

±3,480 SF INDUSTRIAL FLEX CONDOMINIUM
100% LEASED INVESTMENT (POTENTIAL OWNER USER OPPORTUNITY)

41755 ELM STREET, UNIT 301
MURRIETA

ASKING PRICE: \$922,200.00 (\$265.00 PSF)



CONNOR STRODE

951.445.4529
cstrode@leetemecula.com
DRE#: 02170137

CHARLEY BLACK

951.445.4507
cblack@leetemecula.com
DRE#: 0100597

SAM ROBLES

951.445.4519
srobles@leetemecula.com
DRE#: 01982449

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW:

PROPERTY ADDRESS	41755 Elm Street Unit 301 Murrieta
TENANT	One Tenant - Leased through 8/31/2027
YEAR BUILT	2006
APN	909-062-072
SQUARE FEET	±3,480 SF
OFFICE BUILDOUT	Reception area Four (4) Private Offices Two (2) Restrooms
PARKING	2.50/1,000 SF
POWER	200 Amps (verify)
CLEAR HEIGHT	±18'
GRADE-LEVEL LOADING	2 Doors (10' x 12')
CONSTRUCTION	CTU
LOCATION	Excellent Location Near Jefferson Avenue and the I-15 Freeway
PROPERTY MANAGEMENT	Professionally Managed Business Park
ZONING	General Industrial (GI) - City of Murrieta (Verify)



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AERIALS



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ABOUT CURRENT TENANT:



CLASSIC INSTALLS INC.

Classic Installs is a rollout and installation partner that helps national brands execute multi-site expansions by managing the on-the-ground details from start to finish. Founded in 2000, they emphasize speed, consistency, and being an "extension of your brand," with a focus on dependable service and flexible execution. Their capabilities span multiple industries (including restaurant, retail, and hospitality) and include logistics/warehousing support to keep projects moving efficiently.

** Tenant potentially willing to move out with 60-90 days notice to accomodate an owner/user.*

INCOME/EXPENSE SUMMARY:

Annual Base Rent:	\$58,152.00
Annual CAM Reimbursement:	\$6,252.00
Total Gross Scheduled Income:	\$64,404.00
*Annual Expenses (Provided by Landlord):	
Property Taxes (Current):	\$10,301.90
Property Insurance:	\$4,173.00
Association Dues:	\$6,252.00
Total Annual Expenses:	\$20,726.90
Current Estimated Net Operating Income:	\$43,677.10

*Lease Form: AIR Standard Industrial/ Commercial Multi-Tenant Lease -Gross. Property tax and insurance increases above the base year are passed through per the Lease.

*The Monthly Base Rent is set to increase by 4% (\$5,040.00 per month), effective September 1, 2026.

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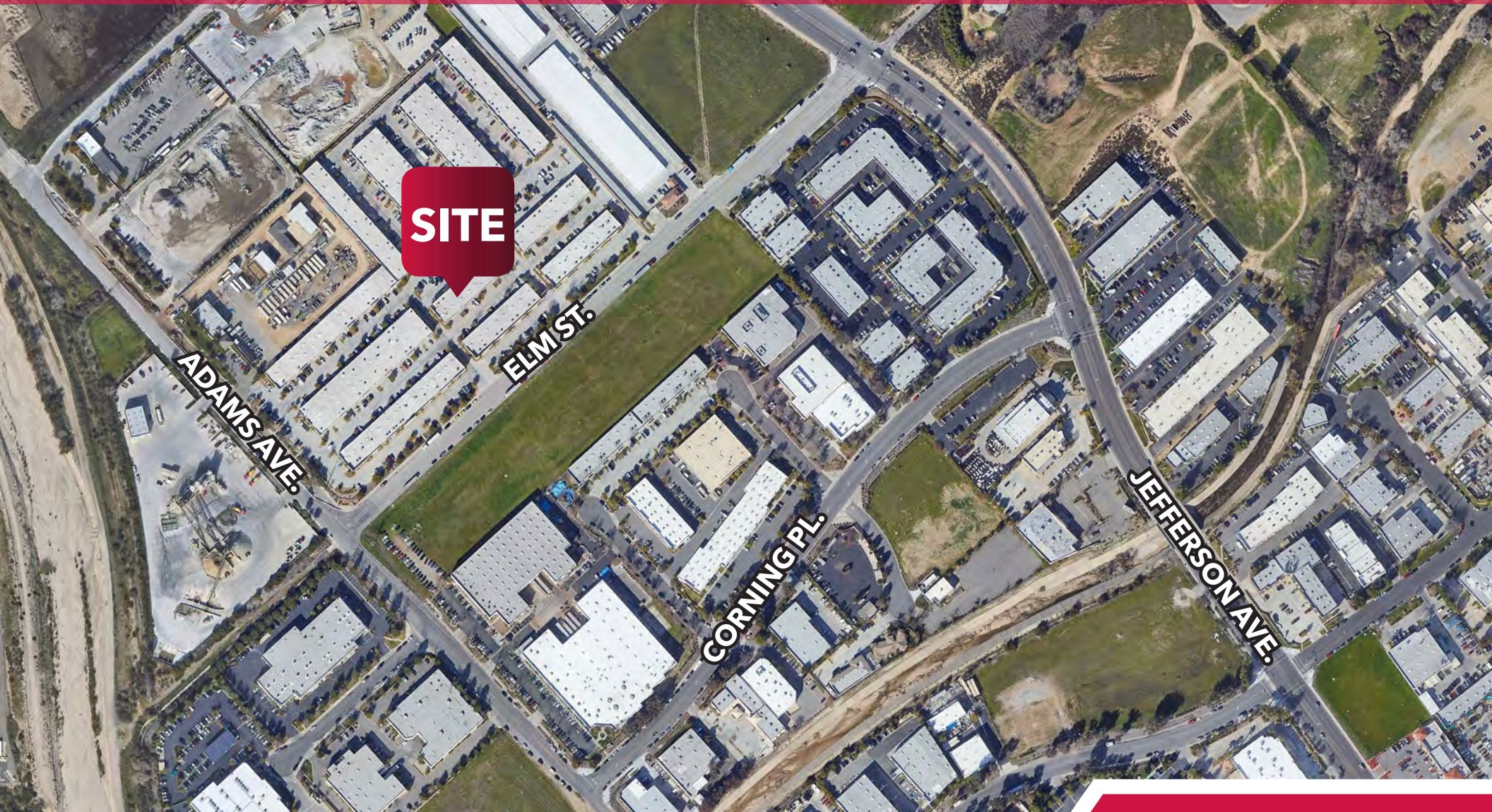
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PROPERTY AERIAL



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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

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

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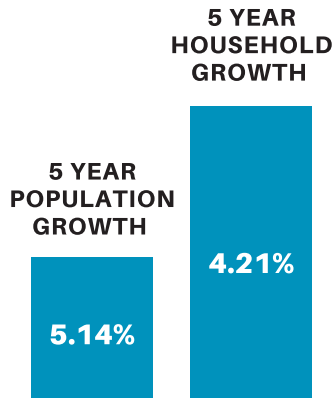
MURRIETA DEMOGRAPHICS

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

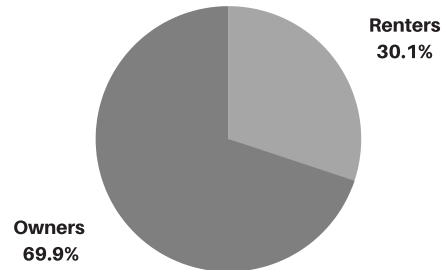
MURRIETA COMMUNITY PROFILE SNAPSHOT



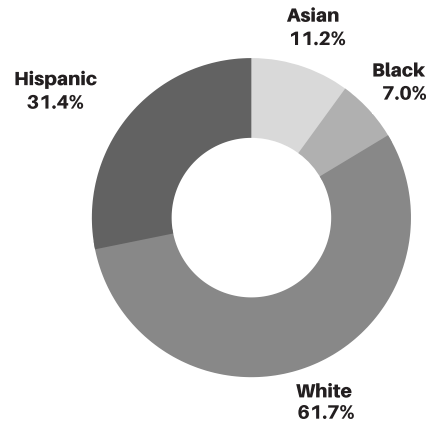
TOTAL CITY
POPULATION
117,683



HOME OWNERSHIP



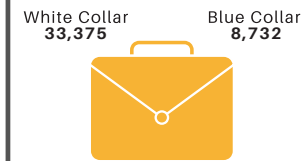
RACE & ETHNICITY



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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