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OAK GROVE
PROFESSIONAL BUILDING

**JEFFERSON
AVENUE**
MURRIETA, CA

SUITE 100

4,100 SF MEDICAL OFFICE CONDO
LEASED INVESTMENT



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**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 100	4,100 Rentable SF
Net Operating Income	\$112,610.27
Cap Rate	6.9%
Asking Price	\$1,636,000 / \$399.02 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.

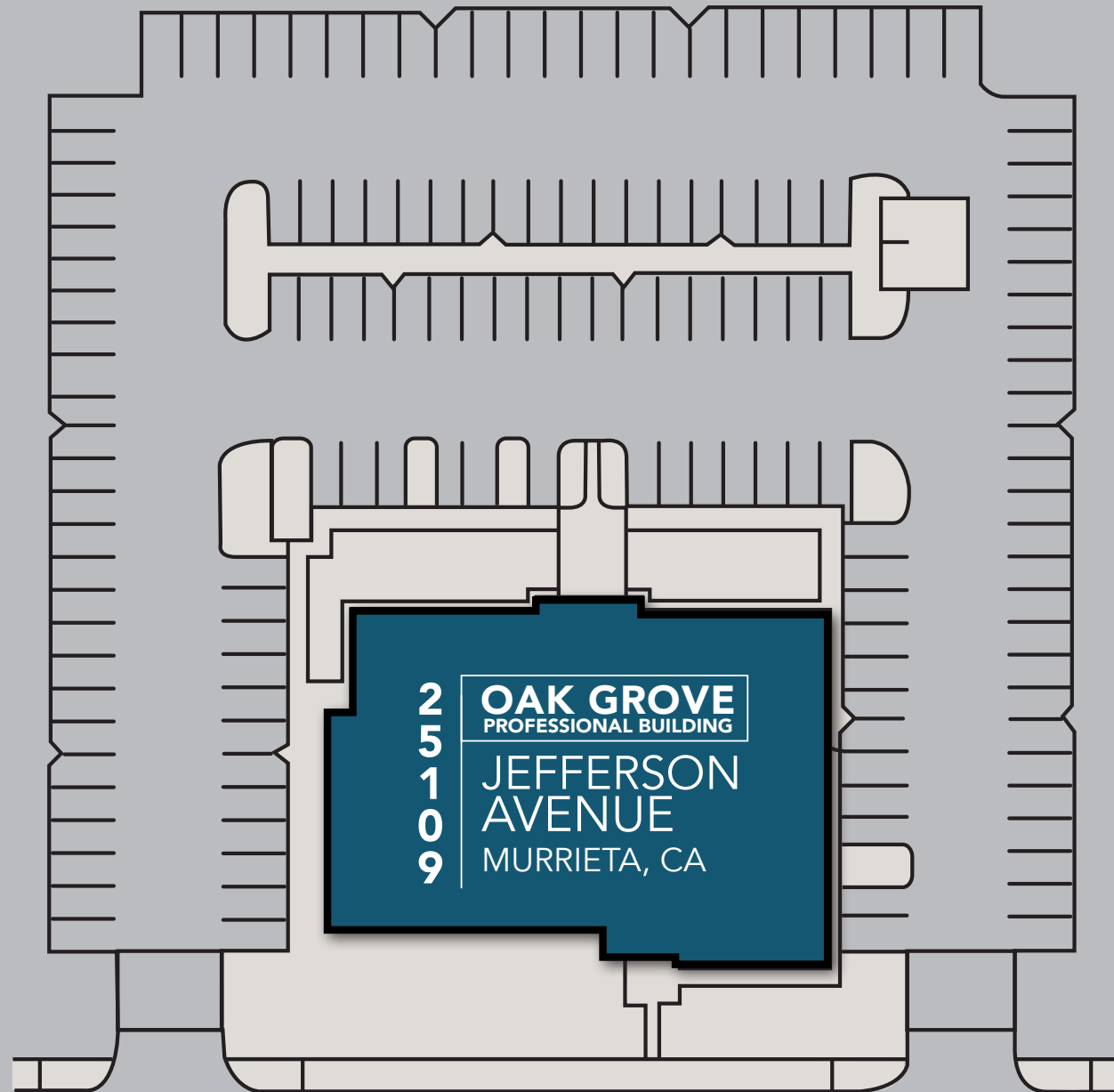
PROPERTY



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

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

SITE PLAN

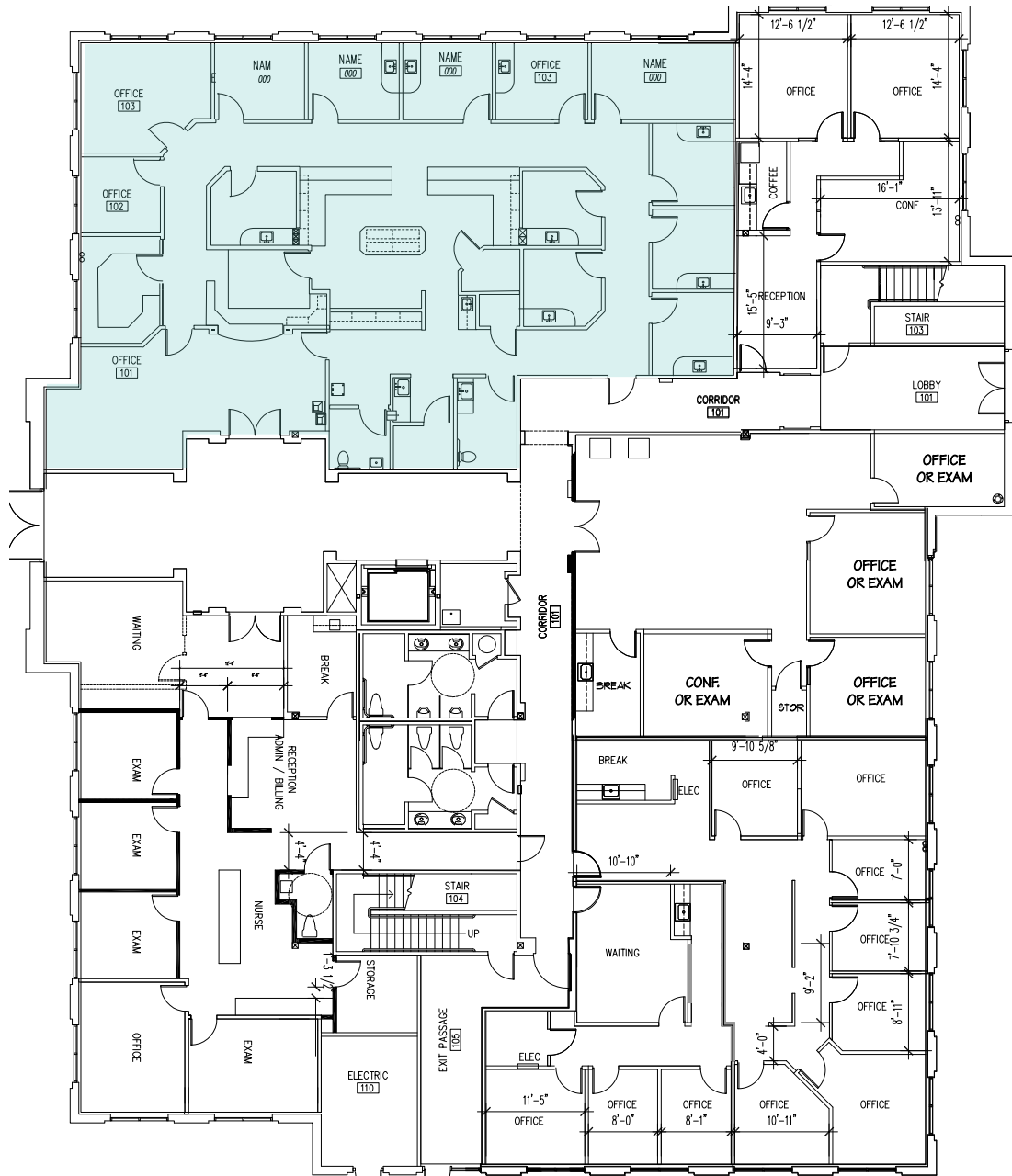


JEFFERSON AVE

SUITE INFORMATION



1ST - FLOORPLATE

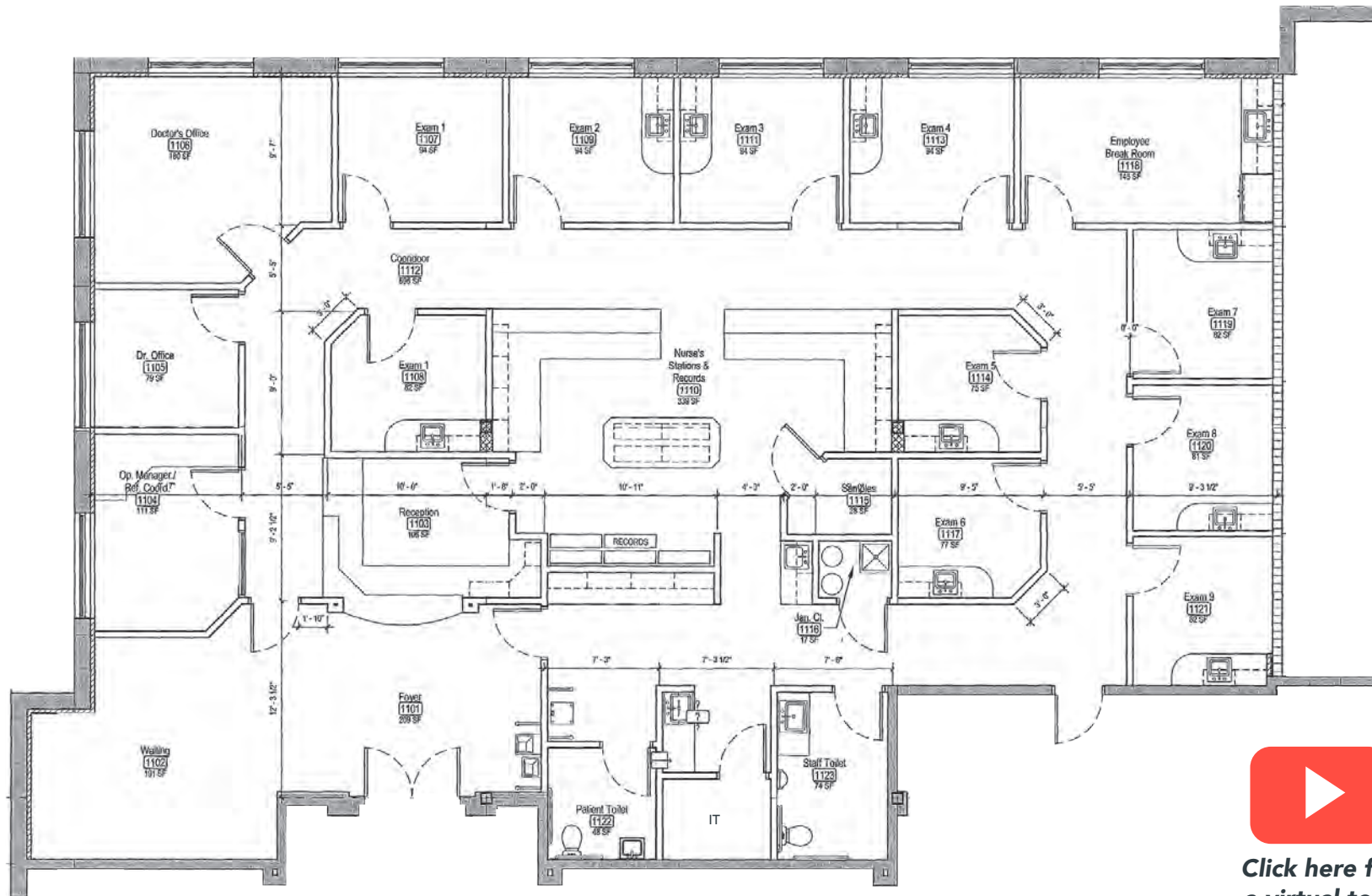


SUITE 100
4,100 RSF



*Click here for
a virtual tour*

SUITE 100 - FLOORPLAN



Click here for
a virtual tour

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

SUITE 100 - PRICING SUMMARY

9/2/2025

OAK GROVE MEDICAL OFFICE CONDO

25109 Jefferson Avenue, Murrieta, CA 92562

Suite Number 100
 Rentable SqFt (RSF) / Usable SqFt 4,100 3,574
 Tenant Dr. William Cherry MD, Inc.
 Lease Expiration 3/31/2027

Lease Periods	Mo. Base Rent	Rent / SQ FT	Monthly CAM	Annual Base Rent + CAM
4/1/2025 - 3/31/2026	\$12,540.00	\$3.06	\$410.00	\$155,400.00
4/1/2026 - 3/31/2027	\$12,916.00	\$3.15	\$410.00	\$159,912.00

Rental Income	Monthly	Per RSF	Annual	Per RSF
Suite 100 Base Rent	\$12,950.00	\$3.16	\$155,400.00	\$37.90
2025 Budget CAM Expenses	Monthly	Per RSF	Annual	Per RSF
Property Tax Estimate	\$1,494.39	\$0.36	\$17,932.69	\$4.37
Property Tax - Special Assessments	\$40.78	\$0.01	\$489.32	\$0.12
Insurance Estimate	\$170.83	\$0.04	\$2,050.00	\$0.50
Common Area Association Fee	\$1,794.81	\$0.44	\$21,537.72	\$5.25
HVAC Prev Maint (3 AC Units-4 x Year)	\$65.00	\$0.02	\$780.00	\$0.19
Total Expense Estimates	\$3,565.81	\$0.87	\$42,789.73	\$10.44
Net Operating Income			\$112,610.27	
CAP Rate			6.90%	
Asking Price			\$1,636,000	
Price PSF			\$399.02	

OAK GROVE PROFESSIONAL BUILDING

NOT BE USED IN CONJUNCTION WITH ANY OTHER MAPS OR RECORDS. THIS MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS SPECIFICALLY DESIGNED. THE CITY OF MURRIETA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF MURRIETA IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS MAP. THE CITY OF MURRIETA IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS MAP.

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

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
15

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**

15TH

**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

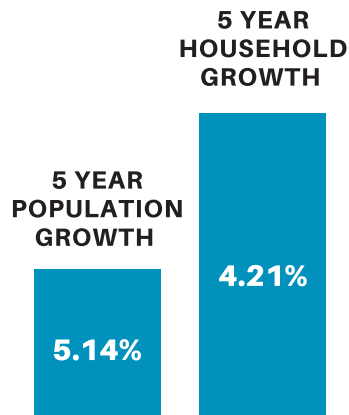


MURRIETA AMPHITHEATER

MURRIETA COMMUNITY PROFILE SNAPSHOT

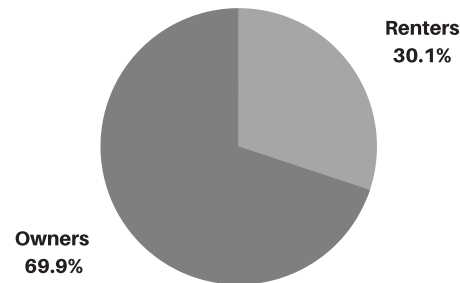


TOTAL CITY
POPULATION
117,683

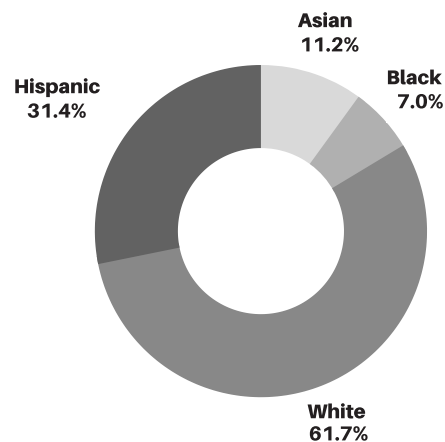


Population of **532,186** within a 20-Minute Drive

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

2
5
1
0
9

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