

AUTO DEALERSHIP FOR LEASE

FOR LEASE

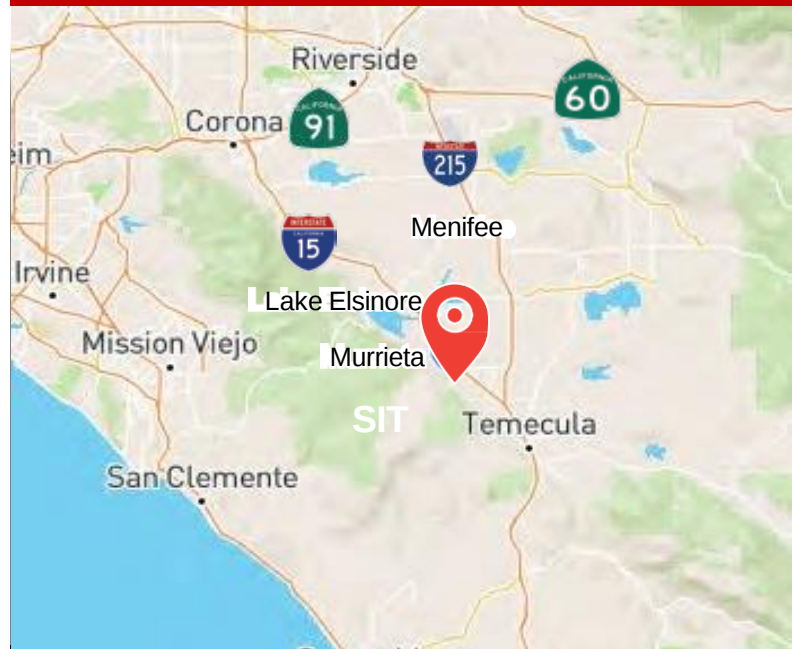
**± 24,698 SF ON
+ 3.41 ACRES**



26825 AUTO MALL PARKWAY, MURRIETA, CA 92562

PROPERTY FEATURES

- Major Improvements & Building Refresh Complete
- ± 24,698 SF of Dealership Space on 3.41 Acres
- Property Layout: Showroom, Retail Area, Customer Lounge, Parts Area, Administrative offices and Twelve (12) Bay Enclosed Services Dept., Solar Panels (owner offers fixed rate for generation), 6 EV Chargers, New Roof in 2020, LED Lighting inside and Out, Asphalt Slurry, etc.
- ± 800 Amps 277/480 V
- Master Planned Murrieta Auto Mall
- Easy Access From I-15 Freeway at French Valley Parkway Exit onto Jefferson Avenue
- Direct Frontage on I-15 (Temecula Valley Freeway)
- Unobstructed sightlines to both North and South bound traffic & \$138MM Project underway for easing 15 Fwy Traffic
- Adjacent to Southbound offramp at French Valley Parkway
- Near planned French Valley Parkway East/West Overpass and Southbound Offramp
- Prominent Signage on Electric Reader Pylon Sign



Kyle Williams
949.293.6788

**Ashwill
Associates**

COMMERCIAL REAL ESTATE

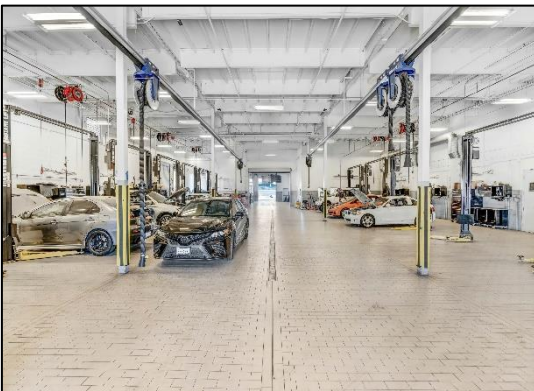
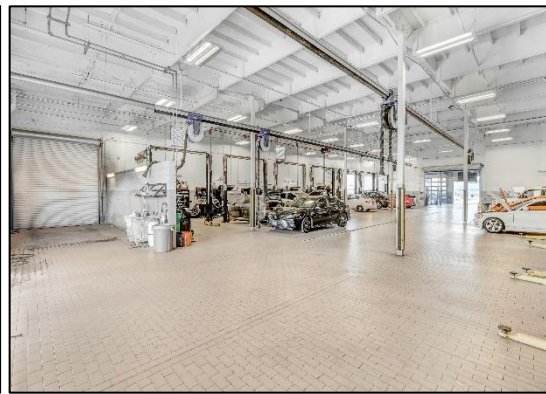
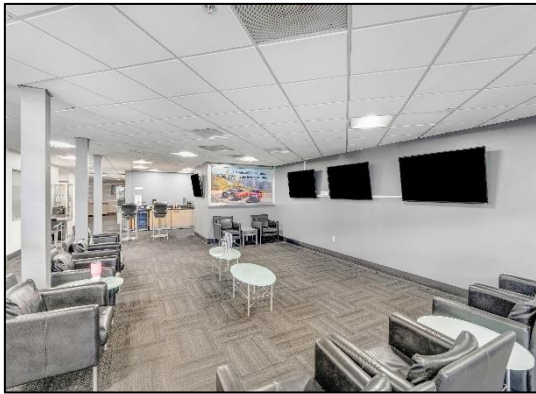
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Corp CAL DRE# 01291393

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.

Pictures

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Video Tour: <https://video214.com/play/JtHnDv8l8dtA9v040Juzvw/s/dark>

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Aerial View

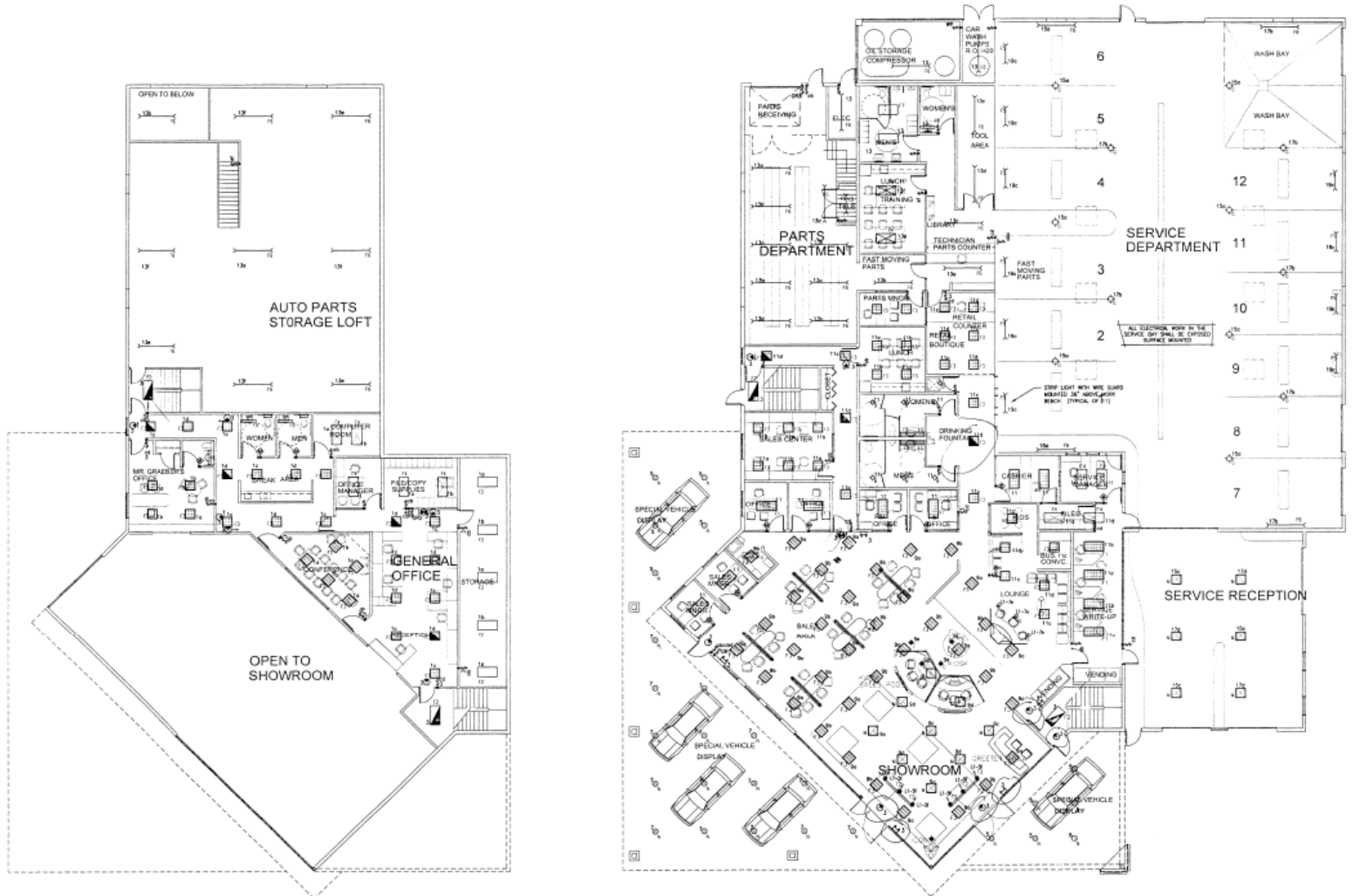
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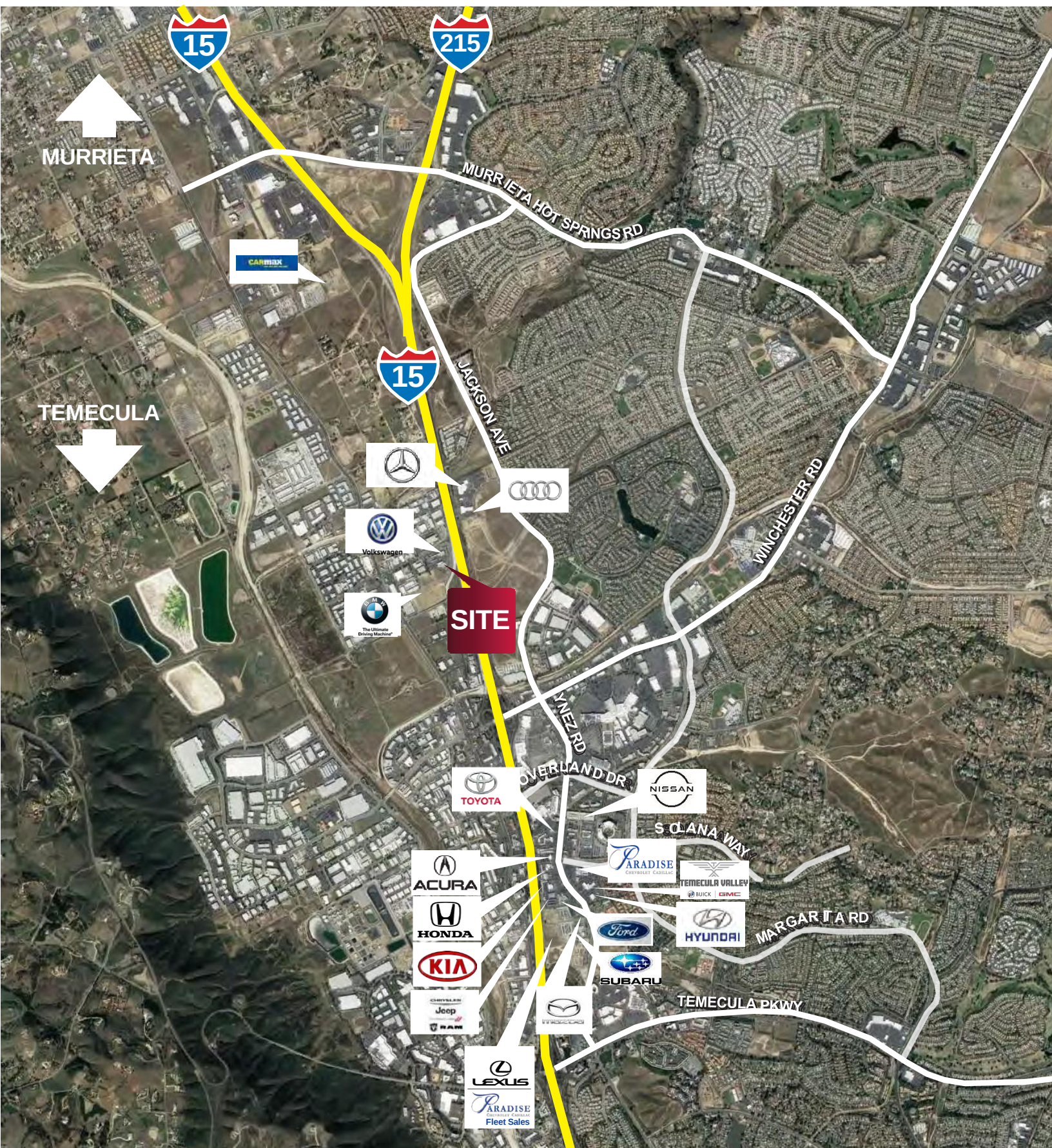
Floor Plan

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Regional Map

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Demographics

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POPULATION		2-Mile	5-Mile	10-Mile
2010 Population		29,618	160,145	306,786
2022 Population		35,405	188,334	373,903
2027 Population Projection		38,028	201,850	402,384
Annual Growth 2010-2022		1.6%	1.5%	1.8%
Annual Growth 2022-2027		1.5%	1.4%	1.5%
Median Age		35	36.5	36.3
Bachelor's Degree or Higher		28%	29%	29%
U.S. Armed Forces		234	1,252	2,978
HOUSEHOLDS		2-Mile	5-Mile	10-Mile
2010 Households		9,396	51,718	95,550
2022 Households		11,215	60,391	115,086
2027 Household Projection		12,027	64,579	123,490
Annual Growth 2010-2022		1.1%	1%	1.3%
Annual Growth 2022-2027		1.4%	1.4%	1.5%
INCOME		2-Mile	5-Mile	10-Mile
Average Household Income		\$120,086	\$115,928	\$122,894
2022 Households		\$96,222	\$95,917	\$102,386
TRAFFIC	Traffic Volume	Count	Year	Distance from Property
I-15 & Date St. SE	205,014		2022	0.32 miles

PLOT PLAN

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