

FOR SALE



# Prime Retail/Showroom

±28,080 square feet located in Murrieta

## CODY LERNER

Principal  
License No. 01994966  
951.267.2752  
cody.lerner@avisonyoung.com

## KAMERON GRAYLEE

Capital Market Associate  
License No: 02151132  
213.471.1052  
kameron.graylee@avisonyoung.com

## AVISON YOUNG

3281 E. Guasti Rd, Ste 700  
Ontario, CA 91761  
951.267.2770  
avisonyoung.us

**AVISON  
YOUNG**

## THE OPPORTUNITY

39809 Avenida Acacias, Suite C is an approximately 28,080 square foot retail condominium in the Murrieta Crossings shopping center, conveniently located off of the I-215 freeway. The building is exclusively listed for sale along with the business, Epic Rollerentertainment.

This is an epic opportunity to purchase not only a highly-sought after retail building but also the successful business within it. Everything can be incorporated in the purchase including an extensive list of upgraded fixtures and high-end equipment notwithstanding all the inventory within the property.

*Business financials and full inventory list available upon request.*

[www.epicrollertainment.com](http://www.epicrollertainment.com)



## SALE OVERVIEW



**39809 Avenida Acacias, Suite C  
Murrieta, CA 92563**

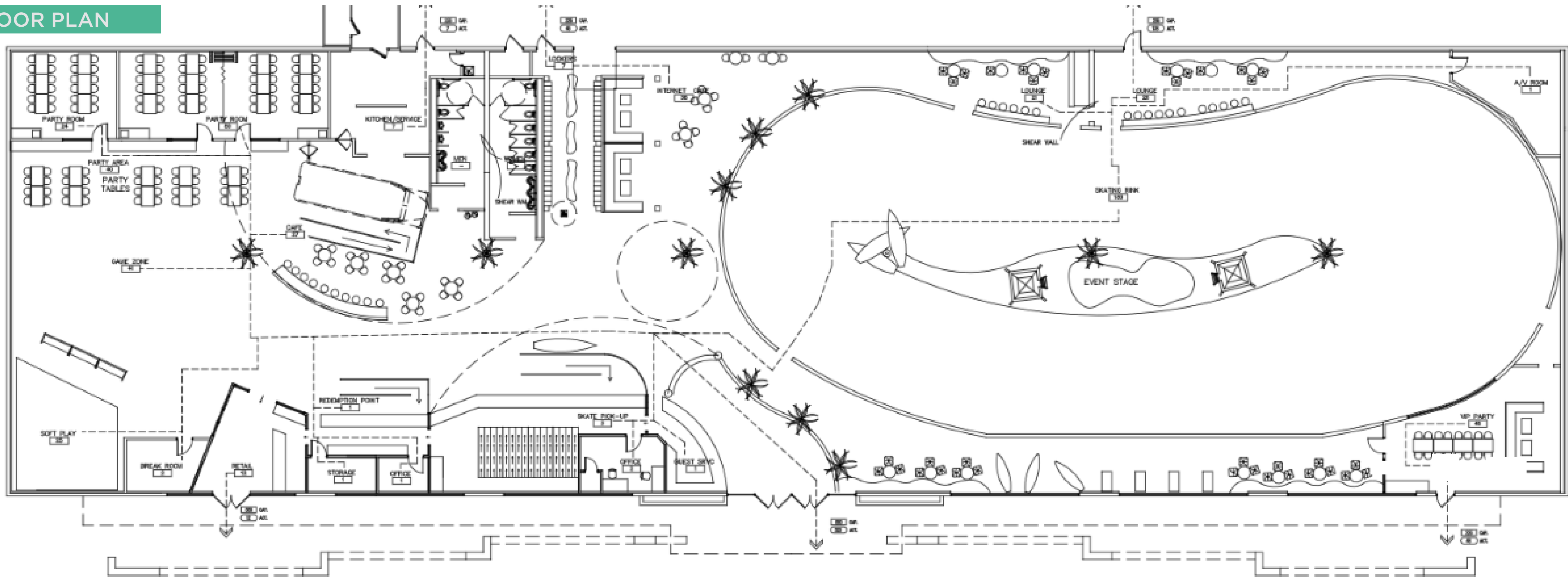
<b>BUILDING AREA:</b>	±28,080 SF
<b>ASKING PRICE:</b>	\$6,750,000
<b>YEAR BUILT:</b>	2006
<b>ZONING:</b>	(CC) Community Commercial
<b>PARKING:</b>	4/1000

### Highlights

- 28,080 square foot retail condominium located in the Murrieta Crossings Shopping Center
- Rare opportunity for an all-inclusive sale with a roller rink business, fixtures, equipment and inventory
- (3) 600 AMP Panel Power Supply
- (10) 10 ton Carrier HVAC units replaced in 2022
- New TPO roof installed in 2024
- Active beer and wine license with the city of Murrieta
- Upgraded HQ surveillance system with over 50 cameras and full coverage of the entire interior and exterior of the property
- Large, first grade maple flooring roller rink
- Commercial kitchen equipment including walk in cold and freezer storage
- Recently upgraded DJ booth and high end sound equipment that can connect throughout the entire facility
- Custom skate rack and high-end brand rental skates all included
- Custom artwork throughout, designed by well-known local artists



# FLOOR PLAN







# TRAFFIC COUNT

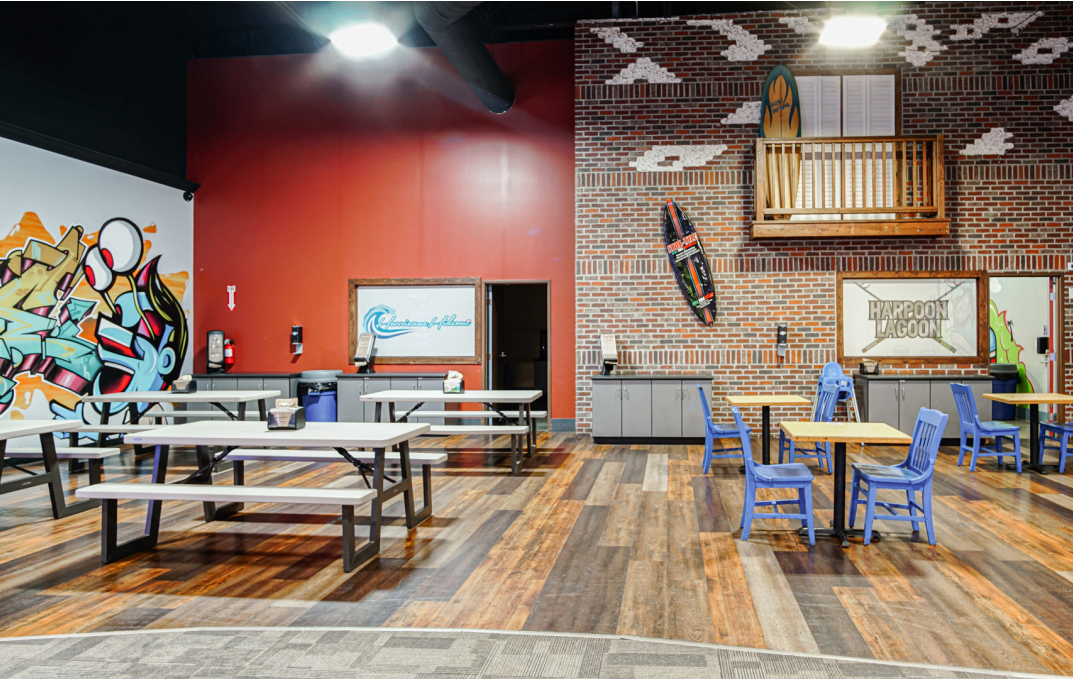
## CARS PER DAY

STREET	CROSS	TOTAL
I-215	Webster	101,274
Los Alamos	I-215	113,053
Whitewood	Los Alamos	14,029



# AMENITIES MAP





Total City Population  
**120,212**

March 2024

# MURRIETA, CALIFORNIA

The City of Murrieta really has it all, starting with a strong sense of community, a business friendly atmosphere, a focus on growing the economy, maintaining a safe and prosperous community, and offering high levels of public service. Murrieta has affordable home and land prices and a wide range of housing options available from single family dwellings up to estate and ranch style homes and is consistently ranked one of the best cities to raise a family in California.

Murrieta is a highly desirable, fast growing community in the Southwest Riverside County. The city has been ranked the #1 City to live in Southwest Riverside County by the Press-Enterprise, 2nd safest city in the U.S. 2018 (Source FBI, Cities over 100k residents) and the Murrieta Valley Unified School District is one of only 22 exemplary rated districts in the state of California.

[retail360.us/murrieta-california/](http://retail360.us/murrieta-california/)

MEDIAN / AVERAGE AGE  
**37.16 / 38.5**

DAYTIME POPULATION  
**100,253**

HOUSEHOLDS  
**36,487**

EDUCATION  
(SOME COLLEGE OR MORE)  
**69.67%**

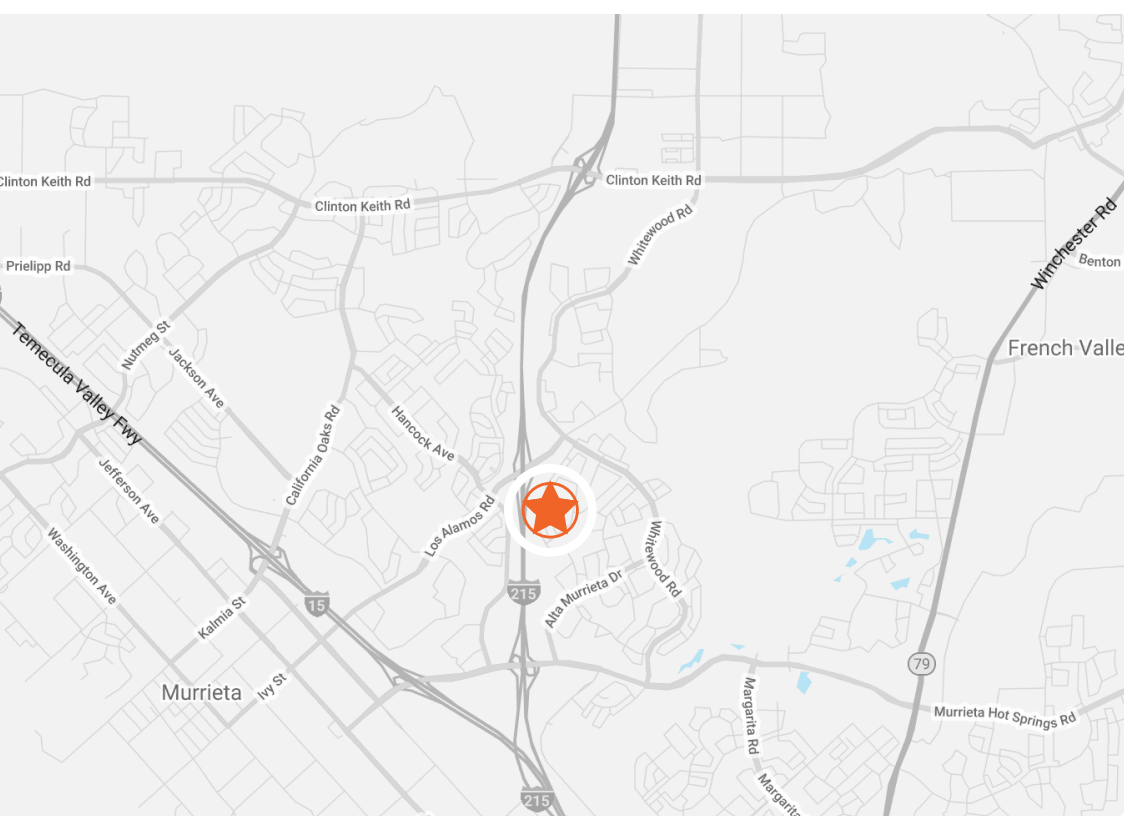
AVERAGE / MEDIAN  
HOUSEHOLD INCOME  
**\$137,180 / \$106,041**

LABOR FORCE  
**55,606**



Connected by  
**BUSINESS**

[www.MurrietaCA.gov](http://www.MurrietaCA.gov)



# AVISON YOUNG

## CODY LERNER

Principal

License No. 01994966

951.267.2752

[cody.lerner@avisonyoung.com](mailto:cody.lerner@avisonyoung.com)

## KAMERON GRAYLEE

Capital Market Associate

License No: 02151132

213.471.1052

[kameron.graylee@avisonyoung.com](mailto:kameron.graylee@avisonyoung.com)

© 2024 Avison Young – Southern California, Ltd. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.