



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.
- Shop Space Potentially Available - 1,964 SF
- 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



COMING SOON
SPROUTS
SHOPPING CENTER

SPROUTS
FARMERS MARKET

DUTCH BROS

CLINTON KEITH
VILLAGE

GROCERY
OUTLET

7
ELEVEN

CHIPOTLE

CLINTON KEITH RD 34,466 (CPD)

Waba Grill

Albertsons

usbank

DISCOUNT TIRE
& Service Centers

ME Massage Envy

H&R
BLOCK

CITY HALL

Denny's

PANDA EXPRESS
CHINESE KITCHEN

verizon

LOS REYES
Bar & Grill

15

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 1/1/27. Can be combined for a total ±23,359 SF.
23861 Clinton Keith Rd	E	±1,964 SF	Potentially Available – Contact Broker For Details



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SURROUNDING RETAIL



WILDOMAR RETAIL CENTER

ANGELVIEW
A Nonprofit Serving Children and Adults with Disabilities

BEAR VALLEY PLAZA

THE BARN

Finch | everbowl

PALOMAR AVE

WASHINGTON AVE

RENAISSANCE PLAZA

Barons market
Yellow Market
Pollo Loco

THE SHOPS AT CLINTON KEITH

7-Eleven | Starbucks Coffee

SWC | CLINTON KEITH RD. & STABLE LANES RD. WILDOMAR, CA

TOMMY'S EXPRESS CAR WASH | Better Buzz

WILDOMAR CROSSINGS

AutoZone
Dollar Tree | Wendy's

BEAR CREEK VILLAGE CENTER

CVT | DEL TACO | ARCO | Chase | Luck

**THE BLUFFS
171 ACRES
MIXED USE**

WILDOMAR SQUARE

TACO BELL | DUNKIN' DONUTS | Habit Burger Grill
Goodyear

125,953 (CPD)

OAK CREEK SHOPPING CENTER

Albertsons | McDonald's | Dunkin' Donuts | Starbucks Coffee
ME Massage Envy | Waba | usbank | Denny's | Shell

SPROUTS SHOPPING CENTER

SPROUTS FARMERS MARKET | Dutch Bros

CLINTON KEITH RD 34,466 (CPD)

CLINTON KEITH VILLAGE

GROCERY OUTLET | 7-Eleven | EMPOTE

SURROUNDING RETAIL



125,953 (CPD)



THE BLUFFS
171 ACRES
MIXED USE

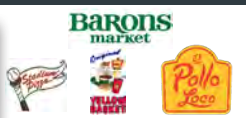
THE SHOPS AT
CLINTON KEITH



WILDOMAR
SQUARE



RENAISSANCE
PLAZA



WILDOMAR
RETAIL CENTER



OAK CREEK
SHOPPING CENTER



CLINTON KEITH RD.
& STABLE LANES RD.
WILDOMAR, CA



CLINTON KEITH
VILLAGE



CLINTON KEITH RD 34,466 (CPD)

PALOMAR ST

BEAR VALLEY
PLAZA

SPROUTS SHOPPING
CENTER



BEAR CREEK VILLAGE
CENTER



WILDOMAR
CROSSINGS



THE BARN



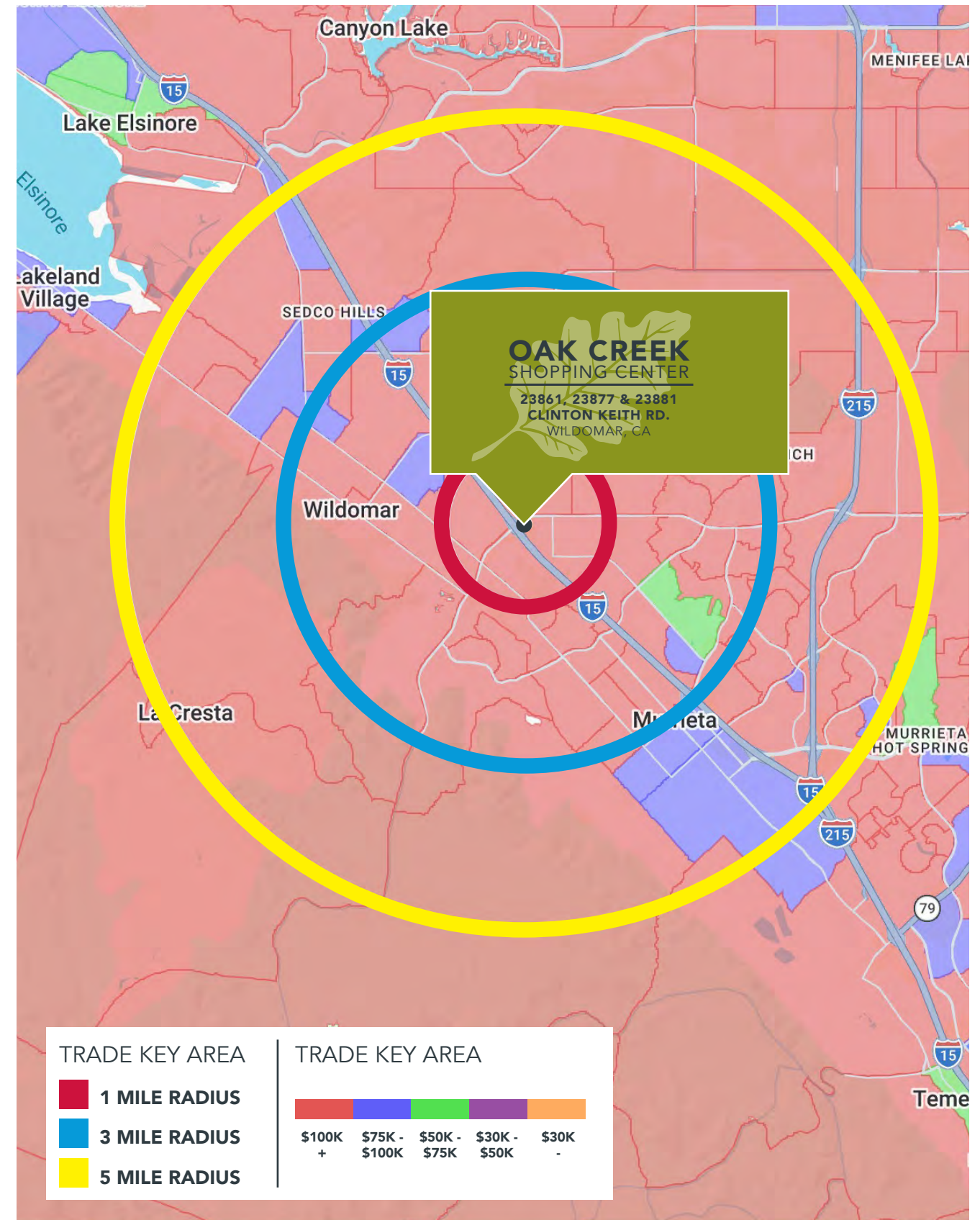
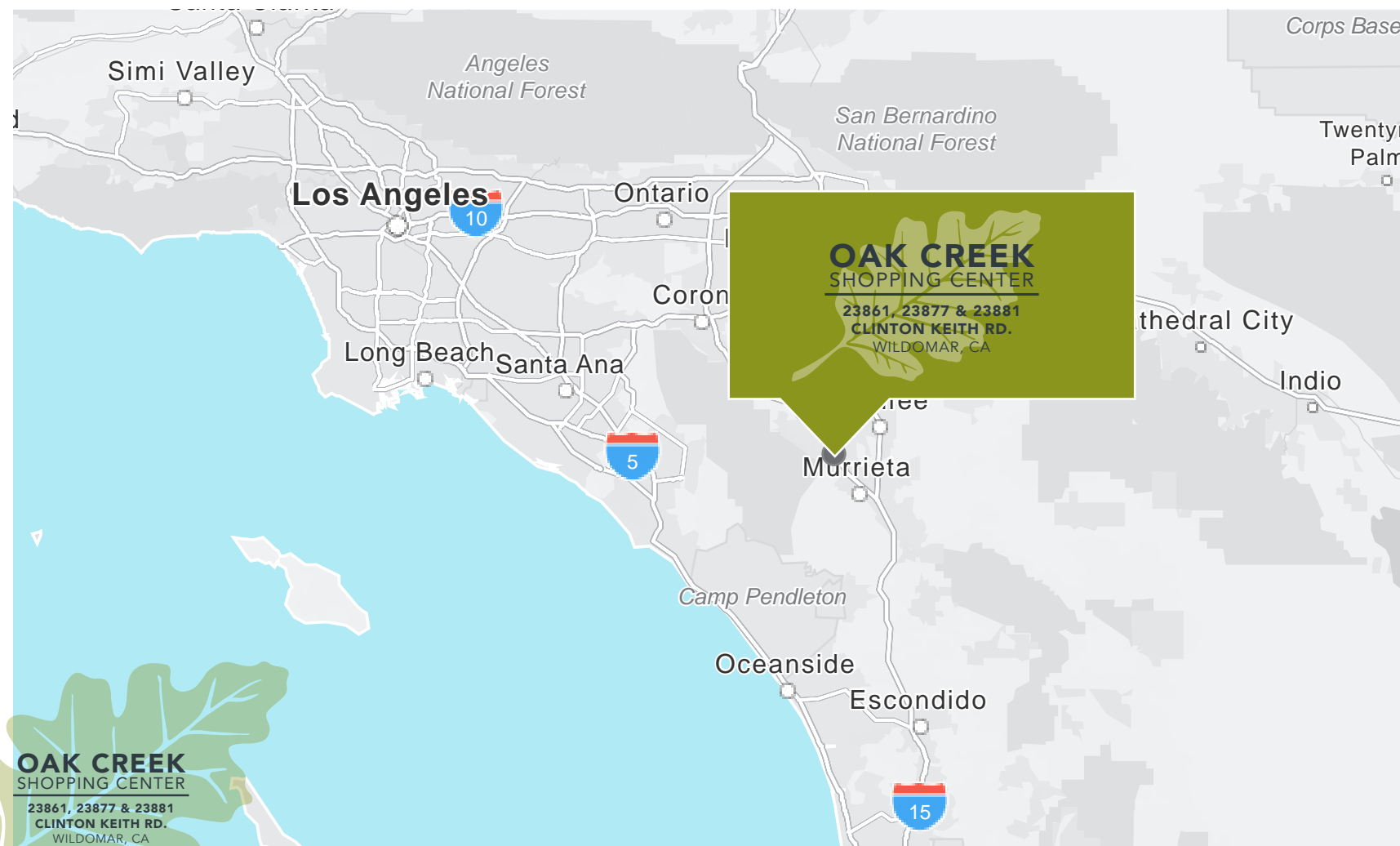
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DEMOGRAPHICS

TRADE AREA BY BLOCK GROUPS

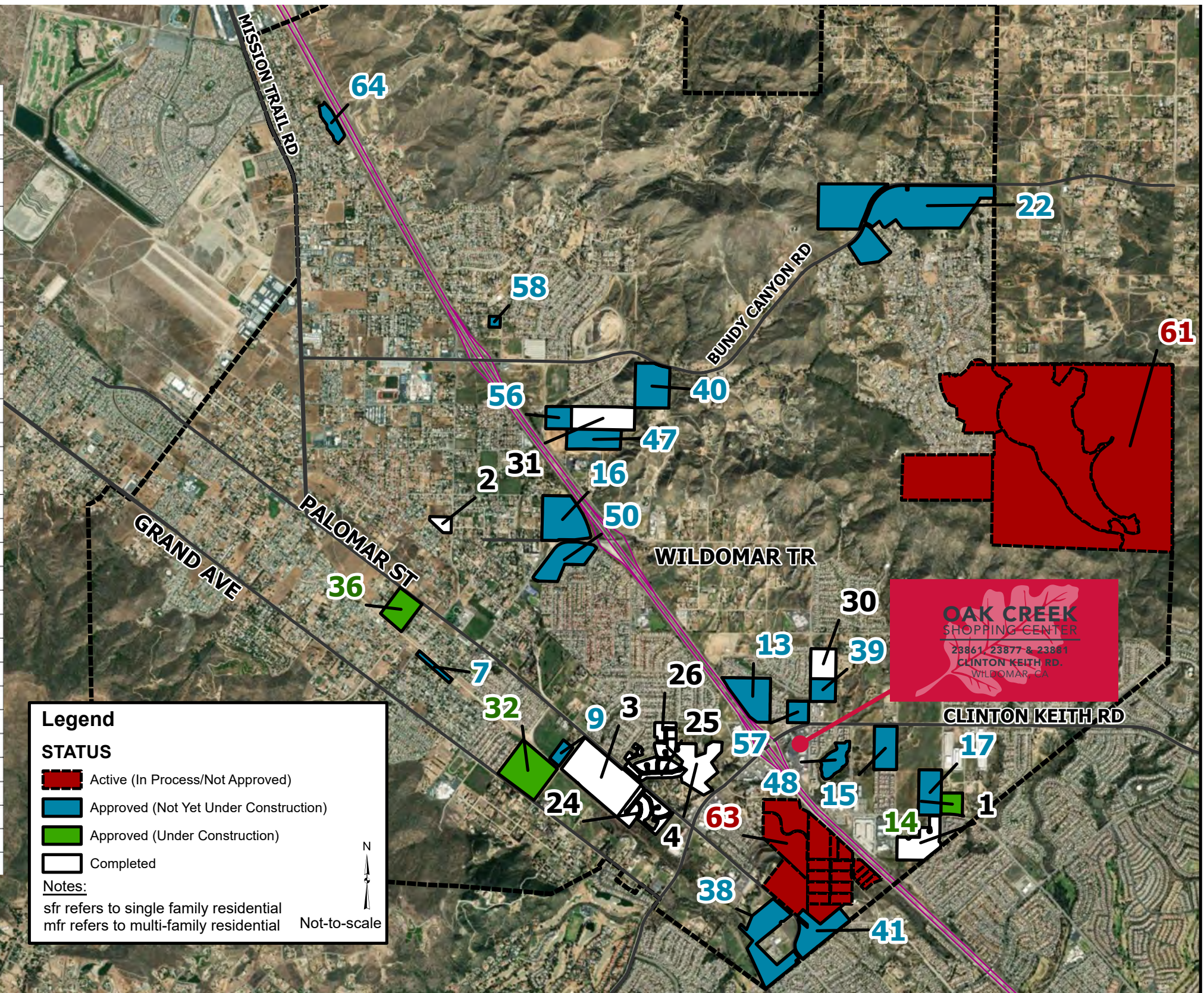
	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	8,379	67,156	140,996
Projected Population (2030)	8,512	68,536	147,107
Households	2,571	21,725	45,158
Projected Households	2,688	22,659	48,425
Median Age	35.4	39.5	37.3
Average Household Income	\$147,209	\$142,421	\$143,416
Median Household Income	\$126,783	\$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



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RESIDENTIAL PROJECT DEVELOPMENT LIST

ID	Development Project	Details
1	Briarwood/Lennar	67 sfr Units
2	Kuesder Homes	10 sfr Units
3	Richmond American Homes	149 sfr Units
4	Lennar North Ranch	81 sfr Units
7	Elm Street Subdivision	15 sfr Units
9	McVicar Residential	49 sfr Units
13	Westpark Promenade Development Mixed Use	191 mfr Units
14	Villa Sienna Apartment Project	170 Apt Units
15	Grove Park Mixed Use Project	162 mfr Units
16	Baxter Village Mixed Use Project	67 sfr Units/204 mfr Units
17	Horizons/Strata Mixed Use Project	162 mfr Units
22	Oak Creek Canyon SPA	275 sfr Units
24	Lennar Homes Andalusia I	42 sfr Lots
25	Meritage Homes	74 sfr Units
26	Lennar Homes Andalusia II	44 sfr Units
30	The Orchard Collection	51 sfr Units
31	KB/Summerhill	70 sfr Units
32	Beazer Homes	108 sfr Units
36	Bridlewood Residential	60 sfr Units
38	Rhoades Residential Project	131 sfr Lots
39	Nova Homes Residential	77 sfr Units
40	Darling/Bundy Canyon Residential	140 mfr Units
41	Camelia Townhomes	163 mfr Units
47	The Village at Monte Vista Mixed Use Project	80 sfr Units
48	Oak Springs Ranch	288 mfr Units
50	Wildomar Trail Project	109 Townhome/Condo Units
56	Monte Vista II Townhome Project	64 Townhome/Condo Units
57	Wildomar Crossroads Mixed Use Project	150 mfr Units
58	Cherry/Waite St Subdivision	10 sfr Units
61	Wildomar Meadows Specific Plan	1,500 sfr Units
63	The Bluffs at Hidden Springs	160 acre Mixed Use Project
64	Wildomar Cottages	128 Unit Affordable Housing Project



Legend

STATUS

- Active (In Process/Not Approved)
- Approved (Not Yet Under Construction)
- Approved (Under Construction)
- Completed

Notes:
 sfr refers to single family residential
 mfr refers to multi-family residential

Not-to-scale



An aerial photograph of the Oak Creek Shopping Center, showing several large commercial buildings with flat roofs and a large parking lot filled with cars. The center is surrounded by greenery and a road with traffic. A large leaf graphic is in the top left corner.

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FOR FURTHER LEASING INFORMATION PLEASE CONTACT

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