

26868 ADAMS AVENUE

MURRIETA

FOR SALE

±6,839 SF INDUSTRIAL FLEX BUILDING

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OFFERING SUMMARY

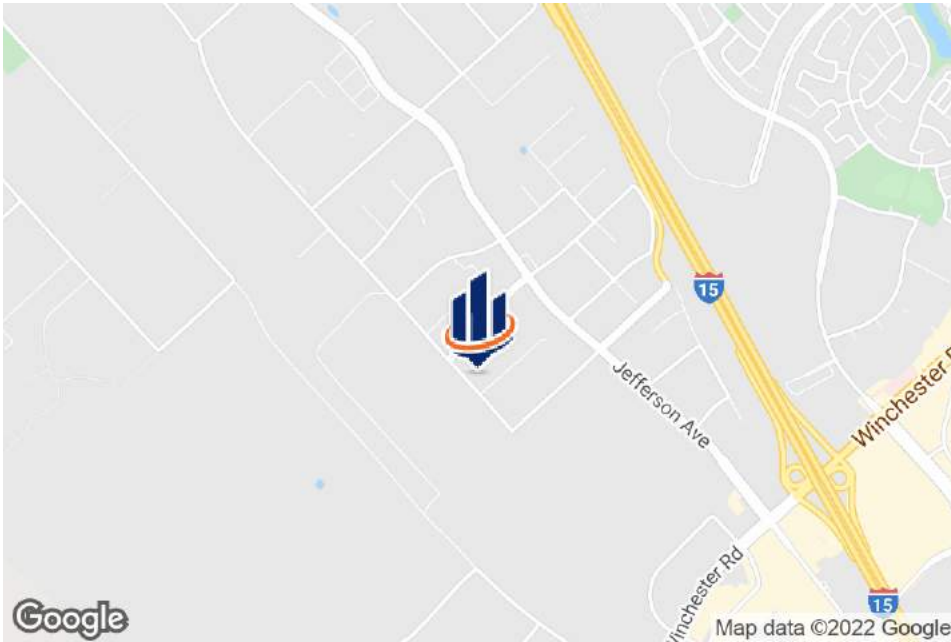
SALE PRICE:	\$1,395,000
BUILDING SIZE:	±6,446 SF
LOT SIZE:	Zero lot line
PRICE / SF:	\$216.41
CAP RATE	4.56%
NOI:	\$63,631
YEAR BUILT:	2001
ZONING:	M-1
APN:	909-390-014

PROPERTY DESCRIPTION

Two story industrial condo offering ±6,446 SF of ideally located business park space. Conveniently located in a suburban business park, 26868 Adams Ave in Murrieta overlooks Warm Springs Creek. This property is situated in a light industrial zoning district right off of the 15 freeway. The building offers a fully improved church space with 4 offices, 4 restrooms, and a large kitchen area.

INVESTMENT HIGHLIGHTS

- Property has a large air-conditioned sanctuary with high volume ceilings
- Includes a built-in stage and offers room for 200+ seats.
- Building also features three oversized classrooms with observation windows
- Immediate proximity to the 15 Freeway (Cherry St Exit) & close proximity to Hwy 79 (Winchester Rd)
- Surrounded by various commercial developments including industrial, restaurants, and retail establishments.



LOCATION INFORMATION

BUILDING NAME	Murrieta Valley Church
STREET ADDRESS	26868 Adams Ave
CITY, STATE, ZIP	Murrieta, CA 92562
COUNTY	Riverside
MARKET	Inland Empire
SUB-MARKET	South Riverside
CROSS-STREETS	Reagan & Adams

**Please Do Not Disturb Tenant. Showing by appointment only.*

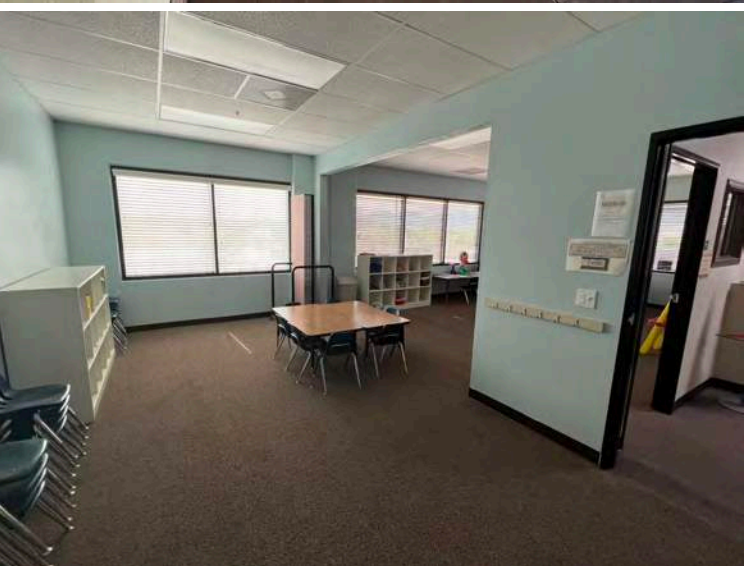
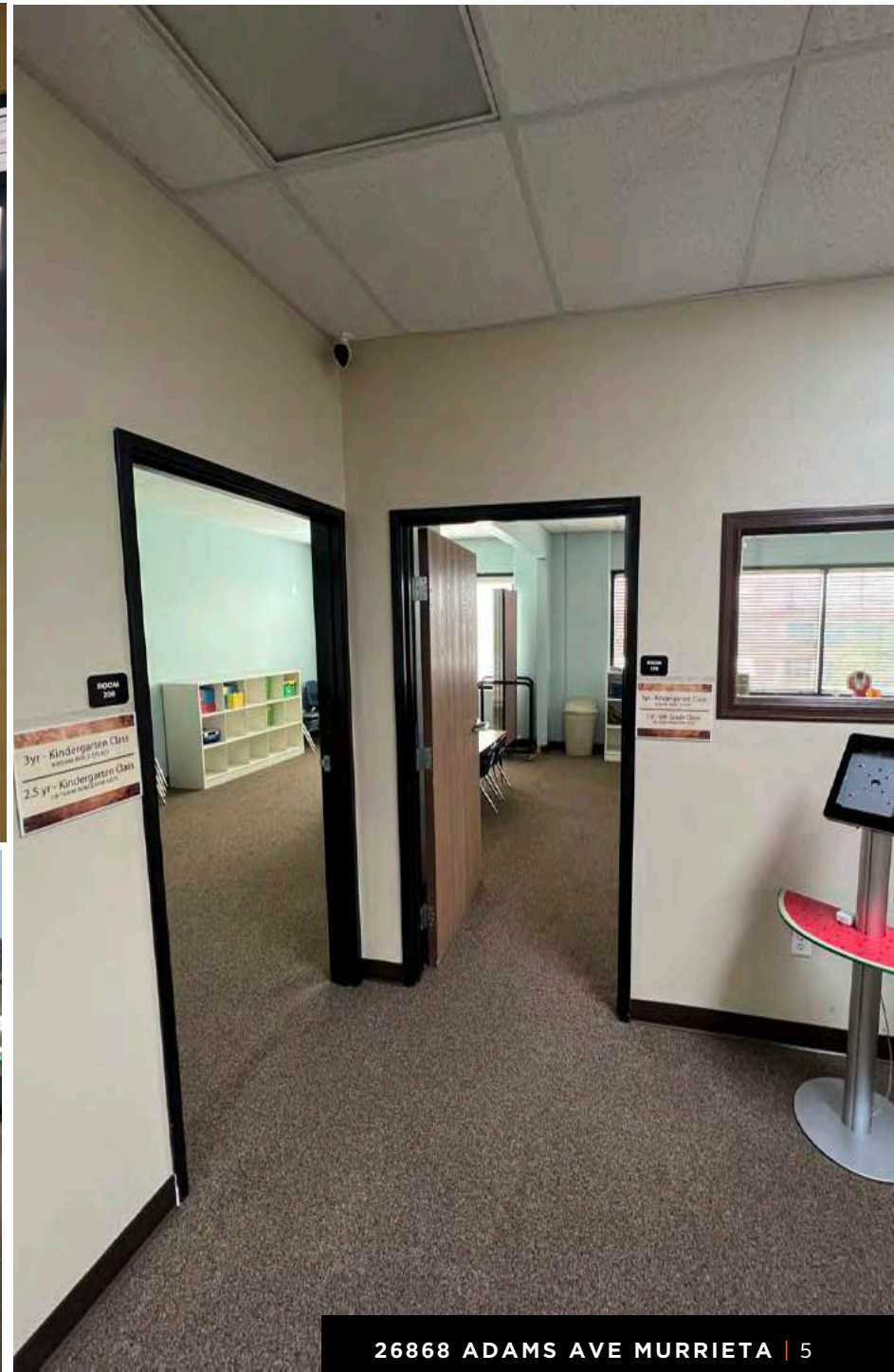
HIGHLIGHTS (CONT.)

- New Roof (1 Yr old, 10Yr warranty)
- Freshly Painted
- New Landscaping
- New Air Conditioner
- Electric Roll-Up Doors
- New Toilets
- Turnkey Investment
- Long-standing Tenant

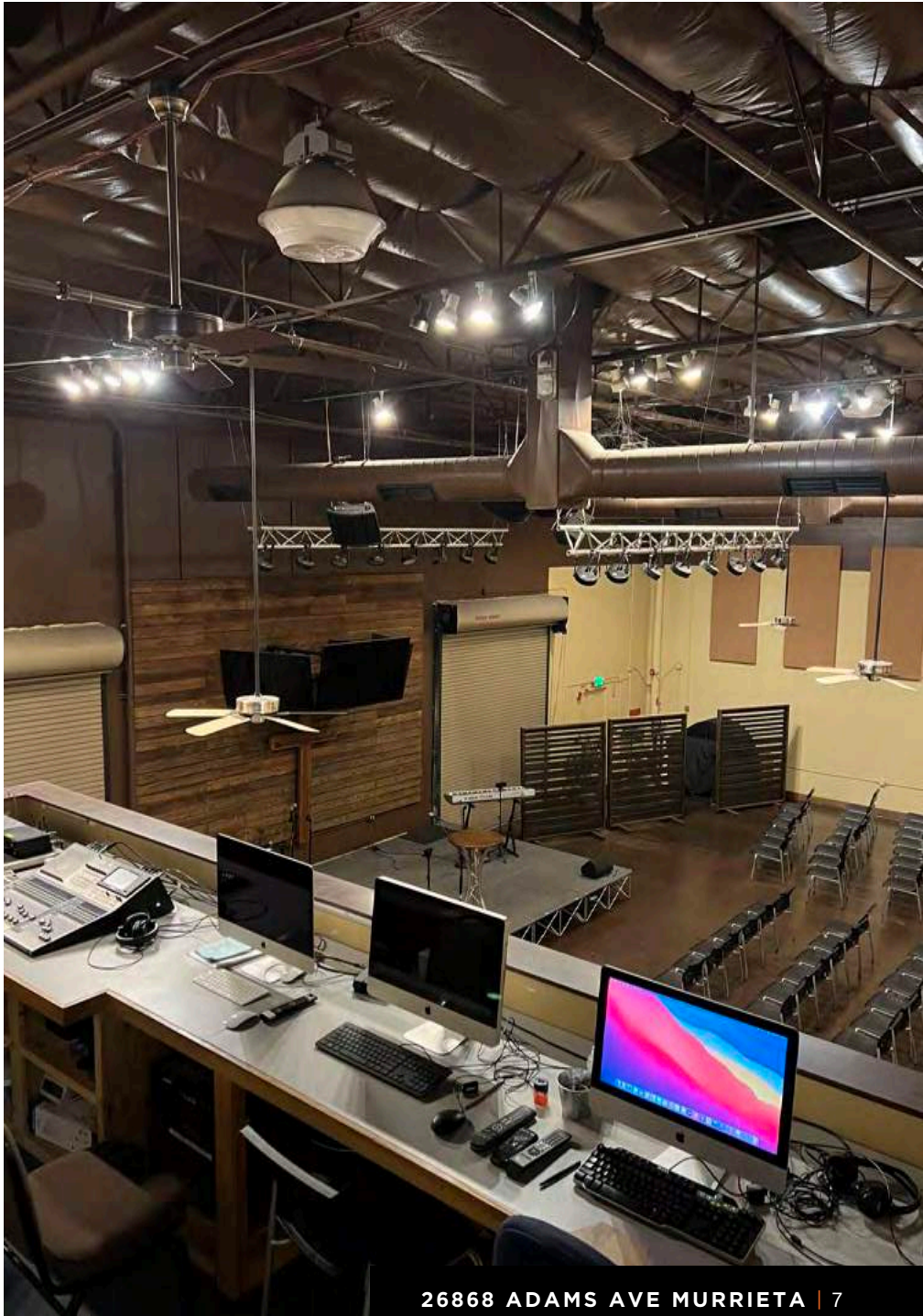
BUILDING INFORMATION

NOI	\$63,631.00
CAP RATE	4.56%
OCCUPANCY %	100.0%
TENANCY	Single
CEILING HEIGHT	20 ft
OFFICE SPACE	± 4,552 SF
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	± 3,419 SF
YEAR BUILT	2001
WAREHOUSE %	33.1%
LOADING DESCRIPTION	2 Drive-in 10' w x 12' h
POWER DESCRIPTION	200 Amps











INCOME SUMMARY

TOTAL INCOME \$76,800

EXPENSE SUMMARY

GROSS EXPENSES \$13,169

NET OPERATING INCOME \$63,631

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	CURRENT RENT (PER SF)	MARKET RENT/SF	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
MURRIETA VALLEY COMMUNITY CHURCH	6,839			Current	0.94	1.09	\$76,800	100.0	\$11.23
TOTALS/AVERAGES	6,839						\$76,800		\$11.23

POPULATION

1 MILE 5 MILES 10 MILES

TOTAL POPULATION	2,065	143,553	325,258
AVERAGE AGE	32.2	33.6	33.3
AVERAGE AGE (MALE)	30.8	32.2	31.9
AVERAGE AGE (FEMALE)	33.1	34.5	34.2

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	737	46,482	100,583
# OF PERSONS PER HH	2.8	3.1	3.2
AVERAGE HH INCOME	\$70,836	\$83,528	\$90,641
AVERAGE HOUSE VALUE		\$407,453	\$411,584

* Demographic data derived from 2010 US Census

