

MURRIETA BUSINESS CENTER

26658 Jefferson Ave, Murrieta, CA

FOR SALE: Multi-Tenant Retail and Flex Industrial Center

CONFIDENTIAL OFFERING MEMORANDUM



CBRE



INVESTMENT SUMMARY

OFFERING PRICE	PRICE PSF	OCCUPANCY	CAP RATE (YEAR 1)	NOI (YEAR 1)
\$4,200,000	\$222	89.4%	5.47%	\$229,542
TOTAL BUILDING AREA	TOTAL LAND AREA	PARKING STALLS		
±18,940	±1.07 AC	±41		

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CBRE is pleased to offer the Murrieta Business Center, a well-maintained multi-tenant retail/flex property located at the signalized intersection of Jefferson Avenue and Pear/Eastman Drive—one of Murrieta’s most active commercial corridors and less than a minute from Interstate 15. The location provides strong regional connectivity, excellent visibility, and access to a deep, affluent customer base, making the asset attractive to both private and institutional investors.

Built in 1999 and brought to market for the first time since its original development, the property consists of 18,400 square feet of rentable space on 1.07 acres. The project is configured with small-bay industrial and flex suites—many featuring roll-up doors—catering to a wide range of service, light industrial, and local business users. This unit mix has historically supported stable occupancy, diversified tenancy, and consistent demand.

Murrieta Business Center sits within a strong demographic trade area, with average household incomes above \$132,000 within five miles. The surrounding community includes established residential neighborhoods, retail amenities, and key employment nodes, further reinforcing tenant performance and long-term rent durability.

The property has benefited from long-term ownership with consistent upkeep and capital investment. Its infill position, functional layout, and small-suite configuration align well with continued demand for local service-oriented industrial and flex space—particularly in Southwest Riverside County, where comparable small-bay product remains limited.

INVESTMENT HIGHLIGHTS

COMPELLING MARK-TO-MARKET UPSIDE

- In-place weighted-average rent is ~\$14.33/SF/yr NNN, roughly 35% below Southwest Riverside retail asking rents of ~\$22.08/SF/yr NNN.
- Local small-bay flex suites typically trade in the \$16–\$19/SF/yr NNN range, still 15–30% above current in-place rents.
- Significant near-term mark-to-market capture: ~20% of GLA rolls in 2026 and ~48% in 2027.

LOCATED IN A HIGH-BARRIER, TIGHT SUBMARKET

- Southwest Riverside retail vacancy has remained ~4.8–5.2% through 2025, with robust occupancy and consistent demand.
- Only ~357,000 SF is under construction across a 32.35M SF base (~1.1% supply pipeline), reinforcing long-term rent stability.

DURABLE, SERVICE-BASED TENANT MIX

- Tenant base includes local service operators, personal-services providers, and light-flex users—segments historically resilient through economic cycles.
- Minimal exposure to soft-goods or discretionary retailers that have contributed to big-box vacancies elsewhere in the region.

AFFLUENT TRADE AREA WITH STRONG DEMOGRAPHICS

- **Murrieta's city median household income is ~ \$108,700** (ACS 2023), well above state and regional medians.
- Over 69% of surrounding households earn more than \$75,000, supporting necessity-based retail and service tenancy.

EXCELLENT VISIBILITY + HIGH TRAFFIC COUNTS

- Signalized hard corner at **Jefferson Avenue & Eastman Drive**, a key commercial artery in Murrieta.
- Historic ADT on Jefferson near the site was ~**16,000 vehicles/day** (2019), with updated counts to be inserted when released.

ATTRACTIVE BASIS RELATIVE TO RECENT SALES

- Modeled basis at ~**\$221.75/SF** and current cap rate ~**5.74%**.
- Comparable Inland Empire retail assets traded around ~**\$325/SF** with ~**5.3% cap rates** in late 2025.
- Southern California retail averaged ~**\$336/SF** in Q4 2024, providing additional basis support.



DEMOGRAPHICS

DEMOS AND TRAFFIC COUNTS

DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
AVERAGE HOUSEHOLD INCOME	\$99,262	\$123,887	\$137,364
2025 POPULATION ESTIMATES	2,367	67,203	210,469
2025 DAYTIME POPULATION	15,718	107,935	223,845



RETAIL MAP



PROPERTY OVERVIEW

LOCATION

Murrieta Business Center
26658 Jefferson Ave., Murrieta, CA



Along Murrieta/Temecula's Jefferson Avenue business corridor

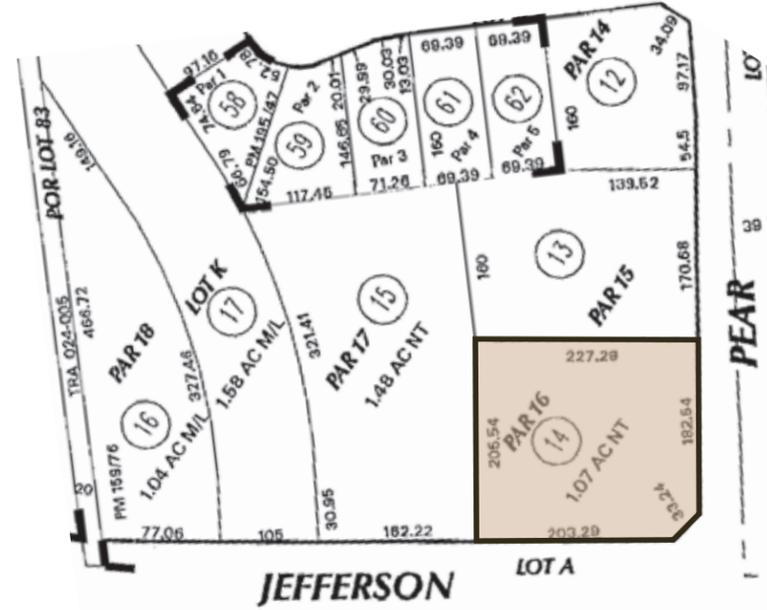


Easily accessed from I-15 Fwy



Conveniently located at signalized intersection of Jefferson & Pear/Eastman Drive

PARCEL MAP



APN

910-380-014

BUILT

Murrieta Business Center was built in 1998

TRAFFIC COUNTS

Jefferson Ave - 28,800 VPD

ZONING

Per the City of Murrieta, the site is currently zoned business park.

SITE PLAN



PROPERTY PHOTOS



RENT ROLL

SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM		RENTAL RATES					FREE RENT		RECOVERY TYPE	MARKET ASSUMPTION/ MARKET RENT	
				BEGIN	END	BEGIN	MONTHLY	PSF	ANNUALLY	PSF		DATE			% FREE
101	American Eagle Trophies	1,000	5.28%	May-2009	Jul-2026	Current	\$1,520	\$1.52	\$18,242	\$18.24	-			NNN	Market - 75.00% \$1.50 NNN
102	Heritage Tattoo	675	3.56%	Feb-2026	Jan-2031	Current	\$2,024	\$3.00	\$24,287	\$35.98	-			NNN	Market - 75.00% \$1.50 NNN
						Sep-2026	\$1,013	\$1.50	\$12,150	\$18.00	-49.97%				
						Feb-2027	\$1,043	\$1.55	\$12,515	\$18.54	3.00%				
						Feb-2028	\$1,074	\$1.59	\$12,890	\$19.10	3.00%				
						Feb-2029	\$1,106	\$1.64	\$13,277	\$19.67	3.00%				
						Feb-2030	\$1,140	\$1.69	\$13,675	\$20.26	3.00%				
103	Nathan Ross and Rachel Ross	675	3.56%	Jul-2024	Aug-2027	Current	\$869	\$1.29	\$10,429	\$15.45	-			NNN	Market - 75.00% \$1.50 NNN
						Sep-2026	\$895	\$1.33	\$10,742	\$15.91	3.00%				
104	Nick & Erica Reyes	1,311	6.92%	May-2024	Apr-2028	Current	\$1,442	\$1.10	\$17,305	\$13.20	-			NNN	Market - 75.00% \$1.50 NNN
						May-2027	\$1,500	\$1.14	\$17,997	\$13.73	4.00%				
Notes: Tenant has one (1) - two (2) year option at 104% of prior rent with 4% annual increases, thereafter.															
105A	Dynamite Dog Training, LLC	5,640	29.78%	Jun-2024	Jun-2027	Current	\$6,582	\$1.17	\$78,982	\$14.00	-			NNN	Market - 75.00% \$1.25 NNN
105B	VACANT (105B)	2,000	10.56%	Jul-2027	Jun-2032	Jul-2027	\$1,236	\$0.62	\$14,832	\$7.42	-	Jul-2027	3 Mos	NNN	Market - 75.00% \$0.60 NNN (Mezzanine)
					MEZZ	Jul-2028	\$1,273	\$0.64	\$15,277	\$7.64	3.00%				
						Jul-2029	\$1,311	\$0.66	\$15,735	\$7.87	3.00%				
						Jul-2030	\$1,351	\$0.68	\$16,207	\$8.10	3.00%				
						Jul-2031	\$1,391	\$0.70	\$16,694	\$8.35	3.00%				
106	Martin Guerra	1,914	10.11%	Oct-2017	Feb-2028	Current	\$2,171	\$1.13	\$26,054	\$13.61	-			NNN	Market - 75.00% \$1.50 NNN
						Mar-2027	\$2,236	\$1.17	\$26,835	\$14.02	3.00%				
107	Gilberto & Ebelin Francho	1,375	7.26%	May-2024	Jun-2027	Current	\$1,694	\$1.23	\$20,326	\$14.78	-			NNN	Market - 75.00% \$1.50 NNN

SUITE	TENANT NAME	SQUARE FEET	% OF PROPERTY	LEASE TERM		RENTAL RATES					FREE RENT		RECOVERY TYPE	MARKET ASSUMPTION/ MARKET RENT	
				BEGIN	END	BEGIN	MONTHLY	PSF	ANNUALLY	PSF		DATE			% FREE
108	Eyad A. Azzam	1,375	7.26%	Feb-2020	Jan-2027	Current	\$1,395	\$1.01	\$16,745	\$12.18	-			NNN	Market - 75.00% \$1.50 NNN
109	FSL Mobile Auto	1,375	7.26%	Jul-2026	Jun-2029	Current	\$2,063	\$1.50	\$24,750	\$18.00	-			NNN	Market - 75.00% \$1.50 NNN
						ASSUMED	Jul-2027	\$2,124	\$1.55	\$25,493	\$18.54	3.00%			
							Jul-2028	\$2,188	\$1.59	\$26,257	\$19.10	3.00%			
Notes: Suite is modeled per newly signed lease. Assumes tenant is in-place as of analysis start with seller to credit and free rent, downtime, and leasing costs. Tenant has one (1) - three (3) year option at 103% of prior rent with 3% annual increases, thereafter.															
110	Alexander Ballesteros	1,600	8.45%	Apr-2025	Apr-2028	Current	\$2,225	\$1.39	\$26,698	\$16.69	-			NNN	Market - 75.00% \$1.50 NNN
						May-2027	\$2,292	\$1.43	\$27,499	\$17.19	3.00%				
TOTALS / AVERAGES		18,940					\$21,985	\$1.30	\$263,816	\$15.57					
OCCUPIED SqFt		16,940	89.4%												
VACANT SqFt		2,000	10.6%												
TOTAL SqFt		18,940	100.0%												
WEIGHTED-AVERAGE LEASE TERM REMAINING:			1.44 Years												
WEIGHTED-AVERAGE LEASE TERM LAPSED:			3.77 Years												
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:			5.22 Years												

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