

COMMERCIAL PORTFOLIO PROFILE

15401 Carmenita Rd, Santa Fe Springs, CA 90670

Existing 14 unit commercial/LI approx 27,850' building on south half of parcel.

New 20 yr membrane roof and all new asphalt in 2017.

PLUS approx 70,000 sq ft of additional Prime Redevelopment land on north half of parcel.

42387 Avenida Alvarado, Temecula CA 92590

Existing 12 unit commercial/LI approx 13,390' building on approx 1 acre.

New 20 yr membrane roof in 2017.

41615 Date Street, Murrieta CA 92562

Existing 8 unit commercial/LI approx 20,078' building on approx 1 acre.

New 20 yr membrane roof in 2020.

For tax reasons, the portfolio properties are not for sale individually, and must be sold together.

Portfolio properties are being offered for sale as is. Seller will provide PSA.

Price: \$17,500,000.

CARMENITA PROPERTY LLC

PO Box 894000

Temecula, CA 92589-4000

Steven Haerr, Mgr.

(951) 440-7728

Carmenita Business Park
15421 Carmenita Rd.
Santa Fe Springs, CA 90670

Suites from 1500 - 3000 ft
(adjoining suites may be combined)
Large roll up doors at back of suites
Private offices and restrooms
Lots of car parking
Night security lighting
Great location - 5 Fwy at Carmenita Rd



Date Business Park
41615 Date St.
Murrieta CA 92562

Suites from 1600 - 3900 ft
12' Roll up doors
Modern offices with high ceilings
Private offices and restrooms
All suites and central HVAC
Lots of parking and loading areas
Night security lighting
Jefferson Ave & Date St
French Valley off-ramp on 15 fwy



Alvarado Business Park
42387 Avenida Alvarado
Temecula CA 92590

Suites from 1200 - 2400 ft
Large roll up doors in each suite
Private offices and restrooms
HVAC in offices
Onsite Parking and drive-around
Night security lighting
Winchester & Diaz Rd in Temecula

