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**OAK GROVE**  
PROFESSIONAL BUILDING

**JEFFERSON  
AVENUE**  
MURRIETA, CA

**SUITE 200**

**3,192 SF OFFICE CONDO**  
**LEASED INVESTMENT**



**MARY PIPER**

951.445.4516

[mpiper@leetemecula.com](mailto:mpiper@leetemecula.com)

DRE #01268829

**MIKE HANNA**

951.445.4503

[mhanna@leetemecula.com](mailto:mhanna@leetemecula.com)

DRE #01456055

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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PROPERTY **08**



AREA **17**





# OFFERING

## OFFERING OVERVIEW



## BUILDING SUMMARY

### **Oak Grove Medical & Professional Office Building**

Property Address	25109 Jefferson Ave Murrieta, CA
Total Building Size	±39,057 RSF
Total Land Size	±2.18 Acres / 94,961 SF
Parcel Information	909-024-010
Suite 200	3,192 Rentable SF
Net Operating Income	\$58,736.14
Cap Rate	6.02%
Asking Price	\$975,000 / \$305.45 PSF



## THE OFFERING

Lee & Associates has been chosen as the exclusive advisor in the sale of multiple individual office condos in Oak Grove Medical & Professional Building, a 39,057 SF multi-tenant office building in Murrieta, California.

Located in one of the safest and fastest growing cities in Southern California, Oak Grove is consistently 100% occupied by a synergistic mix of internet resistant, medical oriented and professional tenants with suite sizes ranging from 856 SF to 4,100 SF.

This manicured and modern asset fits a unique market niche with convenience, localization, flexibility and quality. Construction and improvements completed in 2006 with high-quality finishes (both interior and exterior), panoramic mountain views and abundant parking.

Oak Grove is located in the quickly growing Old Town District of Murrieta California. Murrieta's Old Town has quickly evolved into a very popular work/play destination. Complemented by Temecula Wine Country with 40+ wineries, Pechanga and numerous golf courses, Old Town offers a vibrant mix of history and contemporary development. Old Town is home to boutique shopping, restaurants, bars, wine tasting, breweries, farmers market and much more. Old Town's mix of restaurants, shopping, office buildings and city sponsored events make it a landmark destination for tourists and locals alike.

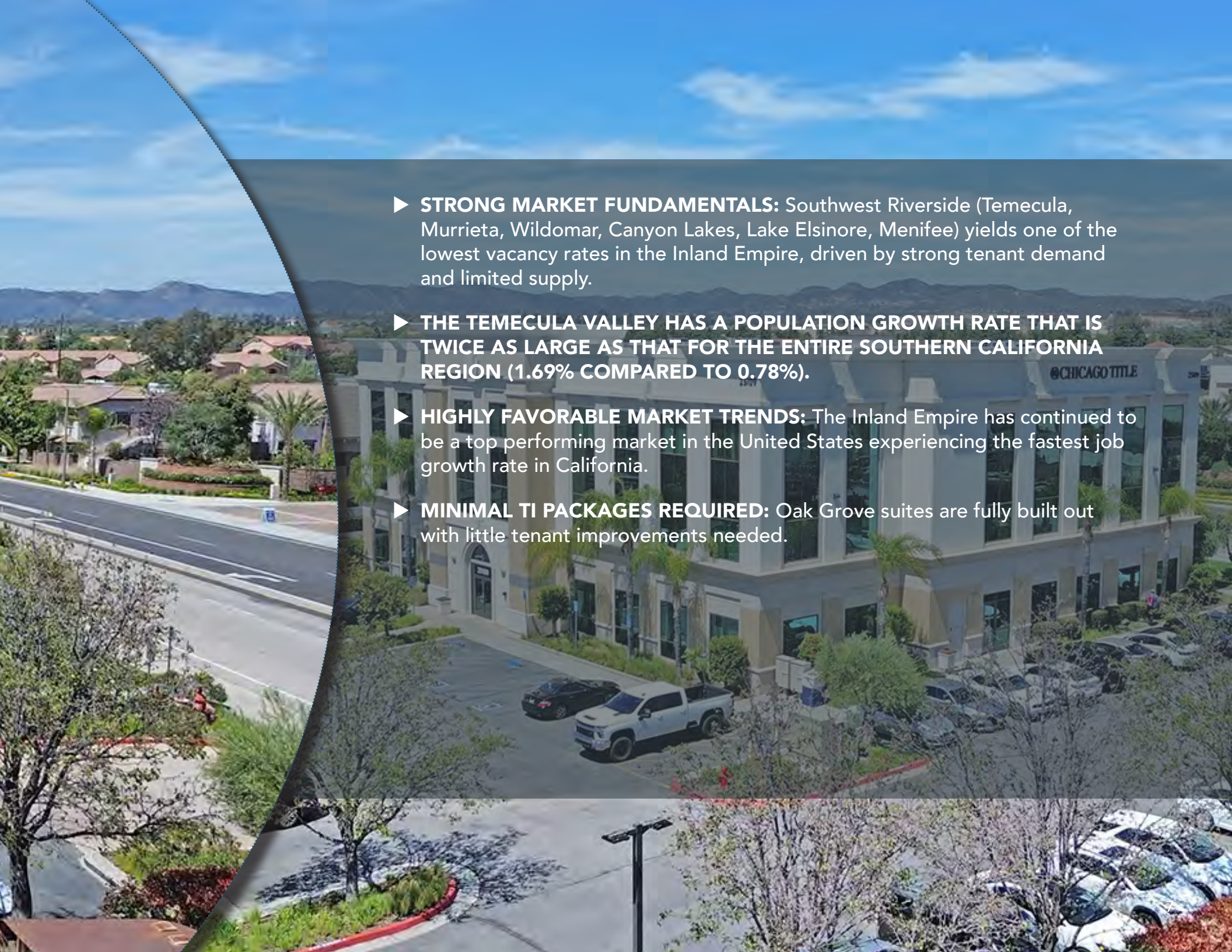
The Temecula Valley has evolved into an innovative, dynamic regional economic center all while maintaining a highly-valued quality of life for its residents which makes it a great place to live, work and play.



# INVESTMENT HIGHLIGHTS

- ▶ **HIGH IMAGE AND MODERN PROFESSIONAL OFFICE CONDOS:** Modern medical/professional multi-tenant office condos in Murrieta, California.
- ▶ **GREAT OPPORTUNITY TO OWN / CONTROL OWN OFFICE REAL ESTATE:** Allows an Owner user the opportunity to own or operate within a beautiful, professional office building.
- ▶ **IRREPLACEABLE ASSET:** Pricing significantly below replacement cost. Given property history, location, new regulations, and current costs, asset cannot be duplicated.
- ▶ **DENSE AND AFFLUENT INLAND EMPIRE DEMOGRAPHICS:** More than 68,114 people within a 3-mile radius, with an Average Household Income of \$105,791 more than 176,591 people within a 5-mile radius. More than 17.4 million SF of industrial and office buildings and 130,060 employees within a 5-mile radius of the property
- ▶ **SURROUNDED BY AMENITIES AND IDEAL LONG TERM STRATEGIC LOCATION:** Located in the heart of Murrieta, the property benefits from being located along Murrieta's primary North / South thoroughfare, (Jefferson Avenue), with immediate access to the 15 / 215 Freeways and an abundance of services and amenities.





► **STRONG MARKET FUNDAMENTALS:** Southwest Riverside (Temecula, Murrieta, Wildomar, Canyon Lakes, Lake Elsinore, Menifee) yields one of the lowest vacancy rates in the Inland Empire, driven by strong tenant demand and limited supply.

► **THE TEMECULA VALLEY HAS A POPULATION GROWTH RATE THAT IS TWICE AS LARGE AS THAT FOR THE ENTIRE SOUTHERN CALIFORNIA REGION (1.69% COMPARED TO 0.78%).**

► **HIGHLY FAVORABLE MARKET TRENDS:** The Inland Empire has continued to be a top performing market in the United States experiencing the fastest job growth rate in California.

► **MINIMAL TI PACKAGES REQUIRED:** Oak Grove suites are fully built out with little tenant improvements needed.



# PROPERTY

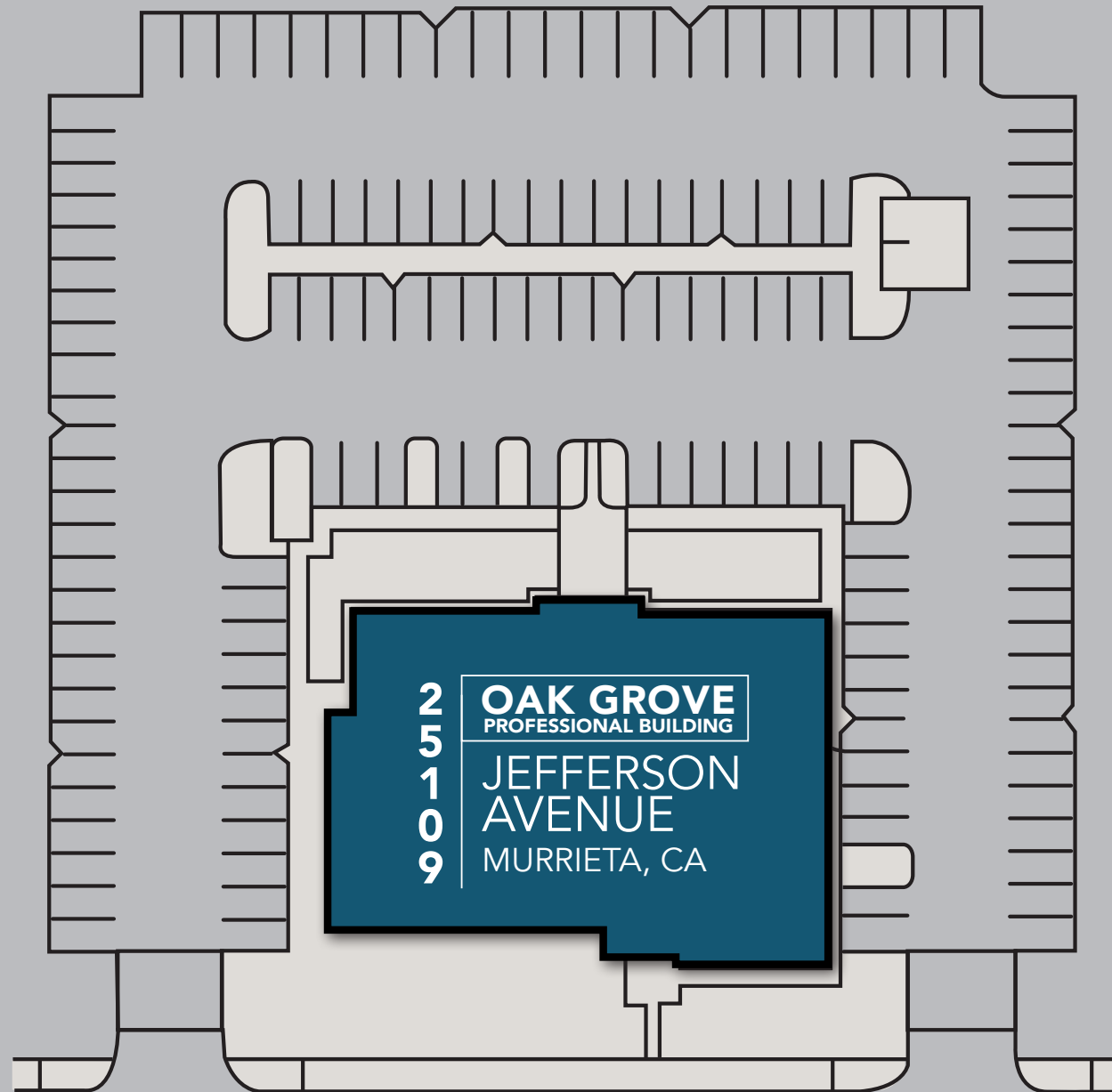


<b>ADDRESS</b>	25109 Jefferson Ave Murrieta, CA
<b>APN</b>	909-024-019
<b>PROPERTY</b>	39,057 Rentable Square Feet / 33,178 Usable Square Feet Multi-Tenant Building
<b>COMPLETION</b>	2006
<b>ZONING</b>	CC COMMUNITY COMMERCIAL
<b>PARKING</b>	131 Stalls/3.9/1,000 USF
<b>BUILDINGS</b>	One (1)
<b>ASSOCIATION FEES</b>	Currently Estimated at \$0.44 PSF
<b>LOT SIZE</b>	2.18 Acres
<b># OF FLOORS</b>	Three (3) Floors - Elevator Served
<b># OF SUITES / TENANTS</b>	Eighteen (18) Suites

<b>BUILD-OUT</b>	100%
<b>CONSTRUCTION</b>	Steel, Glass, Aluminum, Wood
<b>PARKING LOT</b>	Asphalt
<b>FLOORS</b>	Commercial-grade Carpet/Tile/LVP in the office areas.
<b>INTERIOR WALLS</b>	Metal framework with sheetrock
<b>CEILINGS</b>	Ceilings in the offices are 9' with 2'x4' "Second Look" suspended ACT
<b>HVAC</b>	Three 5 ton regularly maintained roof-mounted units
<b>FIRE PROTECTION</b>	All areas are fire-sprinklered and equipped with smoke detectors, strobes and fire suppression systems.
<b>ELECTRICAL</b>	All suites are separately metered with 480/277 volts, 3 phase, 100 amp panels



## SITE PLAN



JEFFERSON AVE

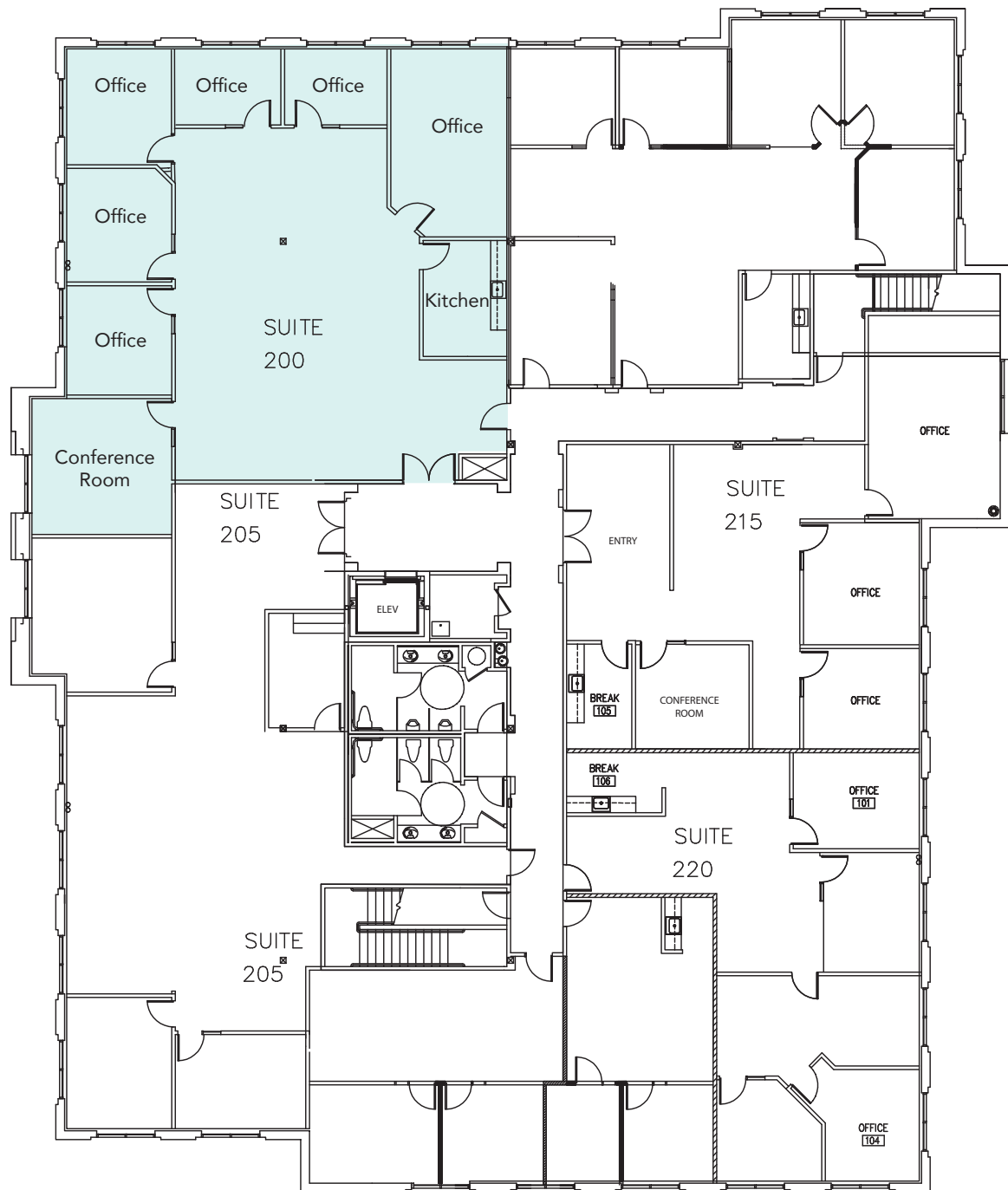


## SUITE INFORMATION





## 2ND - FLOORPLATE



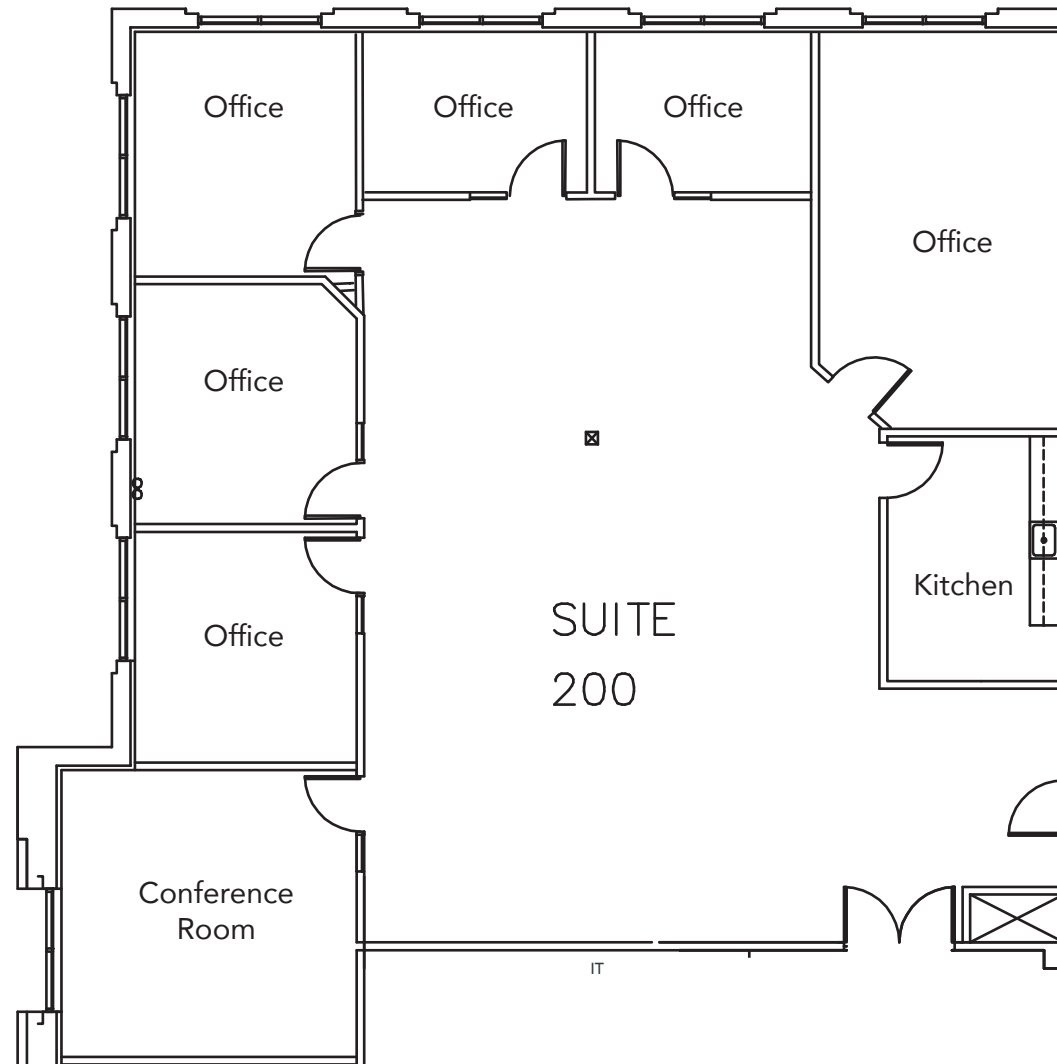
**SUITE 200**  
3,192 RSF



*Click here for  
a virtual tour*



## SUITE 200 - FLOORPLAN



*Click here for  
a virtual tour*

Oak Grove 1st Floor Suite 200			
Suite	±RSF	±USF	Description
200	±3,192	±2,783	Reception Area/Open Work Area, 6 Private Offices, Conference Room, Breakroom/Kitchen



# SUITE 200 - PRICING SUMMARY

9/2/2025

## OAK GROVE MEDICAL OFFICE CONDO

25109 Jefferson Avenue, Murrieta, CA 92562

Suite Number 200  
 Rentable SqFt (RSF) / Usable SqFt 3,192 2,783  
 Tenant Tip of the Spear Clinical Therapy Group  
 Lease Expiration 8/31/2030

Lease Periods	Mo. Base Rent	Rent / SQ FT	Annual Base Rent + CAM
9/1/25 - 8/31/26	\$7,397.46	\$2.32	\$88,769.52
9/1/26 - 8/31/27	\$7,619.38	\$2.39	\$91,432.56
9/1/27 - 10/31/28	\$7,847.97	\$2.46	\$94,175.64
9/1/28 - 8/31/29	\$8,083.40	\$2.53	\$97,000.80
9/1/29 - 8/31/30	\$8,325.91	\$2.61	\$99,910.92

Rental Income	Monthly	Per RSF	Annual	Per RSF
Suite 100 Base Rent	\$7,397.46	\$2.32	\$88,769.52	\$27.81
2025 Budget CAM Expenses	Monthly	Per RSF	Annual	Per RSF
Property Tax Estimate	\$890.61	\$0.28	\$10,687.27	\$3.35
Property Tax - Special Assessments	\$38.52	\$0.01	\$462.24	\$0.14
Insurance Estimate	\$133.00	\$0.04	\$1,596.00	\$0.50
Common Area Association Fee	\$678.09	\$0.21	\$16,767.87	\$5.25
HVAC Prev Maint (2 Unit-4 x Year)	\$43.33	\$0.01	\$520.00	\$0.16
<b>Total Expense Estimates</b>	<b>\$1,783.55</b>	<b>\$0.56</b>	<b>\$30,033.38</b>	<b>\$9.41</b>
<b>Net Operating Income</b>			<b>\$58,736.14</b>	
<b>CAP Rate</b>			<b>6.02%</b>	
<b>Value Estimate</b>			<b>\$975,000</b>	
<b>Value PSF</b>			<b>\$305.45</b>	



# OAK GROVE PROFESSIONAL BUILDING

[illegible]

**MADISON AVE**

**JEFFERSON AVE**

LOS ALAMOS RD

# JUNIPER ST



# PROPERTY AERIALS



**DAYTIME DAILY  
TRAFFIC VOLUME**

**25,283**

VEHICLES PER DAY  
ON JEFFERSON AVE.  
AT IVY ST.



**HIGH INCOME  
NEIGHBORHOOD**

**\$137,462**

AHHI 3 MILE  
RADIUS



**TOTAL POPULATION  
EXCEEDS**

**82,041**

WITHIN A  
3 MILE RADIUS

THE MAX ON  
JEFFERSON  
160 UNITS

First  
Citizens  
Bank

25109  
OAK GROVE  
PROFESSIONAL BUILDING  
JEFFERSON  
AVENUE  
MURRIETA, CA

**OLD TOWN  
MURRIETA**



# MARKET OVERVIEW

## MURRIETA, CALIFORNIA

Murrieta is a young affluent community in close proximity to San Diego, Los Angeles and Orange County. The Valley has a wide range of new shopping, dining and recreational options, a diverse choice of housing and a world-class educational system. Murrieta is centrally located along the I-15 and I-215 freeway corridor in Southwest California, just north of the San Diego county line. Murrieta is very close to Southern California's beaches and its mountains, within minutes of large lakes for recreation, the region's many wonderful wineries, or the largest Indian casinos in the nation, Pechanga. With a population of just over 117,683, this city continues to build on its success; it attracts those who demand a high quality of life.

Over the past two decades, the City of Murrieta has evolved into an innovative, dynamic City and a regional economic center for Southwest Riverside County, all while retaining its small town feel and character. Many families began to move to the area from San Diego and Orange County drawn by the affordable housing prices and the popular wine country. Murrieta is an affluent community, supported by high median and mean income levels.

Murrieta remains the ideal city for relocating, expanding and developing a new project in Southern California. Murrieta boasts an educated, high-income population comparable to communities in nearby San Diego and Orange County. Contributing to this is the exceptional school district that continually exceeds the state's exemplary marks. Murrieta also has easy access to many colleges and universities in the Southern California region. More than 34% of Murrieta's residents have a BA or advanced degree; 63% have attended college.

# #1

**BEST CITY IN THE  
INLAND EMPIRE  
BY THE INLAND EMPIRE MAGAZINE**

# 15<sup>TH</sup>

**SAFEST CITY  
IN THE U.S. 2024  
(SOURCE FBI, CITIES OVER  
100K RESIDENTS)**

**MURRIETA VALLEY UNIFIED  
SCHOOL DISTRICT (MVUSD) IS  
1 OF ONLY 22  
EXEMPLARY RATED DISTRICTS  
IN THE STATE OF CALIFORNIA.**

### TOP EMPLOYERS NEARBY

MV UNIFIED SCHOOL DISTRICT  
RANCHO SPRINGS MEDICAL CENTER  
LOMA LINDA UNIVERSITY MEDICAL CENTER  
COUNTY OF RIVERSIDE  
CITY OF MURRIETA  
TARGET  
OAK GROVE CENTER  
THE SPRINGS HEALTH & REHAB CENTER  
WALMART  
ENCOMPASS HEALTH REHAB HOSPITAL



ANNUAL ROD RUN IN OLD TOWN MURRIETA



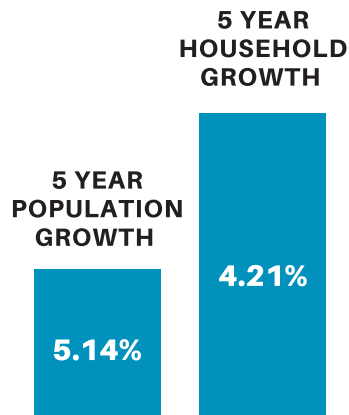
MURRIETA AMPHITHEATER



## MURRIETA COMMUNITY PROFILE SNAPSHOT

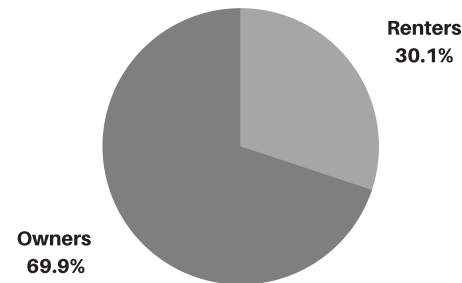


TOTAL CITY  
POPULATION  
**117,683**

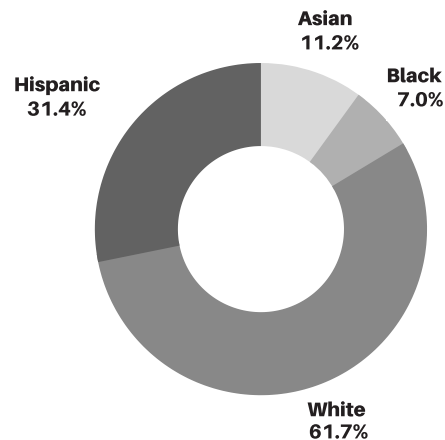


Population of **532,186** within a 20-Minute Drive

### HOME OWNERSHIP



### RACE & ETHNICITY



Education  
(some college or more)  
**67.3%**



Avg. / Median  
Household Income  
**\$122,207 / \$95,870**



Labor Force  
**59,533**



Median /Avg. Age  
**36.1 / 37.7**



Households  
**36,009**



Daytime Population  
**102,768**



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