

Attractive Seller Financing Available | Contact Agents for Details



MURRIETA PLAZA



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILICHAP AGENT FOR MORE DETAILS.

Activity ID: ZAG1050442

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP



TABLE OF CONTENTS



01

EXECUTIVE
SUMMARY

02

PROPERTY
DESCRIPTION

03

LOCATION & MARKET
OVERVIEW

04

FINANCIAL
ANALYSIS



01

EXECUTIVE SUMMARY

THE OFFERING



OFFERING PRICE:

\$4,732,741



**CURRENT & PROFORMA
CAP RATE:**

5.36% & 5.92%



BUILDING PRICE PER SF:

\$645



LAND PRICE PER SF:

\$134



TOTAL BUILDING SIZE:

7,338 SF



TOTAL LOT SIZE:

35,284 SF (± 0.81 AC)



YEAR BUILT:

2004



INVESTMENT OVERVIEW

The Ovaness Rostamian Group of Marcus & Millichap is pleased to present 25312 Madison Avenue, Murrieta, CA—a 7,338-square-foot, fully leased outparcel on ±0.81 acres located in one of Southwest Riverside County's most active and demographically affluent retail corridors. This stabilized asset offers diversified income with immediate upside potential through below-market rents and strong tenant retention. Attractive Seller Financing is available - inquire with agent.

Situated along Madison Avenue, Murrieta's primary north-south commercial artery, the property features 109 feet of frontage on Madison and Jefferson Avenue's benefiting from combined exposure of ($\pm 74,173$ VPD), the center draws consistent traffic from both commuters and local residents, supported by shadow anchors including Cardenas Markets, Home Depot, and PetSmart.

The tenant mix includes Quick Service Restaurants (49%), Entertainment (34%) and 17% Specialty Retail, with five tenants averaging 1,440 square feet per space. The offering includes 45 dedicated parking stalls, ensuring ample capacity for tenant and customer needs.

The surrounding trade area includes over 164,675 residents within a five-mile radius, supported by an average household income of \$127,981. Murrieta is experiencing steady population growth, with a projected 5% increase over the next five years, driven by new housing developments and infrastructure investment.

The City of Murrieta is actively pursuing business-friendly policies, including mixed-use zoning, streamlined permitting, and targeted support for industries such as healthcare, biotech, and advanced manufacturing. Major employers in the area include Copan Diagnostics, Oak Grove Center, and Cryogenic Industries, contributing to a strong and diverse employment base.

With excellent regional connectivity via Interstate 15 ($\pm 215,386$ VPD), the property is well-positioned to capture both local and regional consumer traffic. Murrieta's low retail vacancy rate and high spending power make 25312 Madison Avenue a rare opportunity to acquire a high-visibility, income-generating retail asset with built-in value-add potential in one of Southern California's most promising growth markets.



INVESTMENT HIGHLIGHTS

Shadow-Anchored Retail Investment Opportunity – 25312 Madison Avenue, Murrieta, CA

7,338 Sq. Ft. Fully Leased Multi-Tenant Outparcel in High-Traffic Center Anchored by Cardenas Markets, Home Depot & PetSmart

- **Prime Visibility & Frontage** – Exceptional 109 Feet of Frontage Along Madison Avenue, With Exposure to Approximately 26,320 Vehicles Per Day (VPD), Ensuring Strong Consumer Visibility.
- **Shadow Anchored by National Retailers** – Located Within a Dynamic Retail Center Anchored by Cardenas Markets, Home Depot, and PetSmart, Offering Strong Daytime and Nighttime Traffic Synergy.
- **Robust Tenant Mix** – The Center Features a Well-Balanced Mix of Tenants: 49% Quick Service Restaurants (QSR) and 34% Entertainment and 17% Specialty Retail Catering to Both Convenience and Leisure-Driven Consumer Demand.
- **Affluent Demographics & Spending Power** – Over 164,675 Residents Within a 5-Mile Radius and an Average Household Income of \$127,981, Supporting High Levels of Retail Expenditure and Brand Loyalty.
- **Excellent Accessibility & Signage** – Five Curb Cuts for Smooth Ingress/Egress and a Street View Signage Enhance Visibility and Access From Madison Avenue and Murrieta Hot Springs Road.
- **Prime Transportation & Regional Connectivity** – Convenient Access to Interstate 15 (\pm 215,388 VPD), With Combined Additional Exposure From Murrieta Hot Springs Road and Jefferson Avenue (\pm 74,173 VPD), Supporting Strong Regional Connectivity and Consistent Commuter Traffic.
- **Strategic Employment & Economic Hub** – Murrieta Is Home to Major Employers Including Copan Diagnostics, II-VI Optical Systems, Oak Grove Center, and Cryogenic Industries, With Growing Sectors in Healthcare, Defense, Technology, and Renewable Energy.
- **Active Economic Development** – The City of Murrieta Is Investing in Mixed-Use Development, Infrastructure Upgrades, and Business-Friendly Initiatives Such as the Murrieta Innovation Center and Murrieta Business Park Expansion.
- **Future Population Growth** – Murrieta's Population is Projected to Grow by 5% Over the Next Five Years, With New Housing Developments Driving Increased Daytime Traffic and Retail Demand.
- **Seller Financing** – Attractive Interest-Only Seller Financing Available.

Shopping Center Details

7,338 Sq. Ft. on \pm 0.81 Acres | 100% Occupied | 5.36% In-Place CAP Rate | 5.92% ProForma CAP Rate

- **Tenant Breakdown** – 5 Tenants With an Average Suite Size of 1,440 Sq. Ft.; 49% QSR, 34% Entertainment, 17% Specialty.
- **Ample Parking** – 45 Dedicated Parking Stalls.
- **Parking & Consumer Flow** – 45 Dedicated Parking Stalls. Located on Murrieta's Main Retail Artery With Low Vacancy Rates (~5.5%) and Consistent Consumer Traffic.

This investment offers stable cash flow, immediate upside in a high demand growth market.



02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

 **PARKING:**
45 Stalls

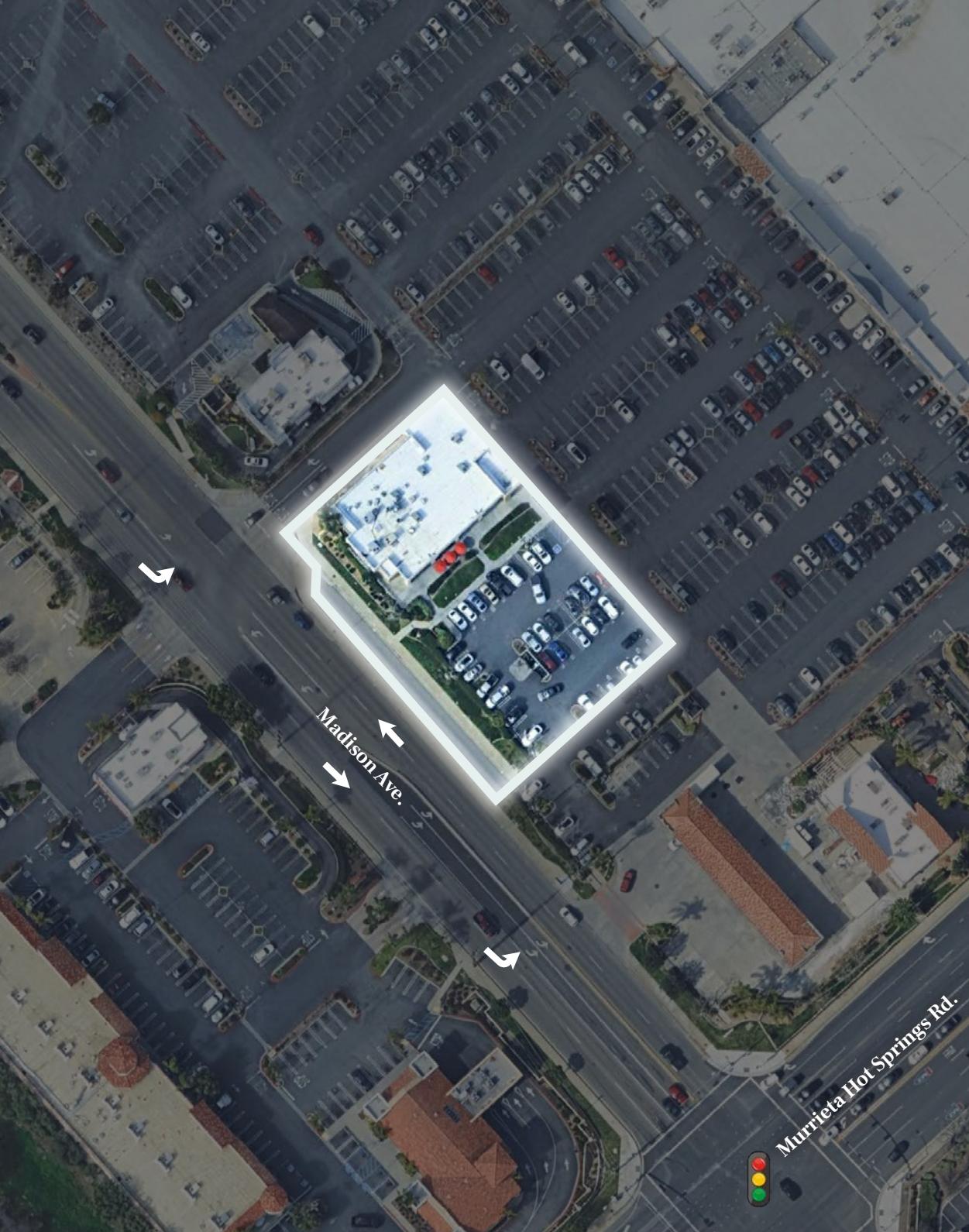
 **ZONING:**
CC

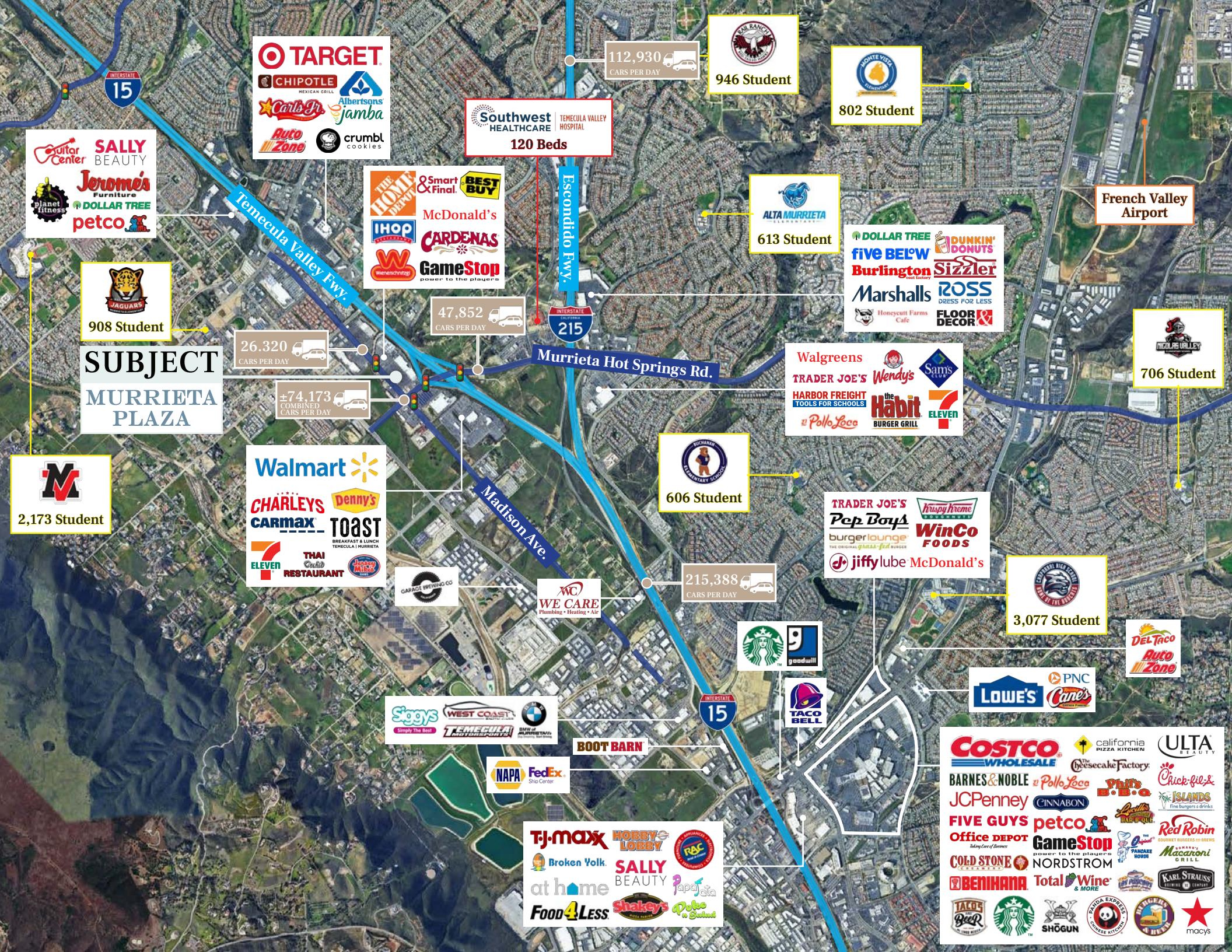
 **TOTAL BUILDING SIZE:**
7,338 SF

 **TOTAL LOT SIZE:**
35,284 SF (± 0.81 AC)

 **APN:**
949-240-028

 **ADDRESS:**
25312 MADISON AVENUE,
MURRIETA, CA 92562







SUBJECT MURRIETA PLAZA





SUBJECT MURRIETA PLAZA



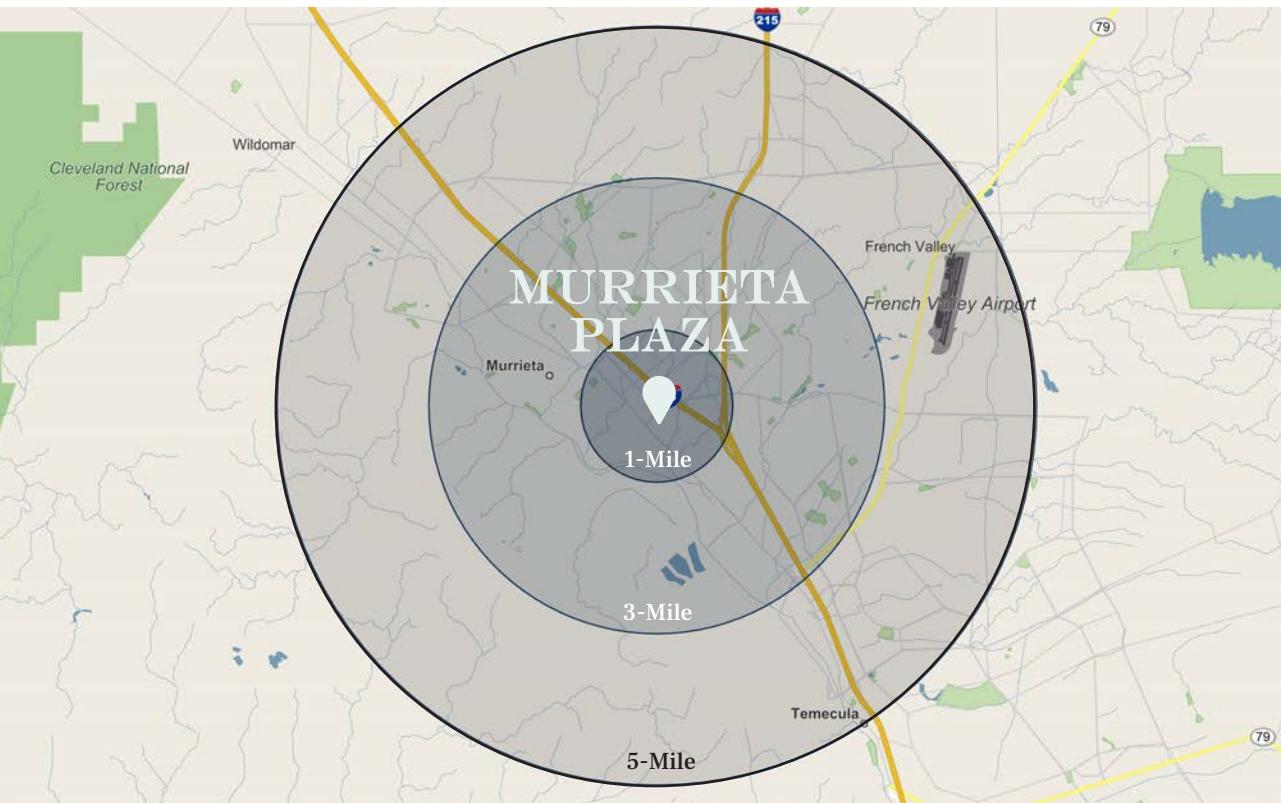


03

LOCATION & MARKET OVERVIEW

MURRIETA, CALIFORNIA

Murrieta, California, is a charming city nestled in the heart of Southern California's Inland Empire. Known for its family-friendly atmosphere, excellent schools, and safe neighborhoods, Murrieta offers a peaceful suburban lifestyle with easy access to nearby cities like San Diego and Los Angeles. The area boasts beautiful parks, scenic hiking trails, and a growing wine country, making it a great spot for outdoor enthusiasts and weekend explorers. With a warm climate and a strong sense of community, Murrieta continues to attract residents looking for a balanced blend of comfort, nature, and opportunity.



PALM SPRINGS
77
MILES



LOS ANGELES
79
MILES



SAN DIEGO
65
MILES



FRESNO
297
MILES



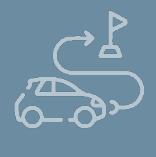
CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS

 **164,675**
2024 POPULATION

 **\$127,981**
2024 AVERAGE HOUSEHOLD INCOME

 **54,481**
2024 TOTAL HOUSEHOLDS

 **± 13 Minute Drive**
TO TEMECULA, CA

SAN FRANCISCO
459
MILES

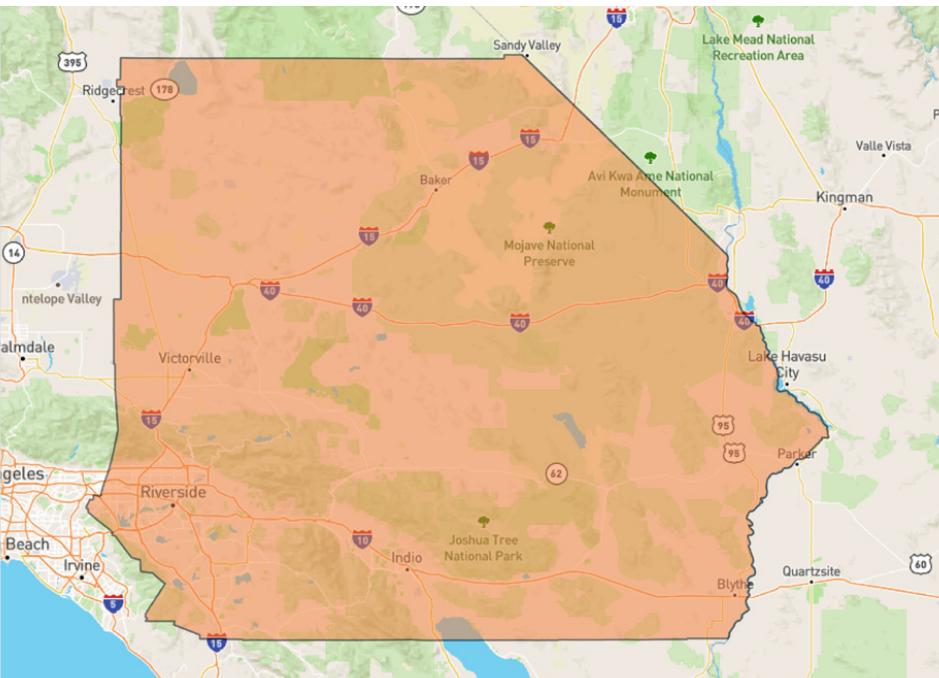


SACRAMENTO
462
MILES



RIVERSIDE-SAN BERNARDINO OVERVIEW

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas abut the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.



METRO HIGHLIGHTS

STRATEGIC LOCATION

Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.

DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.

STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

ECONOMY

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage

DEMOGRAPHICS

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	5,946	89,548	167,168
2024 Estimate			
Total Population	5,832	88,448	164,675
2020 Census			
Total Population	5,769	87,757	163,497
2010 Census			
Total Population	5,525	82,304	149,415
Daytime Population			
2024 Estimate	17,813	96,916	176,233
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	2,314	30,187	55,481
2024 Estimate			
Total Households	2,258	29,694	54,481
Average (Mean) Household Size	2.7	3.0	3.0
2010 Census			
Total Households	2,180	29,015	53,111
2010 Census			
Total Households	2,021	26,776	47,582
Occupied Units			
2029 Projection	2,419	31,384	57,758
2024 Estimate	2,360	30,860	56,692
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	13.7%	26.1%	29.1%
\$100,000-\$149,999	27.1%	23.8%	23.4%
\$75,000-\$99,999	15.4%	14.5%	14.5%
\$50,000-\$74,999	18.7%	15.2%	14.3%
\$35,000-\$49,999	8.1%	7.5%	6.5%
Under \$35,000	17.0%	12.8%	12.2%
Average Household Income	\$100,190	\$123,434	\$127,981
Median Household Income	\$87,060	\$104,896	\$110,708
Per Capita Income	\$37,140	\$40,239	\$41,268

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Consumer Expenditure Top 10 Categories			
Housing	\$34,237	\$36,959	\$37,577
Transportation	\$14,549	\$14,983	\$15,414
Food	\$12,388	\$12,851	\$13,157
Personal Insurance and Pensions	\$11,219	\$12,431	\$12,801
Entertainment	\$3,883	\$4,283	\$4,352
Apparel	\$2,795	\$2,679	\$2,762
Cash Contributions	\$2,686	\$3,482	\$3,465
Education	\$1,426	\$1,832	\$1,921
Personal Care Products and Services	\$1,041	\$1,057	\$1,072
Alcoholic Beverages	\$704	\$728	\$747
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	5,832	88,448	164,675
Under 20	28.9%	27.8%	27.9%
20 to 34 Years	25.6%	19.8%	20.3%
35 to 39 Years	8.5%	7.1%	7.2%
40 to 49 Years	12.8%	13.2%	13.5%
50 to 64 Years	16.1%	17.6%	17.8%
Age 65+	8.1%	14.4%	13.4%
Median Age	32.0	38.0	37.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	3,715	57,926	107,673
Elementary (0-8)	5.9%	3.9%	3.7%
Some High School (9-11)	2.6%	4.2%	4.2%
High School Graduate (12)	28.0%	22.1%	21.2%
Some College (13-15)	27.0%	28.9%	28.3%
Associate Degree Only	9.7%	10.1%	10.8%
Bachelor's Degree Only	15.9%	21.2%	21.1%
Graduate Degree	10.9%	9.6%	10.7%



04

FINANCIAL ANALYSIS

PRICING

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

PRICING SUMMARY

Price:	\$4,732,741
Down Payment:	\$2,366,371
Current Cap Rate:	5.36%
ProForma Cap Rate:	5.92%
Costs Incurred by New Owner	
TI & Leasing Commission @ \$0 PSF	\$0
Year Built/Renovated:	2004
Total Building Size:	7,338
Price Per Square Foot:	\$645
Lot Size (SF):	35,284
	Zoning: CC
	Parking: 45 Stalls
	Land Per Sq. Ft.: \$134

NEW FINANCING

LTV:	50%
Balance:	\$2,366,371
Term:	5
Rate:	5.85%
Amortization:	30
Maturity Date:	Dec-2030
Yearly Payment:	\$167,522

FINANCIAL SUMMARY

	Current		ProForma	
Total Rental Income (GLA):	\$272,010		\$299,636	
Expense Reimbursements:	\$91,643	100%	\$91,643	100%
Total Gross Revenue:	\$363,653		\$391,279	
Vacancy Factor:	(\$18,183)	5.0%	(\$19,564)	5.0%
Operating Expenses:	(\$91,643)	34%	(\$91,643)	31%
Net Operating Income (NOI):	\$253,827	5.36%	\$280,072	5.92%
First Trust Deed/Mortgage:	\$167,522		\$167,522	
Pre-Tax Cash Flow:	\$86,305	3.65%	\$112,549	4.76%
Interest Payment:	\$137,640		\$135,844	
Principle Payment:	\$29,882		\$31,678	
Total Return:	\$116,187	4.91%	\$144,228	6.09%

ESTIMATED EXPENSES

Property Tax:	\$59,159
Insurance:	\$3,350
Maintenance & Repair:	\$5,000
Property Mgt:	\$14,546
CC&R's	\$9,588
Total Expenses:	\$91,643
Expenses Per Sq. Ft (GLA):	\$1.04

RENT ROLL

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

RENT ROLL - CURRENT 2026

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSF/Mo</u>	<u>Rent PSF/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
101	Panda Express	28%	2,047	\$7,893	\$94,718	\$3.86	\$46.27	NNN	10/20/2004	10/31/2029	1-5 Yr	12%/5 Yrs
102	Taco La Bufadora	21%	1,500	\$4,151	\$49,816	\$2.77	\$33.21	NNN	6/1/2013	6/1/2029	1-5 Yr	3.00%
103	Game Stop	17%	1,228	\$3,393	\$40,720	\$2.76	\$33.16	NNN	6/1/2011	2/28/2027	-	3.00%
104	Kawaii House	17%	1,213	\$3,591	\$43,087	\$2.96	\$35.52	NNN	3/9/2023	12/8/2027	-	3.00%
105	Spring Plaza Group	17%	1,213	\$3,639	\$43,668	\$3.00	\$36.00	NNN	12/4/2025	12/4/2030	2-5 Yr	3.00%
Total / Average		100%	7,201	\$22,667	\$272,010	\$3.07	\$36.83					
Vacancy		0%	0									
Occupancy		100%	7,201									

RENT ROLL - PROFORMA 2029

<u>Unit</u>	<u>Tenant</u>	<u>%</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>	<u>Rent PSF/Mo</u>	<u>Rent PSF/Yr</u>	<u>Type</u>	<u>Start</u>	<u>End</u>	<u>Options</u>	<u>Increases</u>
101	Panda Express	28%	2,047	\$8,825	\$105,905	\$4.31	\$51.74	NNN	10/20/2004	10/31/2029	1-Syr	12%/5 Yrs
102	Taco La Bufadora	21%	1,500	\$4,536	\$54,435	\$3.02	\$36.29	NNN	6/1/2013	6/1/2029	1-Syr	3.00%
103	Game Stop	17%	1,228	\$3,708	\$44,496	\$3.02	\$36.23	NNN	6/1/2011	2/28/2027	-	3.00%
104	Kawaii House	17%	1,213	\$3,924	\$47,082	\$3.23	\$38.81	NNN	3/9/2023	12/8/2027	-	3.00%
105	Spring Plaza Group	17%	1,213	\$3,976	\$47,717	\$3.28	\$39.34	NNN	12/4/2025	12/4/2030	2-5 Yr	3.00%
Total / Average		100%	7,201	\$24,970	\$299,636	\$3.37	\$40.48					

EXCLUSIVELY LISTED BY

ORBELL OVANESS

Senior Managing Director Investments
Managing Partner
Office: Encino
Direct: (213) 943-1822
Mobile: (818) 219-5054
orbell.ovaness@marcusmillichap.com
License: CA 01402142

ARA H. ROSTAMIAN, MRED

Senior Director Investments
Managing Partner
Office: Encino
Direct: (213) 943-1781
Mobile: (818) 823-0832
ara.rostamian@marcusmillichap.com
License: CA 01814678

IVAN PROCHKO, MRED

Associate Investments
Office: Encino
Direct: (213) 943-1814
Mobile: (310) 913-5921
ivan.prochko@marcusmillichap.com
License: CA 02000435
UT 13944324-SA00

Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

TONY SOLOMON

Broker of Record
23975 Park Sorrento Suite 400
Calabasas, CA 91302
License: CA 01238010



MURRIETA PLAZA