

# BEAR VALLEY — P L A Z A —

32475 CLINTON KEITH ROAD | WILDOMAR, CA



## PROPERTY FEATURES

- ±27,000 SF Retail Center (Center has been freshly repainted with brand new awnings)
- Suite 105 - ±2,130 SF End Cap Space Available
- Suite 109 - ±1,379 SF Inline Shop Space Available
- Located ½ Mile NWQ I-15 & Clinton Keith Road
- Very well positioned in the Wildomar trade area surrounded by Retail, Office and Residential
- Ideal for Cell Phone Store, Coffee or Juice shop, Sandwich Shop Dessert Shops, Fitness and Nutrition / Wellness center or any general retail and/or services
- Boasting Over \$140,000 Average Household Income
- Strong Traffic Counts and Daytime Population
- 128 Parking Spaces: ±5/1,000 ratio

## DEMOGRAPHICS

|                      | 1 mile    | 3 mile    | 5 mile    |
|----------------------|-----------|-----------|-----------|
| 2025 Population      | 6,643     | 58,403    | 123,527   |
| 2030 Est. Population | 6,876     | 59,759    | 129,003   |
| Average HH Income    | \$160,003 | \$144,389 | \$141,733 |

## TRAFFIC COUNTS

**145,905 CPD**  
I-15 Fwy

**32,804 CPD**  
Clinton Keith Rd

\*Source: CoStar

**TED RIVENBARK**

951.445.4512

trivenbark@leetemecula.com

DRE #01247098

**FAEEZ KANJI**

951.445.4528

fkanji@leetemecula.com

DRE #02162227

**BRIAN BIELATOWICZ**

951.445.4515

bbielatowicz@leetemecula.com

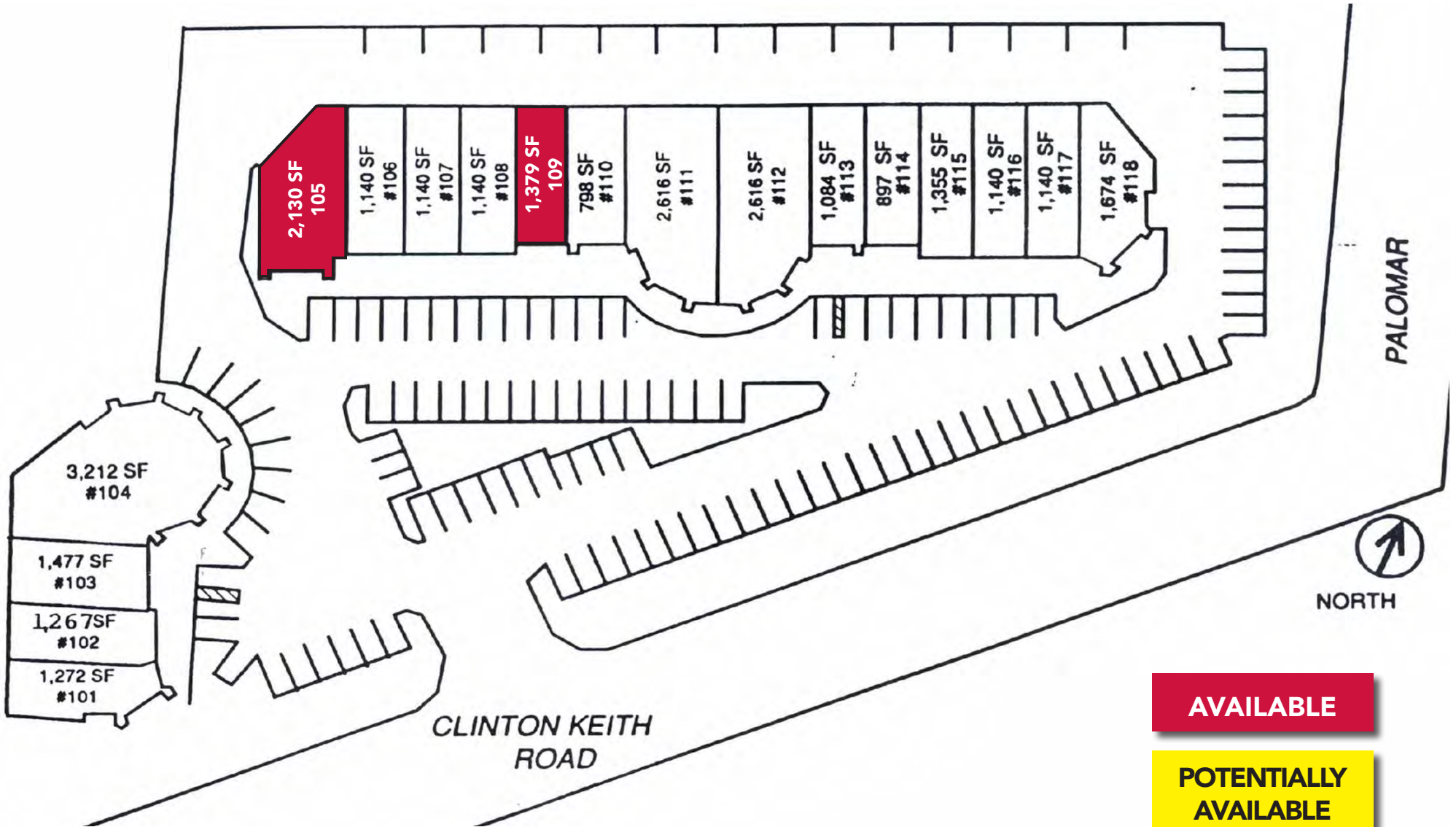
DRE #01269887



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REV. 02/02/2026

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COMMERCIAL REAL ESTATE SERVICES

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**BRIAN BIELATOWICZ**  
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