

I-15 Adjacent – Commercial Land For Sale

NEC CATT ROAD & HIDDEN SPRINGS ROAD | WILDOMAR, CA

FOR SALE



NEWMARK | PACIFIC

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FOR SALE

Property Features

- Adjacent to Bear Creek Village (Stater Brothers anchored)
- 400 feet frontage along I-15
- Over 109,000 VPD on I-15
- Amazing I-15 exposure with $\pm 1,000'$ of frontage along I-15
- Zoning (C-H) permits a wide array of commercial uses
- Significant development in immediate area - Over 3,000 units in various stages of development

Property Description

City	City of Wildomar
Parcel ID	376-410-011
Land Size	± 5.75
Zoning	C-H (Commercial Highway) – City of Wildomar has modified zoning from County standard zoning



FOR SALE



Demographics

Population

9,750	63,698	131,798
1 Mile	3 Miles	5 Miles

Employees

3,084	21,012	42,723
1 Mile	3 Miles	5 Miles

Average Household Income

\$141,901	\$136,106	\$139,419
1 Mile	3 Miles	5 Miles

Households

7,070	31,735	63,148
1 Mile	3 Miles	5 Miles

Traffic Counts

Temecula Valley Fwy. (I-15)

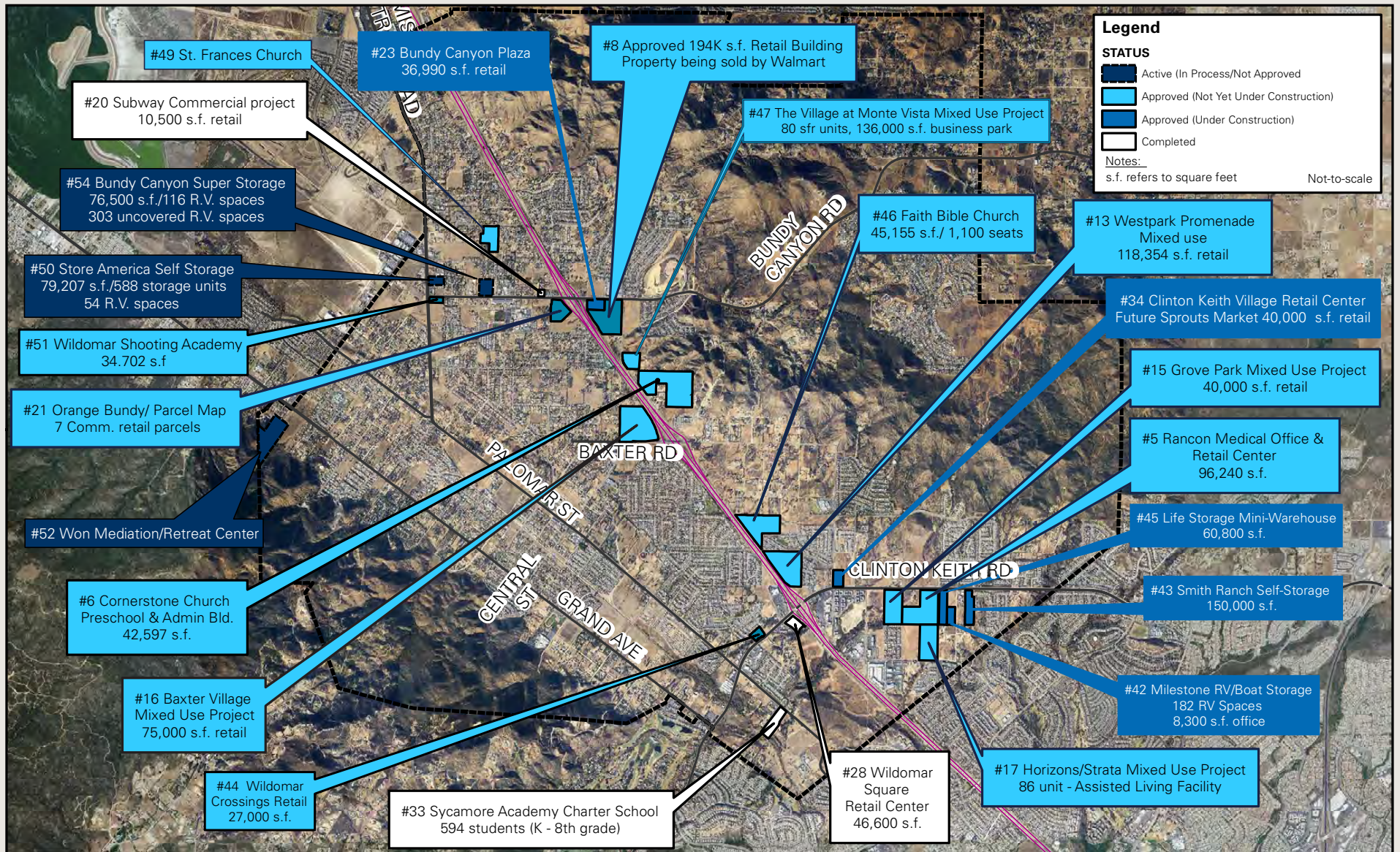
109,500 cars per day

Clinton Keith Rd.

16,401 cars per day



COMMERCIAL PROJECT DEVELOPMENT LIST



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