

FOR SALE OR LEASE

# ±4,370 SF FREESTANDING BUILDING WITH \$7,200 MONTHLY INCOME

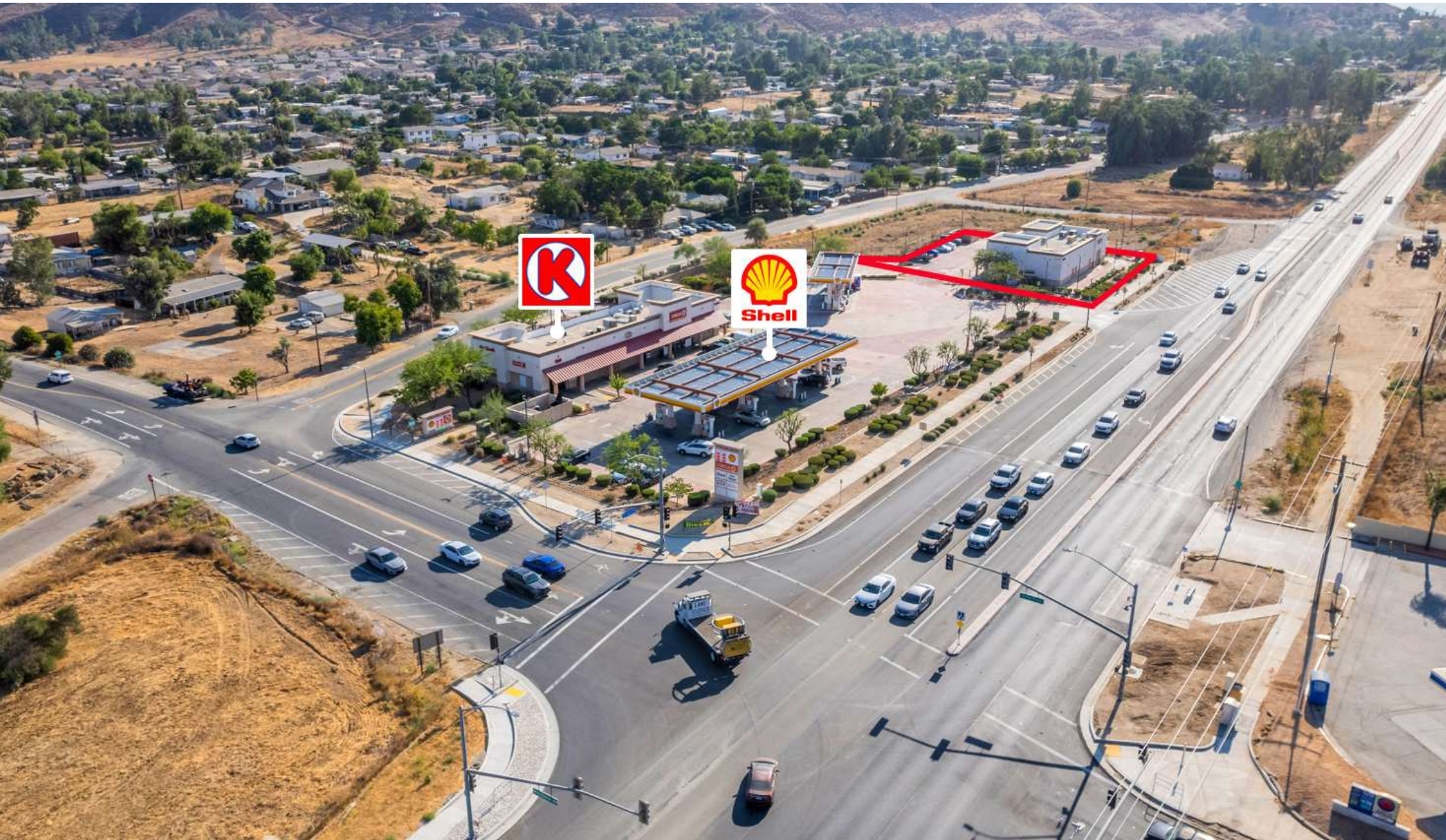
33389 Highway 74, Hemet, CA 92545

For Sale: \$2,500,000

For Lease: Contact Broker for Rates



**WELL-POSITIONED** AT INTERSECTION OF TWO HIGHWAYS -  $\pm 45,900$  CARS PER DAY



# INVESTMENT SUMMARY

## FOR SALE

Sale Price:	\$2,500,000
Building Size:	±4,370 SF
Lot Size:	±0.58 AC
Down Payment:	10% (\$250,000)
Loan Payment:	\$14,700/month
Income from Alberto's:	\$7,200/month
Net Occupancy Cost:	\$7,500/month
Principal Paydown (Year 1):	\$3,400/month
Effective Occupancy Cost:	\$4,100/month
Cost/SF (2,702 SF):	\$1.52/SF - Far Less Than Leasing!

## FOR LEASE

Asking Lease Rate:	Call Broker
Lease Type:	NNN
Space Available:	Suite B: 1,458 SF Suite C: 1,244 SF



# HIGHLIGHTS



## FREESTANDING BUILDING AT HIGH TRAFFIC HIGHWAY INTERSECTION

- **2,702 SF Available to Occupy Immediately**
- **Income from Leased Drive-Thru Space** – Alberto's Mexican Restaurant is currently paying \$7,200/month with 3% annual increases. Their space features an extensive build-out, including an underground grease interceptor and hood system. They recently executed a 5-year extension to February 2029 (with an option to extend to 2034), demonstrating their continued commitment to the site.
- **High Traffic Location** – Located at the intersection of Highway 74 & Highway 79 (Winchester Road) with visibility to  $\pm 45,900$  cars per day.
- **Centrally Located** –  $\pm 167,200$  residents live within a 15-minute drive of the property. Highways 74 and 79 make the property easily accessible to residents in Perris, Hemet, San Jacinto, Menifee, and the French Valley.
- **Ideal for Dentist, Medical Professional, Retailer, Restaurant, & More**
- **Cannabis License Potentially Available** – Call for details.

## RARE OPPORTUNITY TO OWN RATHER THAN LEASE

- Purchase financing is available to owner-users through the Small Business Administration. Down payments as low as 10%.
- If purchased with 10% down (\$250,000), the monthly loan payment is estimated at \$14,700/month. Accounting for \$7,200 of monthly gross rent from Alberto's, the effective cost to occupy the remaining 2,702 SF is \$7,500. The monthly principal paydown is an additional \$3,400/month benefiting an owner, bringing the total effective cost to occupy the remaining 2,702 SF to just \$4,100/month, or \$1.52/SF – far less than leasing!
- **2018 High Quality Construction** – The property features best in class construction, including a concrete parking lot, drought tolerant landscaping, monument signage, stone columns, metal tin fascia, LED parking lot lighting, and more.

# SBA FINANCING SUMMARY

## PROPOSED SBA 504 LOAN STRUCTURE



BUILDING ACQUISITION	\$2,500,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$28,000
<b>TOTAL PROJECT COST</b>	<b>\$2,528,000</b>

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT	
Bank	50%	\$1,250,000	6.00%	25 Years 25 Yr. Amort.	1st Deed	\$8,054	\$96,645
SBA 504 LOAN	40%	\$1,028,000	6.04% Aug '24	25 Years Full Amort.	2nd Deed	\$6,649	\$79,783
BORROWER	10%	\$250,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$2,528,000</b>				<b>\$14,702</b>	<b>\$176,428</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Lee Kleinman, SVP**  
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# SITE PLAN



# INTERIOR PHOTOS

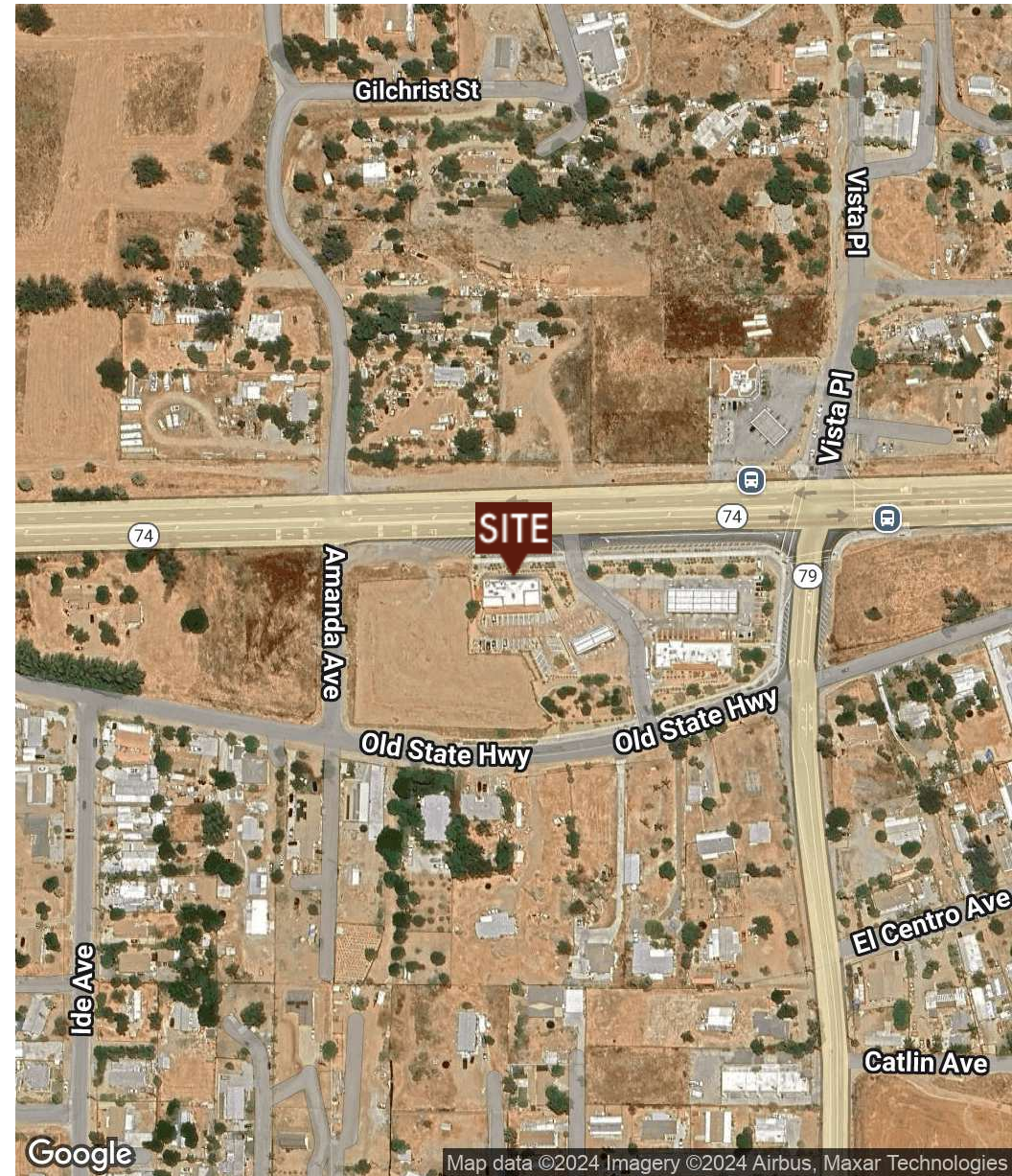
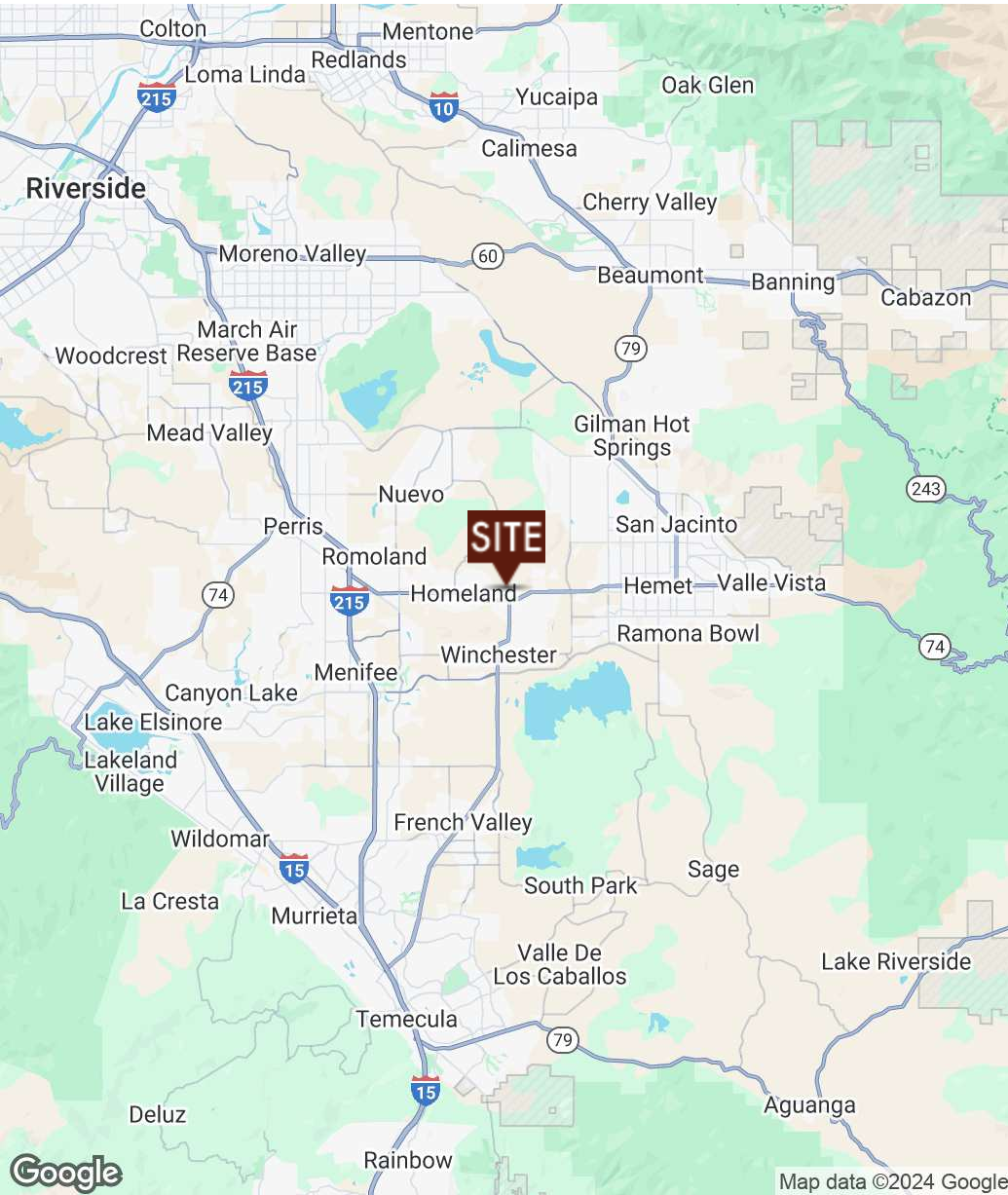


# ADDITIONAL PHOTOS





# LOCATION MAPS



# DEMOGRAPHICS

	5 min	10 min	15 min
<b><u>POPULATION</u></b>			
2023 Total Population	11,211	46,049	167,156
2023 Median Age	37.1	39.9	37.1
2023 Total Households	3,585	16,753	56,162
2023 Average Household Size	3.1	2.7	3.0
<b><u>INCOME</u></b>			
2023 Average Household Income	\$88,128	\$85,671	\$93,297
2023 Median Household Income	\$74,137	\$69,484	\$77,217
2023 Per Capita Income	\$28,233	\$31,227	\$31,423
<b><u>BUSINESS SUMMARY</u></b>			
2023 Total Businesses	173	990	3,542
2023 Total Employees	1,173	10,185	28,303

## Presented By



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Progressive Real Estate Partners recognizes the importance of other brokers in the industry that actively represent prospective buyers. It is our policy to cooperate with such brokers. It is our policy to not cooperate with buyers/principals that are also licensed brokers.

Co-operating brokers should contact us directly for fee information.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Progressive Real Estate Partners in compliance with all applicable fair housing and equal opportunity laws.

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ACTIVE MEMBER OF:



PROUD MEMBER OF:



COMPLETED OVER

**1,650+**  
SALES/LEASES

TOTAL SALES OVER

**\$1.8B+**