

FOR SALE

41419 PEAR STREET

±12,349 SF Rare Small Bay Multi-Tenant Industrial Investment

MURRIETA, CALIFORNIA 92562

KIDDER.COM

km Kidder
Mathews



41419 PEAR STREET

PROPERTY INFORMATION

ADDRESS	41419 Pear Street Murrieta, CA 92562
BUILDING SIZE	12,349 SF
STORIES	2
TENANCY	Multi
LOT SIZE	.96 acres
YEAR BUILT	1992
CLEAR HEIGHT	22'
PARCEL	Fee Simple
SEPARATE UNITS	12
POWER	100a/120 - 208v 3p
PARKING RATIO	2.11 / 1,000 SF
SALE PRICE	Submit Offer

RENT ROLL

Suite	Tenant	Monthly Rent
SUITE 1	Wylie MFC	\$1,100
SUITE 2	Vacant	\$1,000
SUITE 3	Incubiz	\$988
SUITE 4	PK Mechanical Systems	\$1,098
SUITE 5	EJ Wireworks	\$1,200
SUITE 6	EJ Wireworks	\$1,230
SUITES 7 & 9	City Ready Pool Plans	\$2,301
SUITE 8	Ricks Auto	\$950
SUITE 10	Rough Riders Motorcycle Club	\$1,050
SUITE 11	Smog Star	\$1,014
SUITE 12	NA Auto Supply	\$1,125
TOTAL		\$13,056





INCOME STATEMENT

GROSS YEARLY INCOME	\$156,672
OPERATING EXPENSE	
CLEANING AND MAINTENANCE	\$558
COMMISSIONS	\$5,200
INSURANCE	\$4,682
MANAGEMENT FEE (3%)	\$4,200
REPAIRS	\$5,800
TAXES (CURRENT)	\$20,085
UTILITIES	\$5,392
TOTAL EXPENSES	\$45,917 (29%)
NET OPERATING INCOME	\$110,755



MURRIETA

SUBJECT
PROPERTY

Mercedes-Benz

MURRIETA AUTOMALL

79

ON/OFF
RAMP

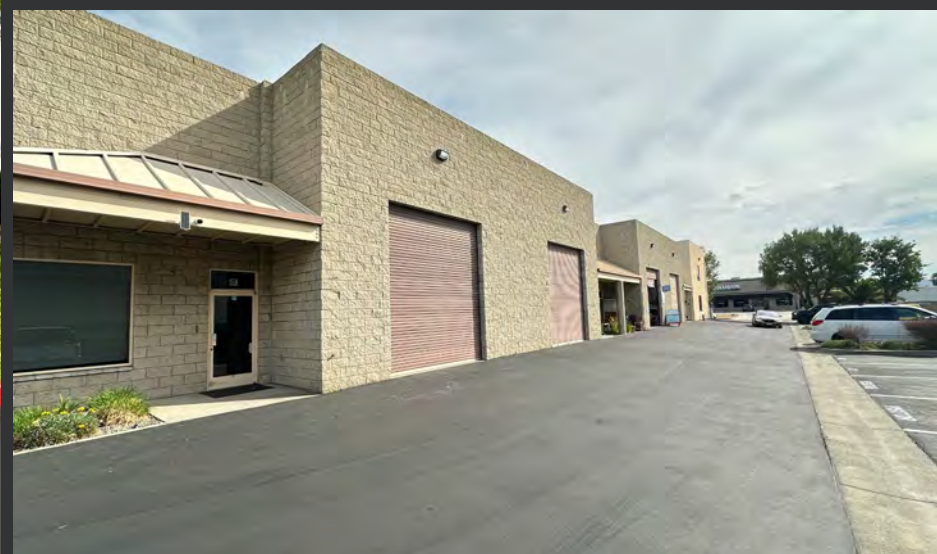
JCPenney	DICK'S SPORTING GOODS
REGAL ENTERTAINMENT CENTER EDWARDS THEATERS	california PIZZA KITCHEN
P.F. CHANG'S	RED ROBIN
Lazy DOG	T-Mobile

PROMENADE

TEMECULA

ON/OFF
RAMP





41419 PEAR STREET

*For more information on
this property, please contact*

MATT CALVET
858.442.2072
matt.calvet@kidder.com
LIC N° 01949267

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

