



DEMOGRAPHICS



RESIDENTIAL PROJECT DEVELOPMENT LIST



An aerial photograph of the Oak Creek Shopping Center, showing a large parking lot filled with cars, several commercial buildings with flat and tiled roofs, and surrounding residential areas. The text is overlaid on the top left of the image.

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FOR FURTHER LEASING INFORMATION PLEASE CONTACT

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