

40516

MURRIETA HOT SPRINGS ROAD

MURRIETA, CA 92563



FOR SALE | ± 24,647 SF TWO-UNIT RETAIL INVESTMENT OPPORTUNITY @ MURRIETA PLAZA SHOPPING CENTER | 100% LEASED



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WESTMAC

Commercial Brokerage Company



EXECUTIVE

SUMMARY

VonBerge CRE and WESTMAC Commercial Brokerage Company are pleased to present the opportunity to purchase 40516 Murrieta Hot Springs Road, a two-unit 24,647 square foot retail building on 108,900 square feet of land prominently located along I-215 within the Murrieta Plaza in the City of Murrieta, Riverside County, California. This is an attractive investment that provides potential purchasers with a secure and stable cash flow.

40516 Murrieta Hot Springs Road is leased to Harbor Freight Tools and Sola Salon Studios. There are approximately four (4) and three (3) years left on the original leases. Harbor Freight occupies 16,948 SF or approximately 71.2% of the property and has four (4) years left on their original term, which expires in 2028. They have six (6) x Five (5) Year Options to Extend with 10% increases at the start of each option period. Sola occupies 7,699 SF or 28.8% of the property and has three (3) years left on their original term, which expires in 2027. They have four (4) x Five (5) Year Options to Extend with 2.5% annual increases that includes option periods.

The property is part of Murrieta Plaza, a 300,000+ SF Neighborhood Retail Center owned by The Kroenke Company. Other national tenants in the center include Sam's Club, Walgreens, Wendy's, El Pollo Loco, H&R Block, and Buffalo Wild Wings. The Harbor Freight Tools building enjoys a prime location in the center with clear visibility from I-215. This is an excellent opportunity to purchase a trophy investment in prime Murrieta, CA.

\$5,400,000

Purchase Price

6.21%

2024 Cap Rate

\$335,224

2024 NOI

6.85%

2029 Projected
Cap Rate

\$369,879

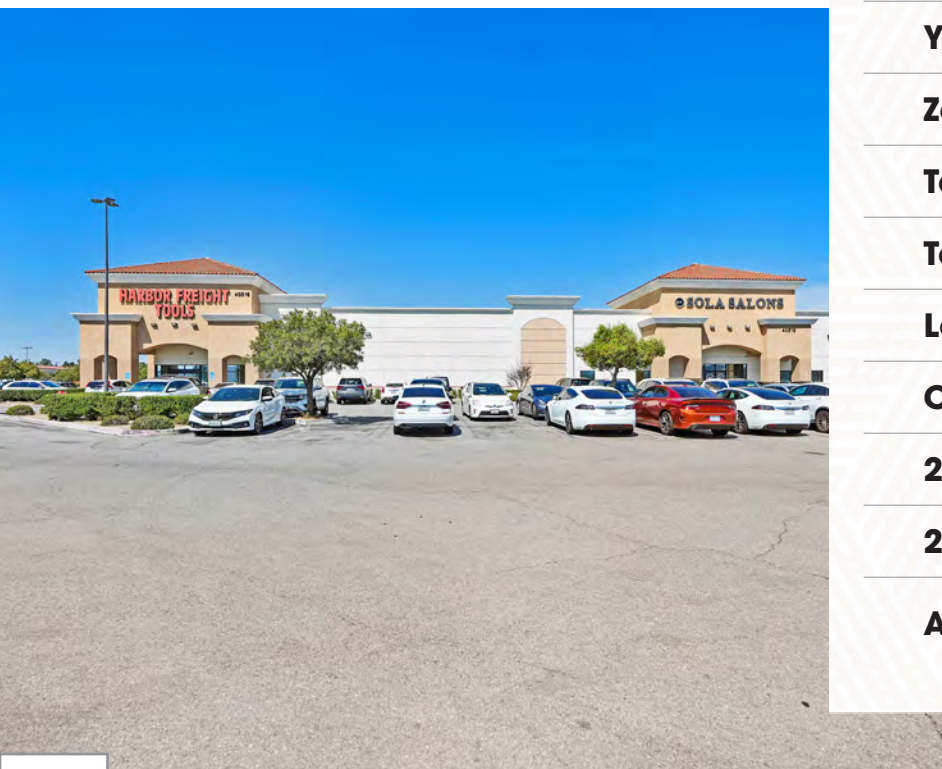
2029 Projected
NOI



PROPERTY INFORMATION

Property information also available at www.40516MurrietaHotSprings.com

Address:	40516 Murrieta Hot Springs Rd., Murrieta, CA 92563
County	Riverside
APN:	916-380-037
Building Size:	± 24,647 SF (23,865 SF per tax record)
Lot Size:	± 108,900 SF (± 2.5 AC)
Year Built:	2007
Zoning:	RC (Regional Commercial)
Tenancy:	Multi
Tenants:	Two (2)
Loading Docks:	Two (2)
Occupancy:	100%
2024 NOI:	\$335,224
2024 Cap Rate:	6.21%
Asking Price:	\$5,400,000





LOADING DOCKS

SOLA SALON STUDIOS

HARBOR FREIGHT TOOLS







INVESTMENT HIGHLIGHTS

IDEAL INVESTOR OR 1031-EXCHANGE PROPERTY – The subject property is 100% leased to two (2) tenants providing a potential buyer with a steady stream of predictable cash flow.

RENTAL INCREASES & RENEWAL OPTION – There are approximately four (4) and three (3) years left on the original leases. Both tenants have multiple extension options: Harbor Freight has 6 x 5 Year Options with 10% increases at the start of each option period. Sola has 4 x 5 Year Options with 2.5% annual increases that includes option periods.

RETAIL HOT SPOT – The subject property is in an excellent location within Murrieta Plaza, a +300,000 SF Neighborhood Retail Center with a tenant lineup ideally suited for the demographics. The center boasts an attractive tenant mix with both National & Local (Restaurant & Daily Use) tenants. Murrieta Plaza tenants include Sam's Club, Buffalo Wild Wings, H&R Block, EL Pollo Loco, Wendy's, Azusa Pacific College, and The Habit.

STRONG SHADOW ANCHOR – The subject property is shadow anchored by Sam's Club, a chain of membership-only retail warehouse clubs owned and operated by Walmart Inc.

HIGH VISIBILITY SIGNAGE, HIGH TRAFFIC LOCATION – The subject property is strategically positioned off the 1-215 (112,883 VPD) and 1-15 (116,998 VPD) split, with strong freeway signage visibility. The property is located directly off the freeway along Murrieta Hot Springs Road, a major commercial corridor boasting approximately 75,000 VPD.

AFFLUENT DEMOGRAPHICS – Affluent, densely populated neighborhoods surround the subject property. The estimated median household income is \$106,218 within a 1-mile radius and 191,471 people living within a 5-mile radius.

± 75,000
 AVERAGE DAILY VEHICLES
 along Murrieta Hot Springs Road



AMAZON FRESH
 WENDY'S
 SHELL
 WALGREENS
 VERIZON
 GREAT CLIPS
 STARLINE NAILS
 FIRST FEDERAL CREDIT UNION
 SCHOOLS
 EL POLLO LOCO
 THE HAT
 OFFSHORE AUTOSPA
 RISE TO GRIND
 THE FLAME BROILER
 YOGURT LOUNGE
 PACIFIC PITA
 RUBIO'S GRILL
 THE HABIT
 SAM'S CLUB
 SPIRIT HALLOWEEN (OPENS AUGUST)
 POWERHOUSE GYM
 PLAZA DENTAL GROUP
 H&R BLOCK
 BUFFALO WILD WINGS
 SAM'S CLUB GAS STATION
 AZUSA PACIFIC UNIVERSITY
 MURRIETA HOT SPRINGS RD
 JACKSON AVE

± 112,883
 AVERAGE DAILY VEHICLES
 I-215 Traffic Volume



± 116,998
 AVERAGE DAILY VEHICLES
 I-15 Traffic Volume

LOCATED AT THE I-215 & I-15 FREEWAY SPLIT

TENANT OVERVIEW:

HARBOR FREIGHT TOOLS

The company journey began in 1977, when Eric Smidt and his father launched Harbor Freight Tools. 40+ years, 1500+ stores, and over 40 million satisfied customers later, not only are they still family owned, but they've stayed true to their mission - to deliver an incredible assortment of quality tools to pros and DIYers alike at prices that are up to 80% less than competing brands.

Harbor Freight Tools, commonly referred to as Harbor Freight, is a privately held tool and equipment retailer, headquartered in Calabasas, California, which operates a chain of retail stores, as well as a mail-order and e-commerce business. The company employs over 25,000 people in the United States and has over 1,300 locations in 48 states. Their reported revenue was \$6.5 billion for 2021.

Harbor Freight has distribution centers in Camarillo, California; Moreno Valley, California; Dillon, South Carolina; and Joliet, Illinois. On April 1, 2024, Harbor Freight celebrated the opening of its 1500th location, just over a year after opening its 1400th location. Harbor Freight has been featured on a number of prestigious lists including Forbes's Best Large Employers (for four consecutive years), the National Retail Federation's Hot 25 Retailers list, Forbes's 2023 list of Best Employers for Women, and Newsweek's list of America's Most Trustworthy Companies.



LEASE ABSTRACT:

Space Size:	16,948 SF
Commencement:	June 1, 2017
Expiration:	August 31, 2028
Monthly Base Rent:	\$18,032.67
Annual Increases:	None until Option #1 (9/1/28)
Lease Type:	Modified NN
Landlord Responsibilities:	A portion of Real Estate Taxes, Roof, Structural Elements, Foundation, Fire Sprinkler System, and HVAC
Options To Renew:	Six (6) - Five (5) Yr Options
Option Rent Increase:	10% at each Option Start
Guarantor:	Privately Held Company
Website:	www.harborfreight.com



TENANT OVERVIEW:
SOLA SALON STUDIOS

Sola Salon Studios was founded in 2004 with the dream of doing more than designing beautiful, move-in-ready salon studios. Co-founders Stratton Smith and Matt Briger set out to build a thriving community where independent beauty professionals could create a life and career they loved.

From the beginning, the Sola team vision has been to give beauty professionals control over their environment, schedule, choice of retail, pricing and so much more. Sola has blazed the trail for the independent stylist movement, offering new levels of creative freedom to those who are inspired to make the transition.

In 2005, the first franchised Sola location was opened, paving the way for our best-in-class franchisees and on-site operators. And in the blink of an eye, 10 years later, Sola celebrated 5,000 independent beauty professionals across the country.

Over the past 18+ years, the original Sola dream has blossomed into a worldwide movement and a thriving, diverse and welcoming community of more than 18,000+ independent salon professionals across 600+ locations in the United States, Canada and Brazil. Their culture has been cultivated around one simple idea: empowering people to have the "freedom to live the life you love."



LEASE ABSTRACT:

Space Size:	7,699 SF
Commencement:	November 25, 2016
Expiration:	*April 30, 2027
Monthly Base Rent:	\$13,988.38 as of 5/1/24
Annual Increases:	2.5% annually every May 1st
Lease Type:	Modified Gross
Landlord Responsibilities:	Real Estate Taxes, Insurance, CAM, Roof, Building Structural Elements
Options To Renew:	Four (4) - Five (5) Yr Options
Option Rent Increase:	2.5% Annually
Guarantor:	Yes
Website:	www.solasalonstudios.com





PROPERTY

PHOTOS





AREA OVERVIEW:

MURRIETA, CA

Murrieta is a city in southwestern Riverside County, California. The population of Murrieta was 110,949 as of the 2020 census. Murrieta experienced a 133.7% population increase between 2000 and 2010, making it one of the fastest-growing cities in the state during that period. Largely residential in character, Murrieta is typically characterized as a bedroom community.

Murrieta is bordered by the city of Temecula to the south, the cities of Menifee and Wildomar to the north, and the unincorporated community of French Valley to the east. Murrieta is located in the center of the Los Angeles-San Diego mega-region. Murrieta is the safest city in Riverside County, and in 2009, it was listed as the second-safest city (over 100,000 in population) in the United States, behind Irvine, California.

Murrieta is home to more than 20 different wineries and is part of Temecula Valley Wine Country. Murrieta is also the location of the Golden Poppy Super Bloom, which occurs during the months of March and April, a spectacle drawing visitors from all parts who come to witness the magnificent event.

WINE COUNTRY

1-3-5 MILE RADIUS

DEMOGRAPHICS

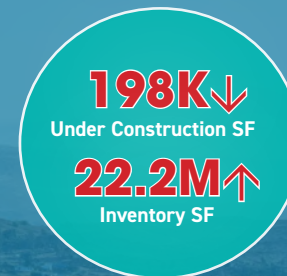
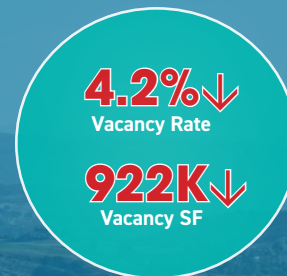
RADIUS FROM SUBJECT PROPERTY:	1-MILE	3-MILE	5-MILE
2023 Population:	10,993	92,759	191,471
2023 Households:	3,185	30,603	61,006
Owner Occupied Households	2,284	20,034	41,370
Renter Occupied Households:	930	10,632	20,139
Median Home Value:	\$431,069	\$435,330	\$454,820
Average Household Income:	\$133,697	\$115,145	\$122,126
Median Household Income:	\$106,218	\$94,176	\$101,336
# of Businesses:	904	6,921	10,706
# of Employees:	7,338	52,674	80,761
Total Consumer Spending:	\$141M	\$1.2B	\$2.5B



MARKET OVERVIEW:

SOUTH RIVERSIDE (RETAIL)

The South Riverside Submarket encompasses the cities of Temecula, Lake Elsinore, Murrieta, and Menifee. Suburban areas like this submarket strengthened during the pandemic due to an influx of people looking to purchase homes. The area's attractive housing options have lured many millennials to the area.





LOCATION

MAP

DISCLAIMER

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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CLICK OR SCAN
FOR PROPERTY WEBSITE

CONTACTS:

Go to www.40516MurrietaHotSprings.com or contact:

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