

±5 Acre Retail/Office Development

NEC Clinton Keith Road & Mitchell Road, Murrieta, CA

RETAIL PADS | DRIVE-THRU PAD | SHOPS FOR LEASE



230 MFR
MITCHELL PLACE

80 SFR
MELIA HOMES

Davita
Jack
DEL TACO
Starbucks COFFEE
Bank of America
ARCO
CVS pharmacy

INTERSTATE CALIFORNIA 215

VSC TRACTOR SUPPLY CO

TARGET SUPER TARGET

Future site COSTCO WHOLESALE

7 ELEVEN
Duck's Quack CAR WASH

LINNEL LANE

CLINTON KEITH ROAD

WHITEWOOD ROAD

VISTA MURRIETA HIGH SCHOOL

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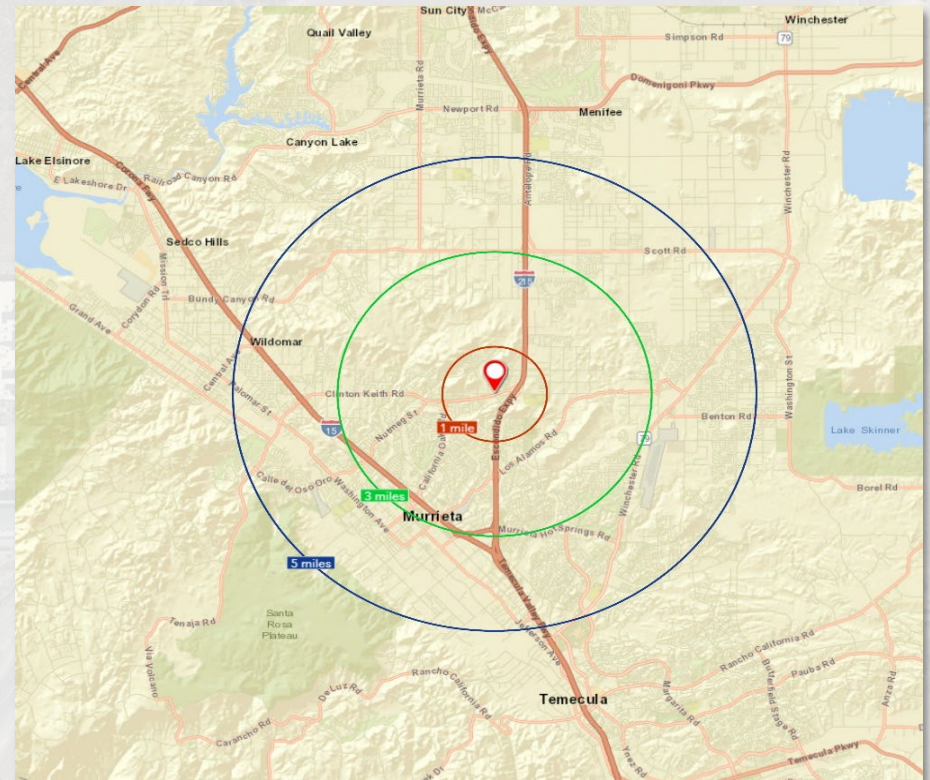
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SITE FEATURES:

- Prominent signaled location on Murrieta’s prime retail corridor
- Bordered on the north by 80 new single-family homes in Murrieta’s newest community, “Vista Bella”
- Bordered on the west by 230 new apartments, “Mitchell Place”
- Walking distance to Vista Murrieta High School, ±3,600 students
- Clinton Keith Road extension to French Valley complete



Demographics

Source: Esri	1 Mile	3 Miles	5 Miles
Population 2019:	13,021	81,605	196,539
Population 2024 (est.)	14,158	87,198	213,431
Daytime Population 2019:	8,265	62,889	157,141
Average HH Income 2019:	\$131,705	\$105,031	\$109,245

Traffic Counts

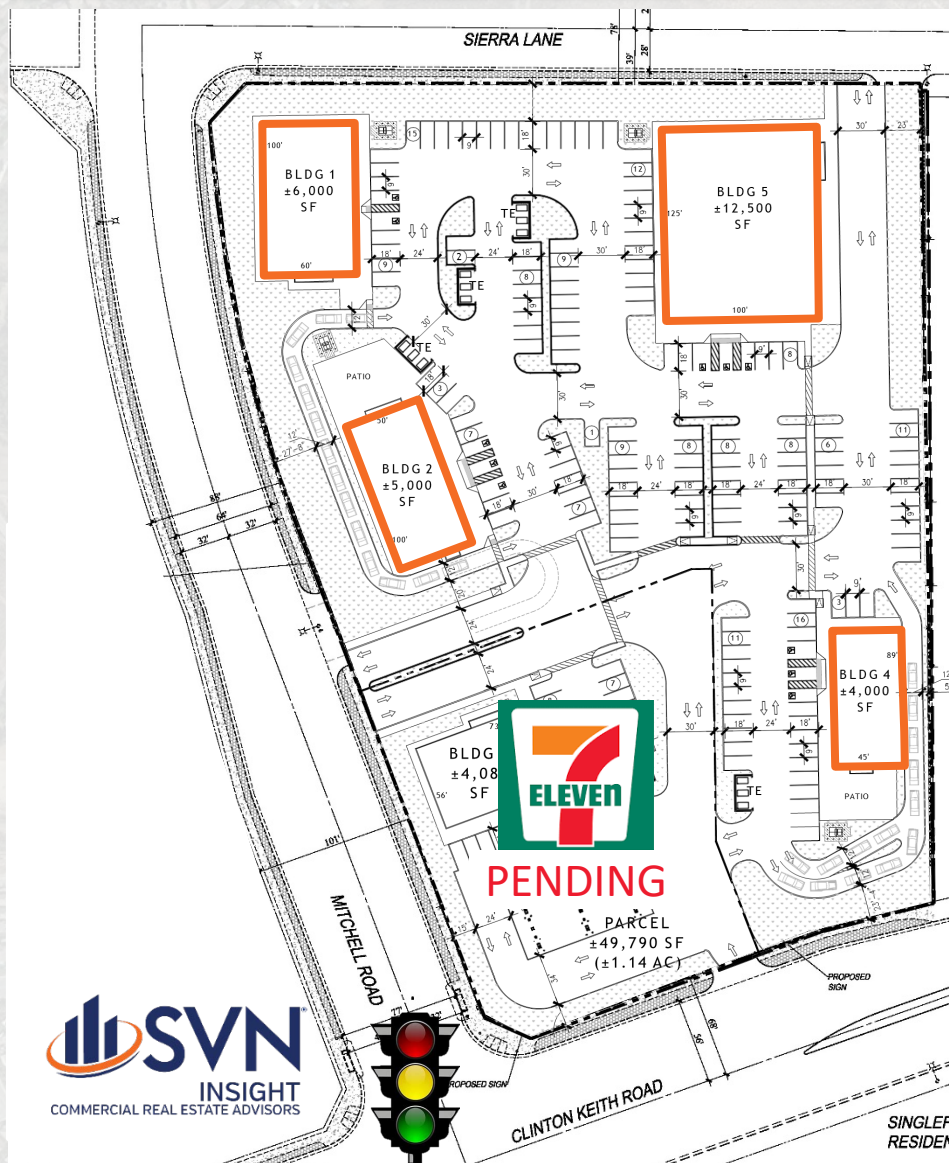
Clinton Keith Road @ Mitchell Road: ±27,300 CPD (Esri 2019)

Interstate 215 @ Clinton Keith Road: ±91,500 CPD (CalTrans 2017)

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PROPOSED SITE PLAN

BUILDING #	SIZE	DESCRIPTION
1	±6,000 SF	Inline Retail
2	±5,000 SF	Inline Retail
3	±4,080 SF	7-Eleven (pending)
4	±4,000 SF	Drive-thru
5	±12,500 SF	Junior Anchor



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NEC Clinton Keith Road & Mitchell Crossing, Murrieta, CA

RETAIL PADS/SHOPS FOR LEASE



INFORMATION FOR THE CITY OF MURRIETA

County	Riverside
Mayor	Gene Wunderlich
Incorporated	July 1, 1991
Website	www.murrietaca.gov



2019 DEMOGRAPHICS

Total Population	113,264
No. of Households	35,525
No. of Families	28,106
Average Household Size	3.18
Median Age	34.7
Median HH Income	\$84,654
Per Capita Income	\$33,672
Median Net Worth	\$168,730

2019 EDUCATION

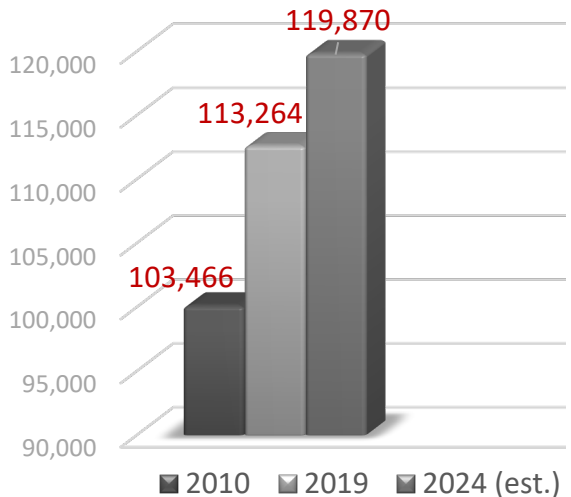
Bachelor's/Graduate/Professional Degree	32%
Some College	39%
High School Degree	22%
No High School Diploma	7%

Source: ESRI

2019 EMPLOYMENT

White Collar	64%
Blue Collar	15%
Services	20%
Unemployment Rate	7.1%

Total Population



This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. SVN | Insight, 2020