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## OAK GROVE PROFESSIONAL BUILDING

JEFFERSON  
AVENUE  
MURRIETA, CA

## OFFERING MEMORADUM



### FEATURES:

- ▶ HIGH IMAGE AND MODERN PROFESSIONAL OFFICE CONDOS
- ▶ GREAT OPPORTUNITY TO OWN REAL ESTATE
- ▶ IRREPLACEABLE ASSET
- ▶ DENSE AND AFFLUENT INLAND EMPIRE DEMOGRAPHICS
- ▶ SURROUNDED BY AMENITIES AND IDEAL LONG TERM STRATEGIC LOCATION
- ▶ STRONG MARKET FUNDAMENTALS
- ▶ 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

### AVAILABLE OFFICES:

CAM Fee Est at \$.50 PSF/Month

- ▶ **Suite 100:** 4,100 RSF MEDICAL SUITE - \$1,636,000 / \$399.02 SF
- ▶ **Suite 120:** 1,743 RSF MEDICAL SUITE - \$527,162 / \$302.45
- ▶ **Suite 200:** 3,192 RSF OFFICE SUITE - \$941,342 / \$294.91
- ▶ **Suite 215:** 1,987 RSF OFFICE SUITE **SOLD** - \$65,645 / \$335.00 SF
- ▶ **Suite 305:** 2,783 RSF OFFICE SUITE **IN ESCROW** - \$899,000 / \$323.00 SF
- ▶ **Suite 325:** 1,549 RSF OFFICE SUITE - \$454,424 / \$293.37 SF

#### MARY PIPER

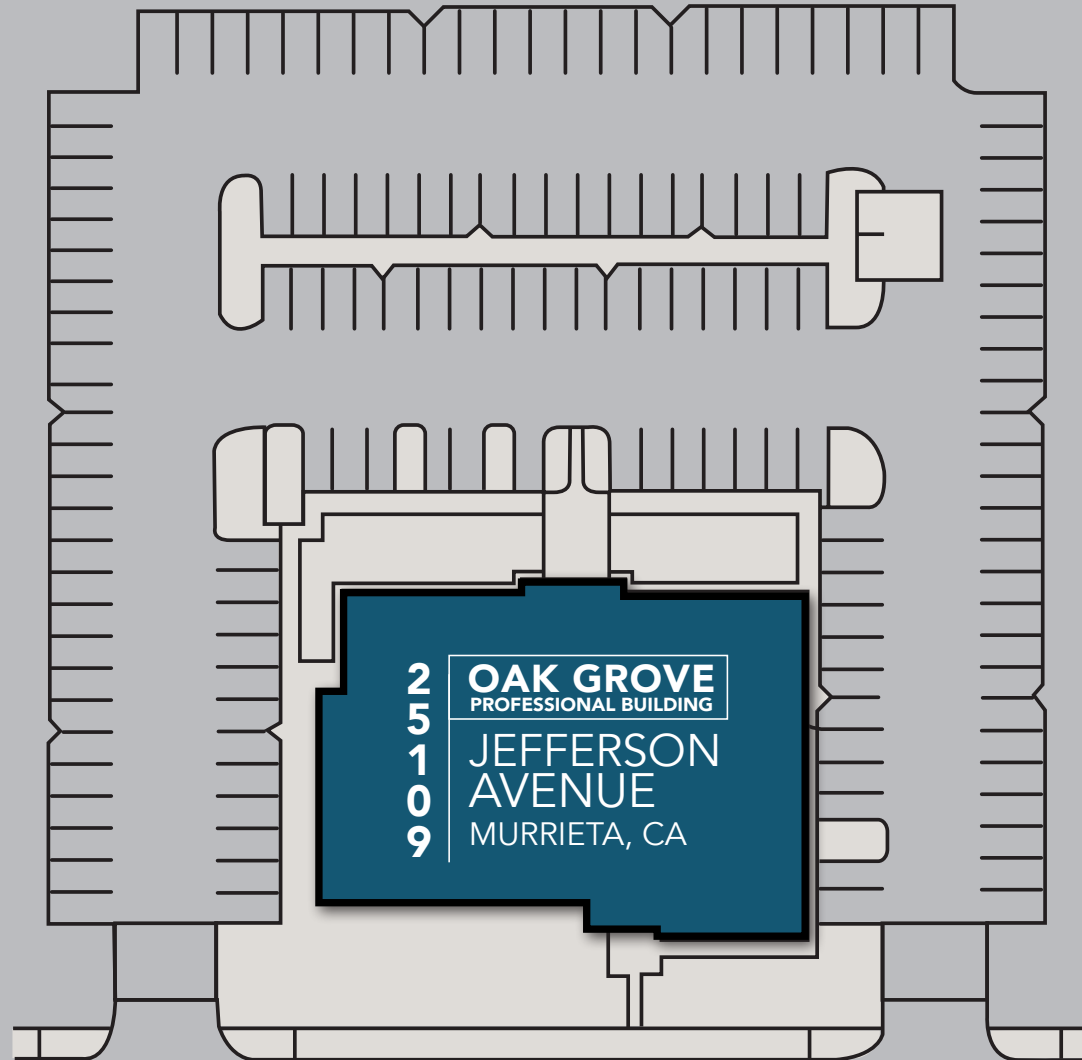
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# SITE PLAN



JEFFERSON AVE



## Suite 100

PRICE

LEASED INVESTMENT

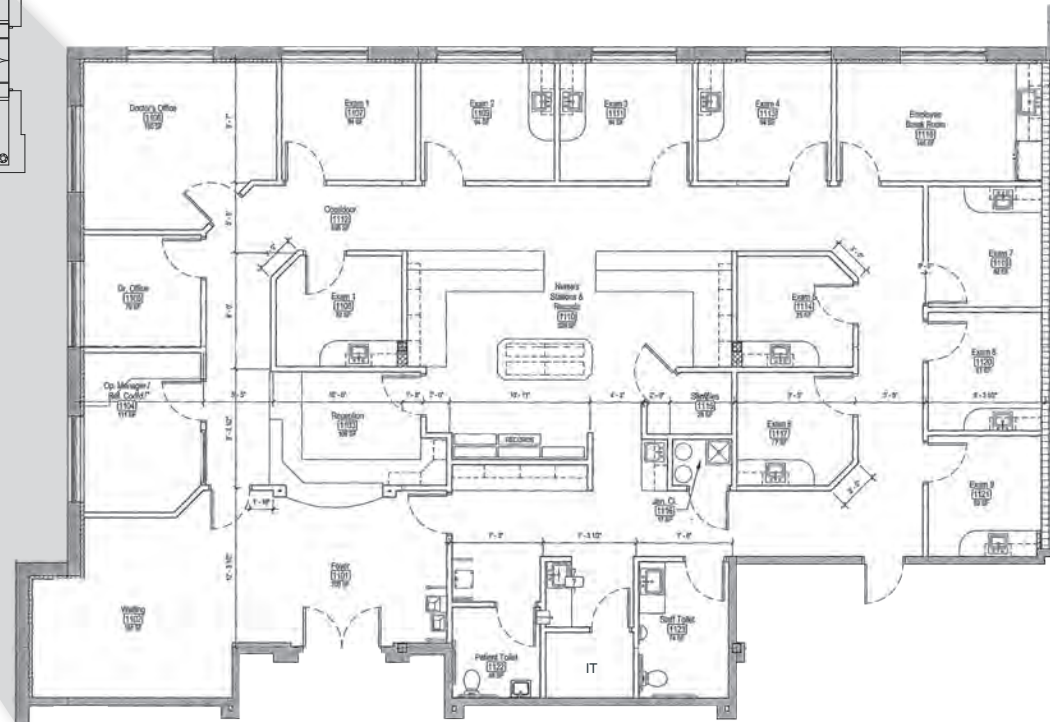
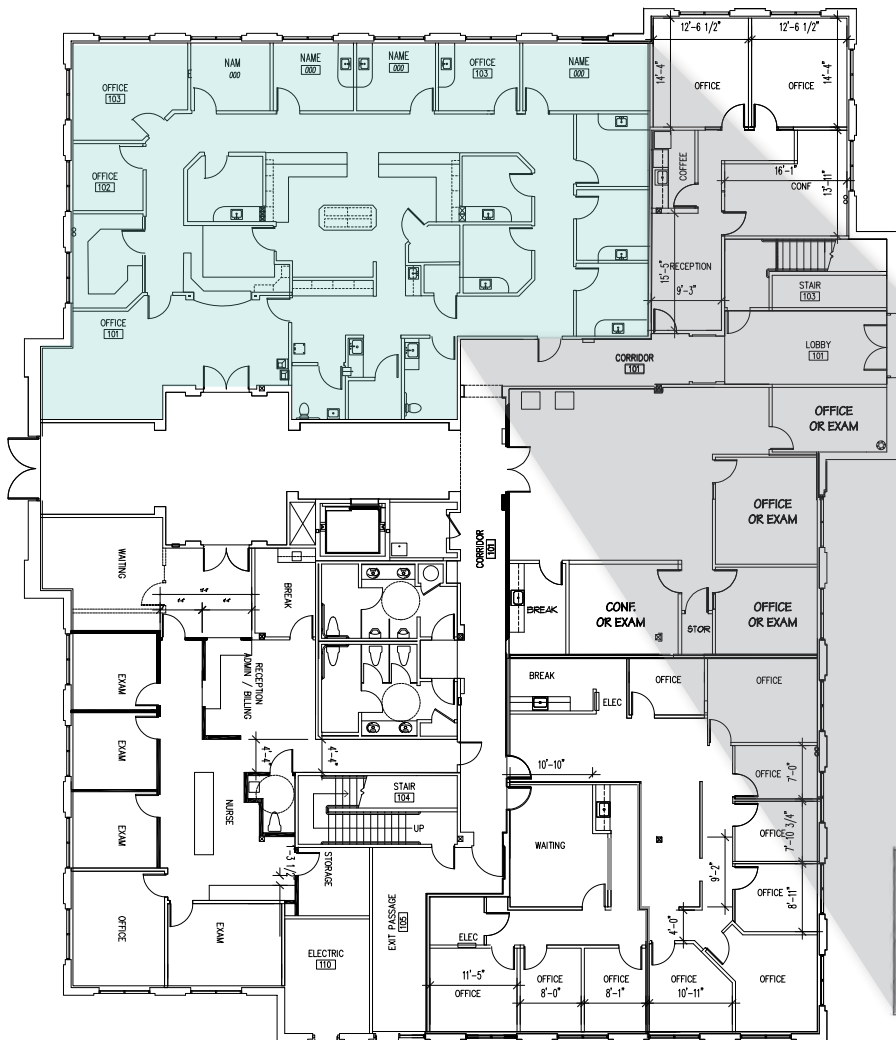
**\$1,636,000 / \$399.02 RSF**

**Cap Rate 6.9%**

*\*Additional Financial and Lease Information Available Upon Request*



**CLICK HERE TO VIEW SUITE 100 OFFERING**



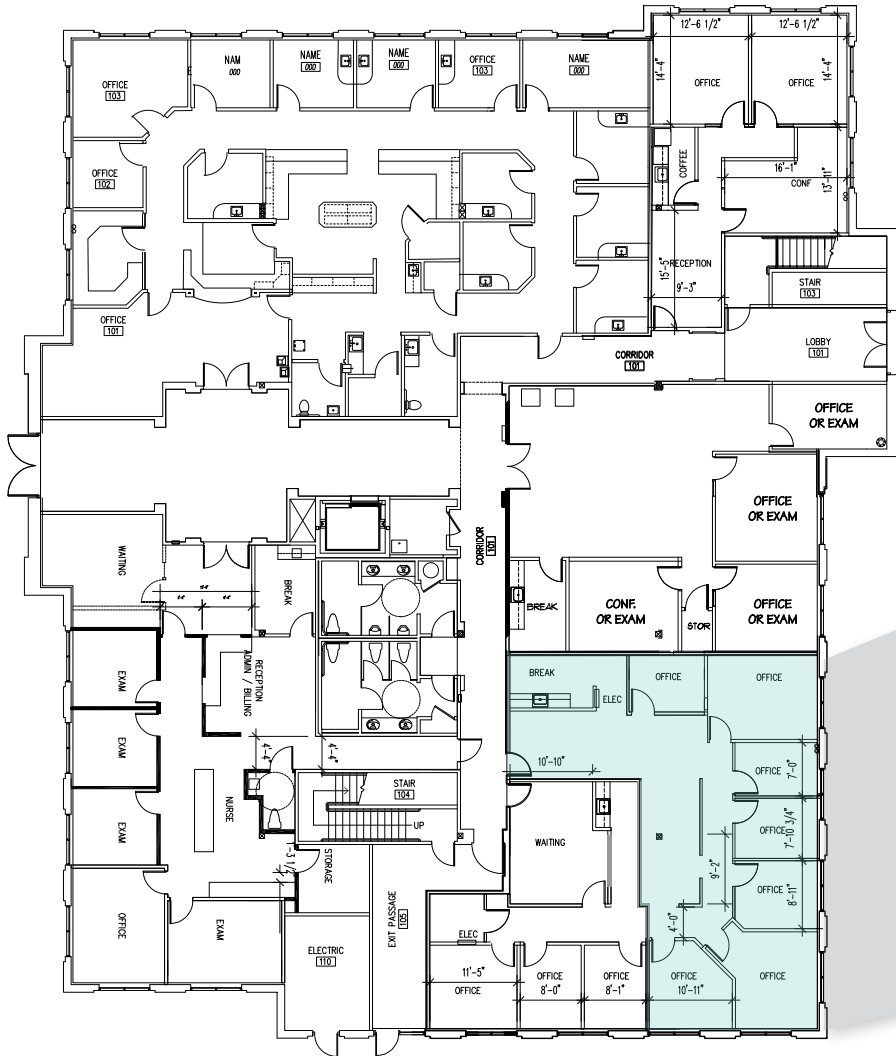
### Oak Grove 1st Floor Suite 100

Suite	±RSF	±USF	Description
100	±4,100	±3,574	Fully Built Out Medical Suite with Large Waiting/Reception Area, (10) Exam Rooms, Nurses Station, (2) Dr. Offices, Manager Office, Kitchen/Breakroom, Supply/Storage Room and (2) Private Restrooms



**Click here for  
a virtual tour**

## Suite 120



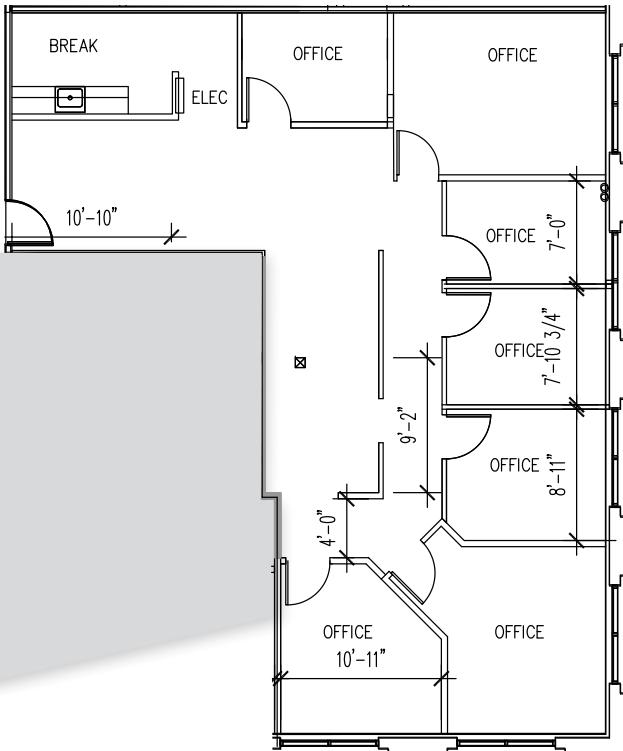
## PRICE

## LEASED INVESTMENT

**\$527,162 / \$302.45 RSF**

## Cap Rate 6.04%

*\*Additional Financial and Lease Information Available Upon Request*



Oak Grove 1st Floor Suite 120			
Suite	±RSF	±USF	Description
120	±1,743	±1,520	Break room, seven private offices, open work area

## Suite 200

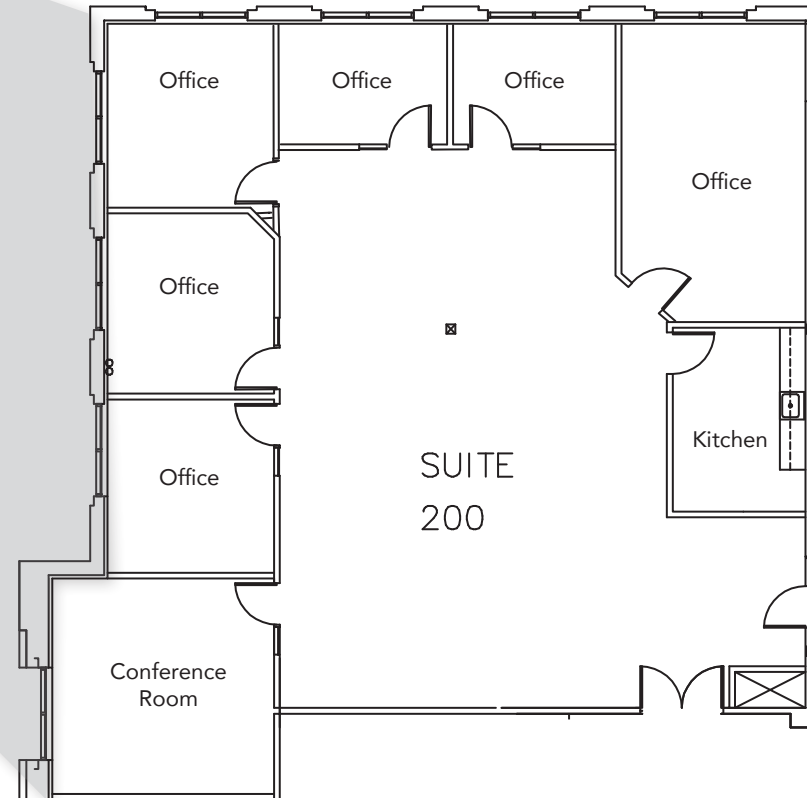
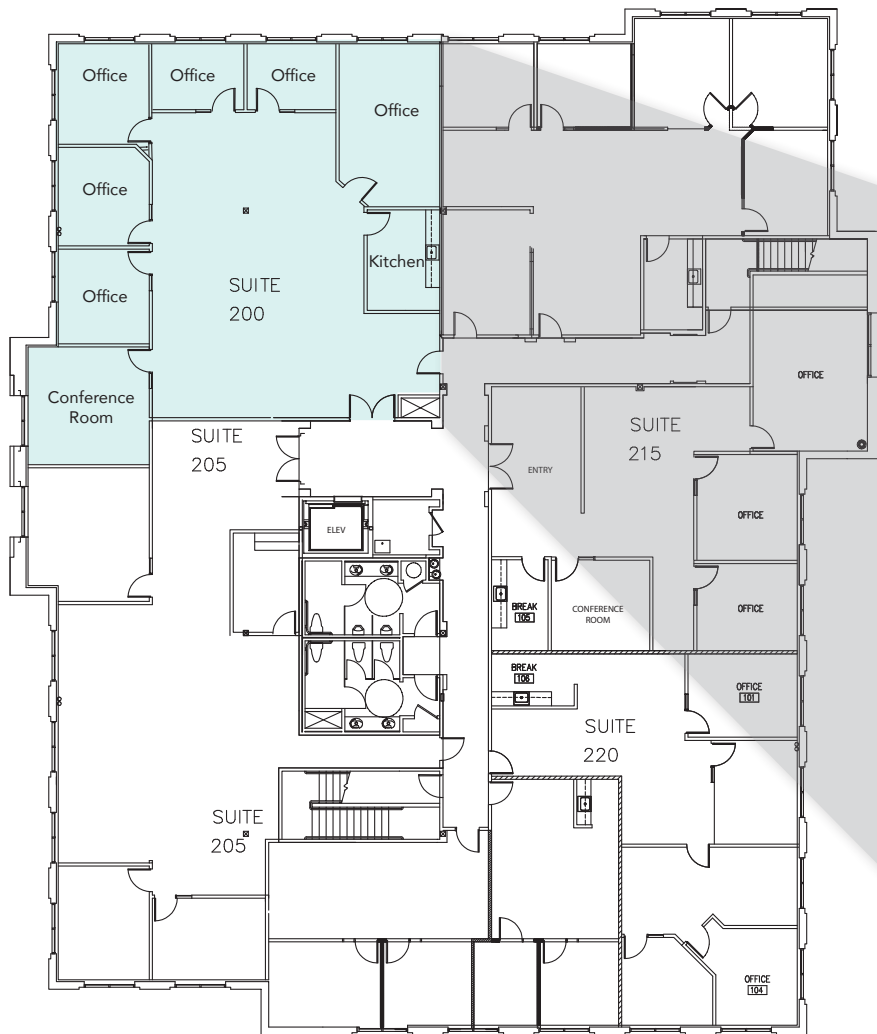
PRICE

LEASED INVESTMENT

**\$941,342 / \$294.91 RSF**

**Cap Rate 6.04%**

*\*Additional Financial and Lease Information Available Upon Request*



### Oak Grove 2nd Floor Suite 200

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

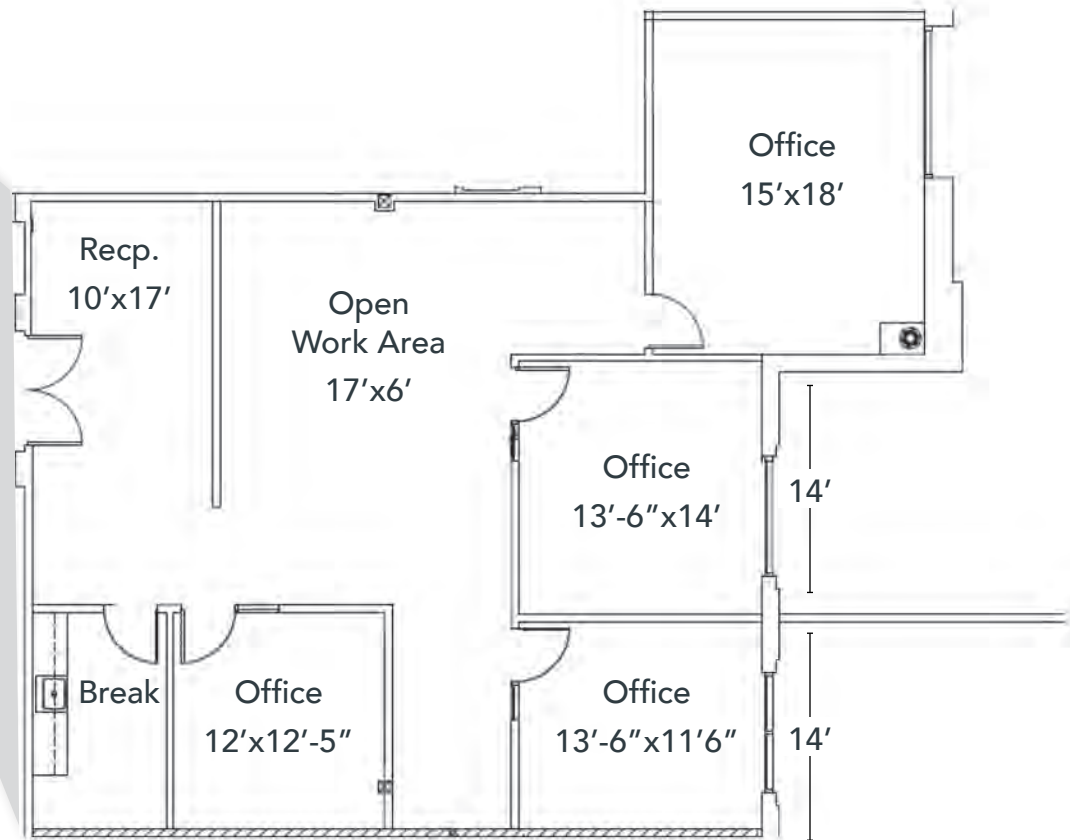
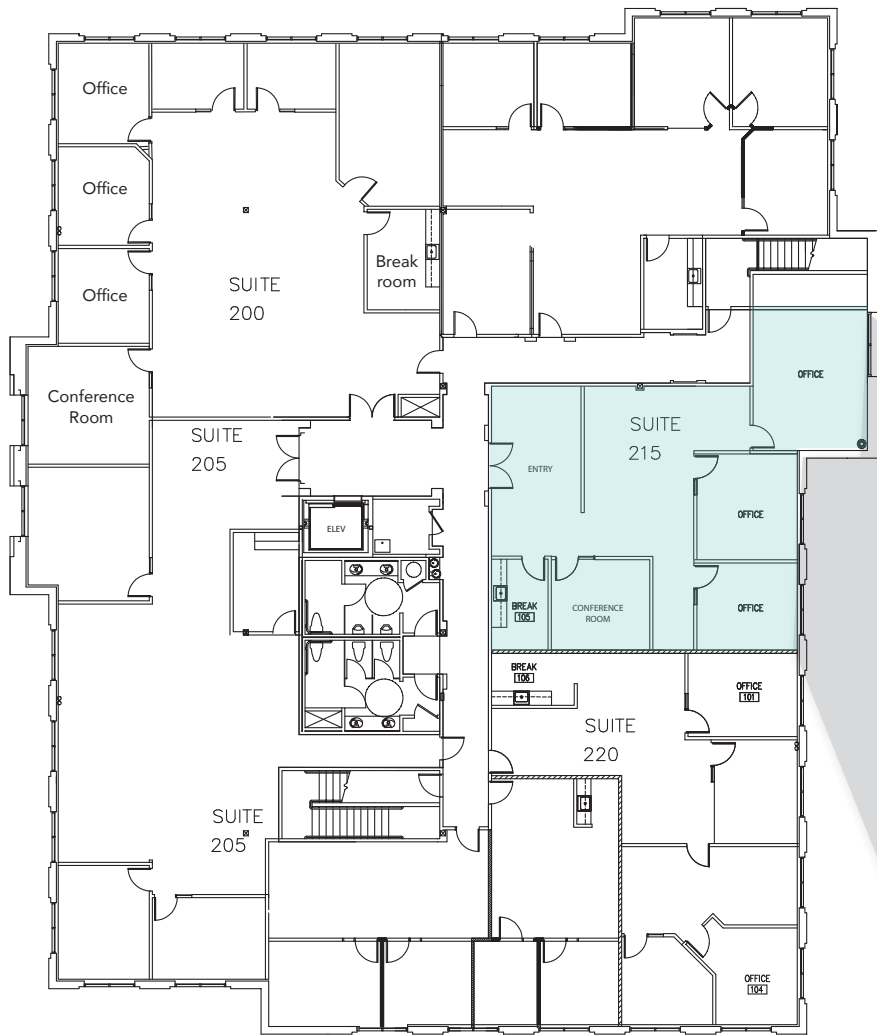


**Click here for  
a virtual tour**

# SUITE 215

PRICE

~~\$665,000~~ **SOLD** \$335.00 RSF



Dimensions are approximate

## Oak Grove 2nd Floor Suite 215

Suite	±RSF	±USF	Description
215	±1,987	±1,792	Reception, 4 Private Offices, Kitchen/Break Area and Open Work Area

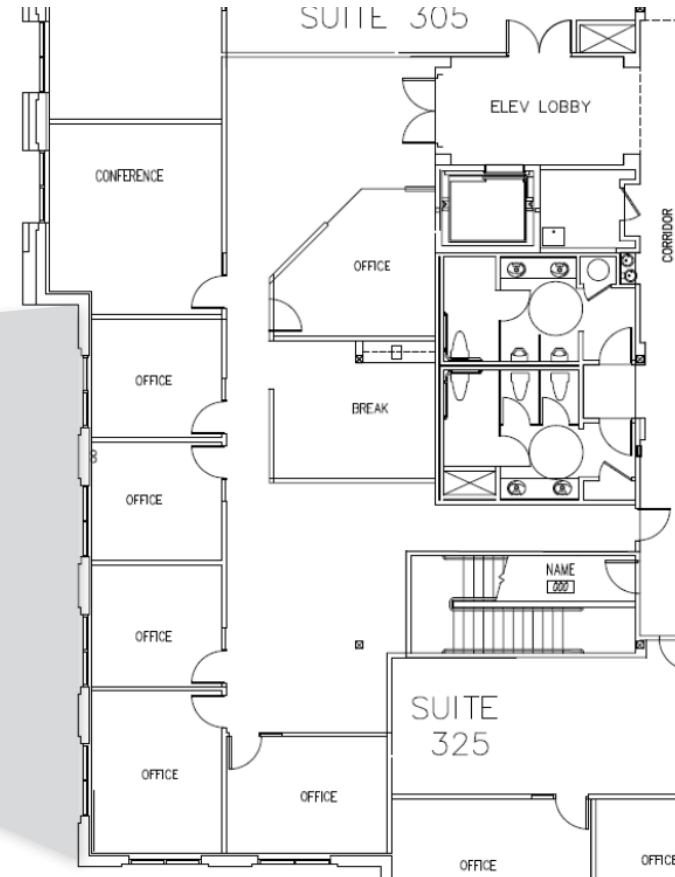
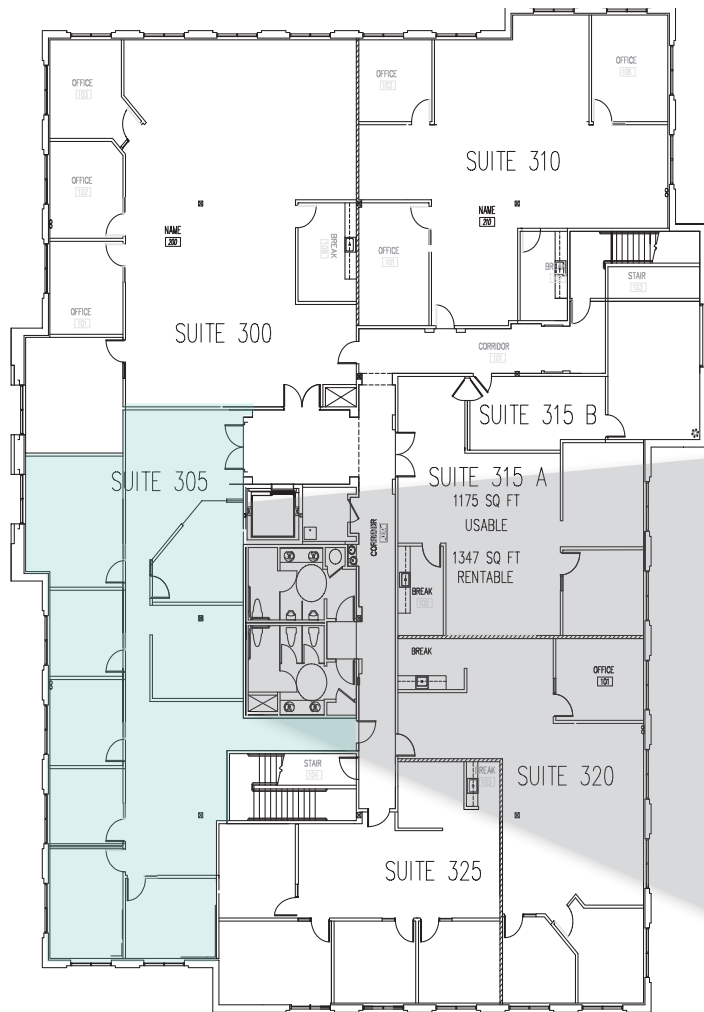
# SUITE 305

PRICE

LEASED INVESTMENT

\$8,100 / MO / \$12,000 RSF

**IN ESCROW**



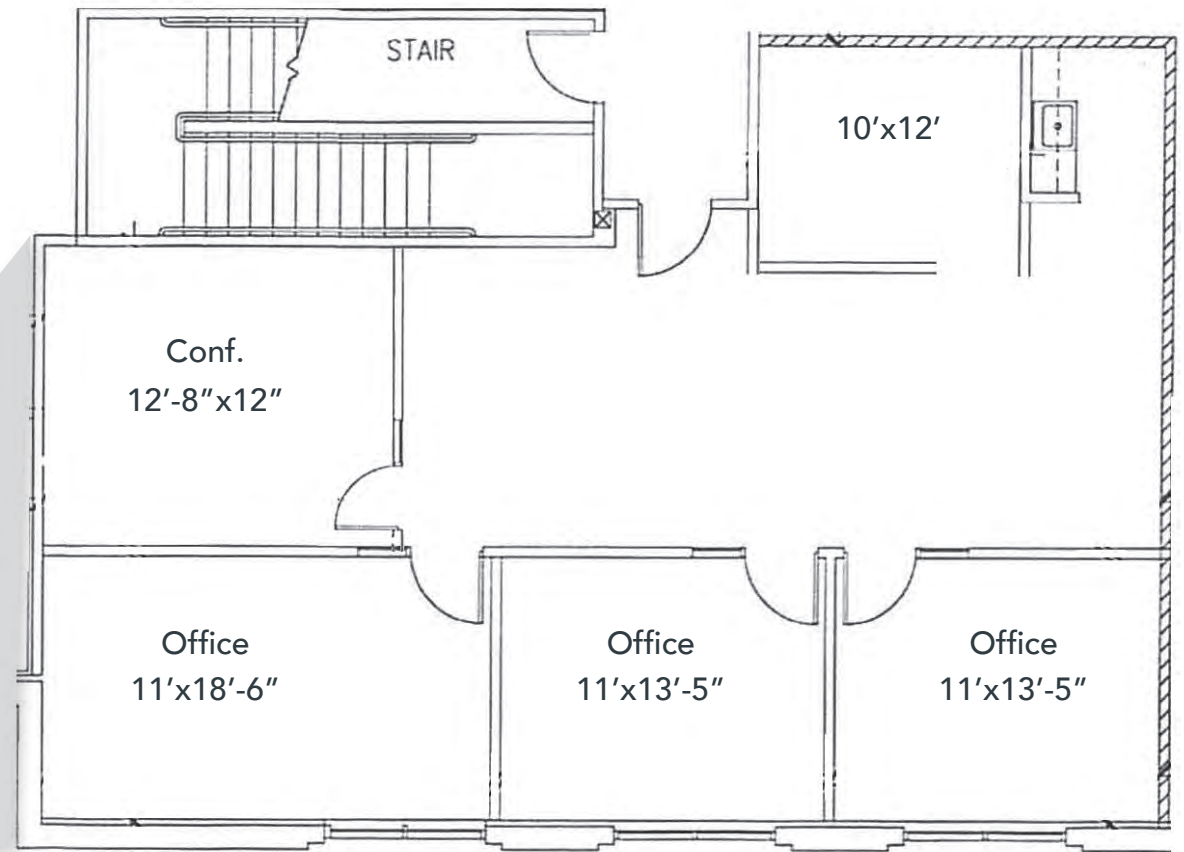
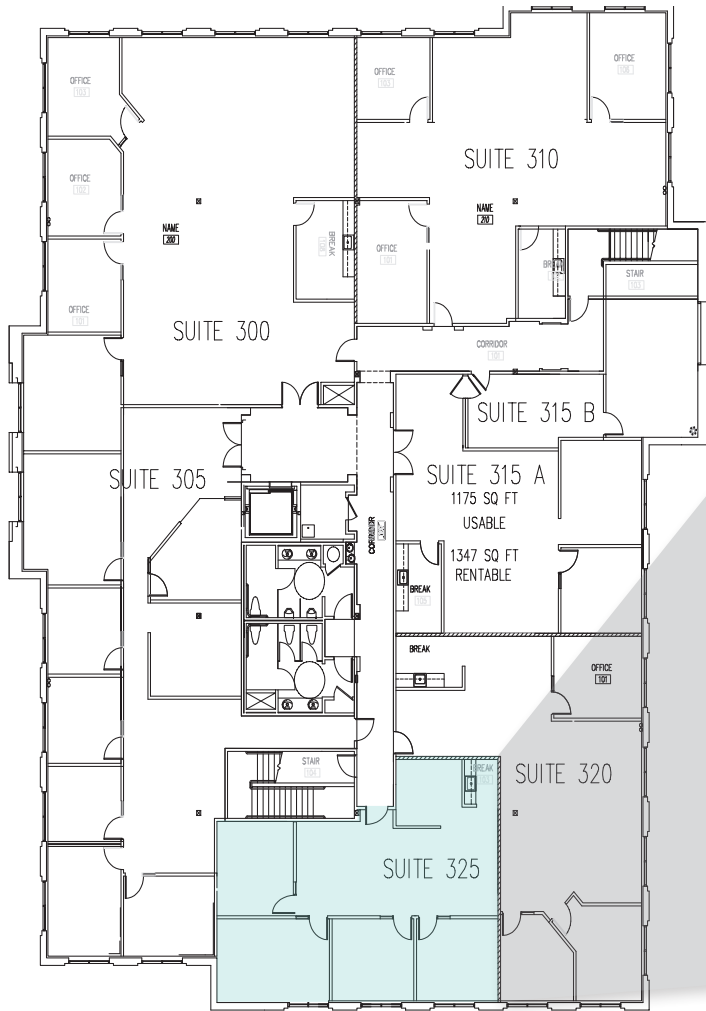
## Oak Grove 3rd Floor Suite 305

Suite	±RSF	±USF	Description
305	±2,783	±2,426	Reception Area, 6 Private Offices, Large Conference Room, Break Room and Open Work Area

## SUITE 325

## PRICE

**\$454,424 / \$293.37 RSF**



*Dimensions are approximate*

Oak Grove 3rd Floor Suite 325			
Suite	±RSF	±USF	Description
325	±1,549	±1,350	Reception Area, 4 Private Offices, Kitchenette and Open Work Area

# 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

NEW 330 UNIT  
CONDO  
PROJECT

OAK  
VIEW  
RANCH  
APTS.

ADAMS AVE

MURRIETA  
ELEMENTARY  
SCHOOL

KALMIA  
COURTYARDS

The  
Crafted  
Scone

Anthony's  
Restaurant

Calhoun's  
Texas BBQ

Joanies  
Cantina

The Mill

DownTown  
PUBLIC Restaurant

Weins Brewing  
Company

Vista  
Doughnuts

OLD TOWN  
MURRIETA

FUTURE  
CITY OF MURRIETA  
PARKING STRUCTURE

COMING SOON  
WYNDHAM  
162 ROOM  
RESORT

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**OAK GROVE**  
PROFESSIONAL BUILDING

**JEFFERSON  
AVENUE**  
MURRIETA, CA



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