

FOR SALE OR LEASE
JEFFERSON GATEWAY CENTER
15,012 SF MULTI - TENANT SHOWROOM RETAIL & INDUSTRIAL BLDG

26175 JEFFERSON AVENUE
MURRIETA, CA 92562



CONNOR STRODE
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DRE#: 02170137

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DRE#00798900

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FEATURES:

- Rare 15,012 SF Showroom Retail & Industrial Building
- Clear Height: 18'
- Power: 200 Amp 3 Phase 120/208 V Per Suite (Tenant to Verify)
- Professionally Managed Owners Association - Ensures the Property is Well Maintained
- Abundant Parking (3.00/1,000 SF)
- Ideal SBA Owner User Opportunity with Fixed Income from a Credit Tenant in Play
- Zoning: Limited Manufacturing (M-2)/City of Murrieta (Tenant to Verify)
- High Exposure Fronting on Jefferson Ave (30,700 CPD)
- **Suites 204-207 ± 7,437 SF**
Fully Leased to Safelite Auto Glass (Lease Details Available upon Buyer Executed NDA)

LEASE AVAILABILITY:

- **Suite 200-201: ± 4,425 SF**
Available For Lease at \$1.45 Per SF NNN
Two (2) GL Roll Up Doors (12'x12')
- **Suite 202-203: ± 3,150SF**
Available For Lease at \$1.45 Per SF NNN
Two (2) GL Roll Up Doors (12'x12')
- **Suite 200-203: ± 7,575 SF**
Available For Lease at \$1.40 Per SF NNN
Four (4) GL Roll Up Doors (12'x12')

**SUITE AVAILABLE WITH 60 DAYS NOTICE.
CALL TO TOUR. DO NOT DISTURB TENANT**



**SALE ASKING PRICE:
\$5,704,560.00**

**LEASE RATES STARTING AT:
\$1.40 PSF + NNN**

CONNOR STRODE

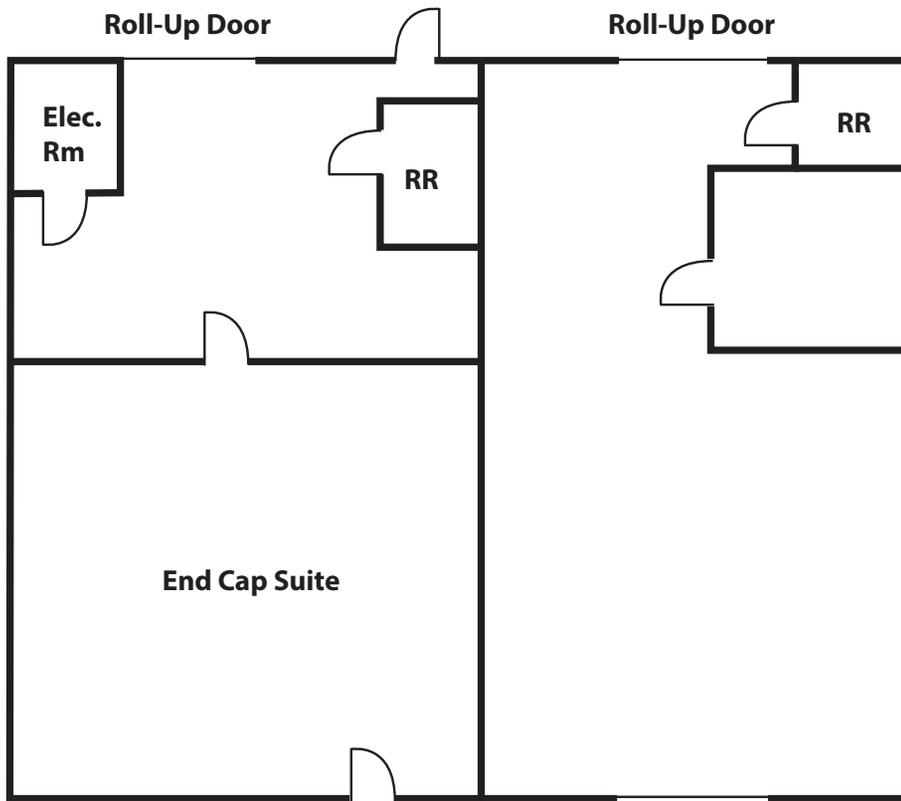
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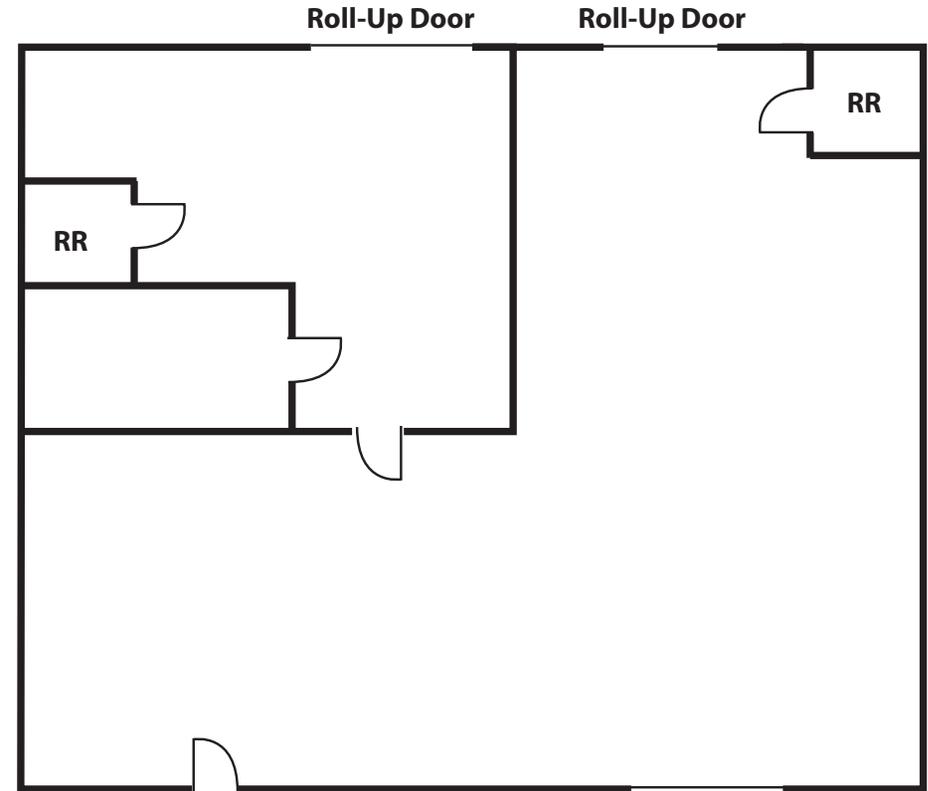
FLOOR PLANS



Suite 200

Suite 201

4,425 SF
(Suites 200-201)



Suite 202

Suite 203

3,150 SF
(Suites 202-203)

*Not to Scale

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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

LEASE VS. BUY

26175 JEFFERSON AVE, MURRIETA, CA

SBA 504 90% LTV Financing Available
OCCUPANCY COST OF ONLY
\$0.23 NNN PER SQ. FT. PER MONTH!!!

PROPERTY ADDRESS: 26175 Jefferson Avenue, Murrieta, CA

APPROXIMATE TOTAL SQUARE FOOTAGE:	15,012
OWNER OCCUPIED SPACE:	7,575
SALES PRICE:	\$5,704,560
DOWN PAYMENT %:	10%
DOWN PAYMENT \$:	\$570,456
LOAN AMOUNT:	\$5,134,104
INTEREST RATE: Blended	5.85%
AMORTIZATION: Blended	25
BUILDING GSI:	\$203,174
TOTAL ESTIMATED OPERATING EXPENSES:	\$0
BUILDING NOI	\$203,174

assumes rental income from Safelife Auto Glass paying \$1.68 NNN with estimated NNN expenses of \$4,462 for 7,437 SF

LOAN AMOUNT	ANNUAL DEBT SERVICE EXPENSE (1)	(-) Minus ANNUAL NOI FROM TENANTS AFTER OPER. EXPI	(=) Equals SUB TOTAL ANNUAL DEBT SERVICE EXP.	(-) Minus AVRG. ANNUAL PRINCIPAL PAYDOWN (2)	(=) Equals NET PRE-TAX DEBT SERVICE EXP.	(-) Minus APPLICABLE ANNUAL TAX SAVINGS (3)	(=) Equals EFFECTIVE ANNUAL DEBT SERVICE EXP.	Divided by 12 = EFFECTIVE MONTHLY DEBT SERVICE EXPENSE	Divided by S.F. = TOTAL COST PER SQ. FT. FOR OWNER/USER	
\$5,134,104	\$391,319	\$203,174	\$188,145	\$105,381	\$82,764	\$62,244	\$20,520	\$1,710	\$0.23	OWN Vs.
Market NNN Lease Rate per square ft.: \$1.45										LEASE
						\$131,805	\$46,132	\$85,673	\$7,139	\$0.94

Note: Consult with your tax advisor. Western Alliance Bank makes no representations, recommendations or warranties as to the validity of this information or the impact of such on a sale. These are items that need to be addressed with an accountant or tax advisor. There are several assumptions made in this scenario and buyer should not rely on this information when making a purchase decision.

1. Assumes 90% LTV with SBA financing, with a blended interest rate today of 5.85%.
2. Average annual principle paydown based on 5 year accumulation.
3. Assumes applicable 35% effective tax rate (combined state and federal) plus deduction for depreciation based on 39 year schedule - 65% (building value) of sale price.



WESTERN ALLIANCE BANK member FDIC

Steve Black
(858) 523-4656



Loan terms and conditions may vary based upon lending program, subsidiary and applicant qualification.

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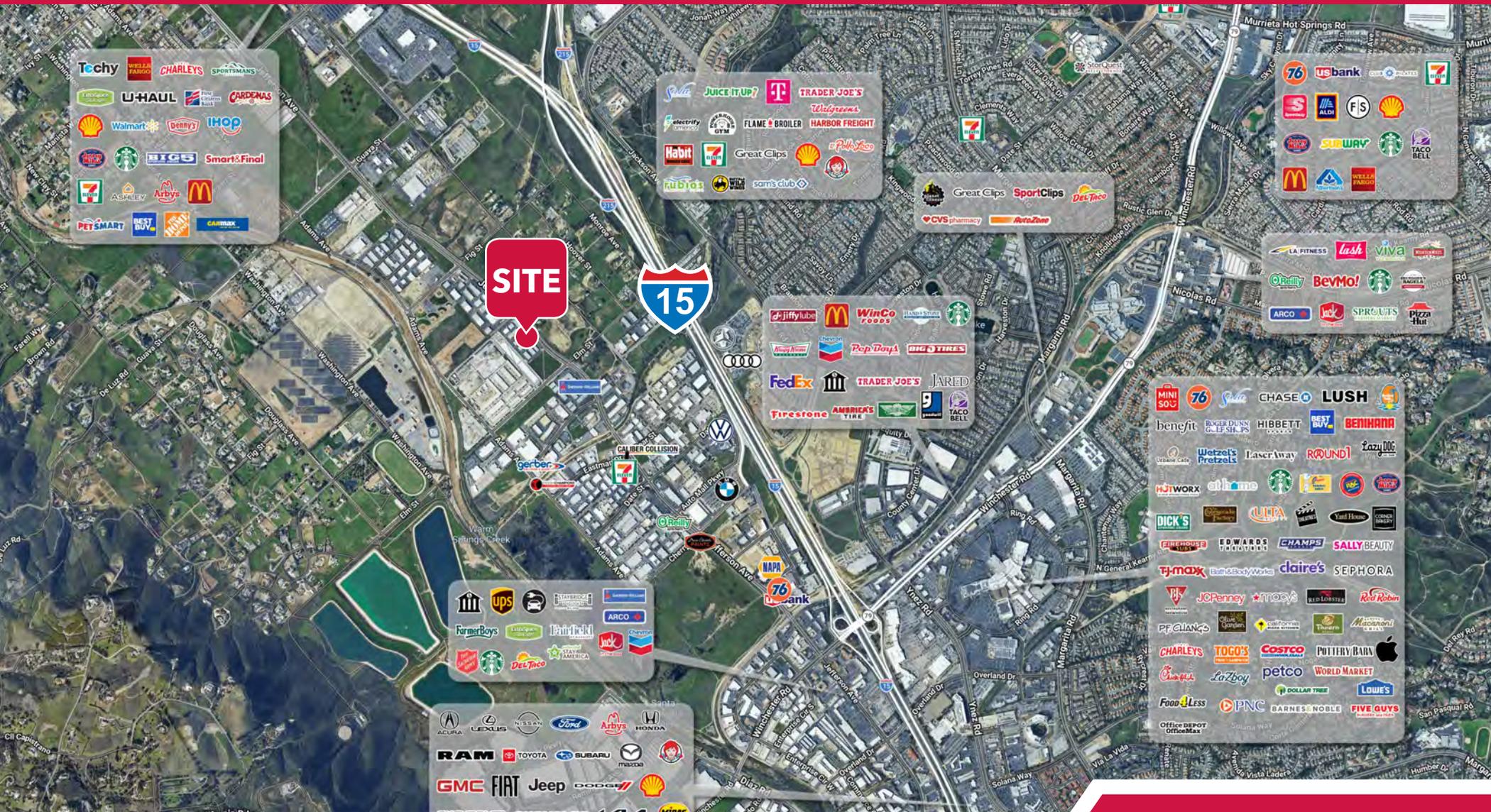
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PROPERTY AERIAL



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