

FOR SALE

41419 PEAR STREET

±12,349 SF Rare Small Bay Multi-Tenant Industrial Investment

MURRIETA, CALIFORNIA 92562

KIDDER.COM

km Kidder
Mathews



41419 PEAR STREET

PROPERTY INFORMATION

| | |
|----------------|---|
| ADDRESS | 41419 Pear Street Murrieta, CA 92562 |
| BUILDING SIZE | 12,349 SF |
| STORIES | 2 |
| TENANCY | Multi |
| LOT SIZE | .96 acres |
| YEAR BUILT | 1992 |
| CLEAR HEIGHT | 22' |
| PARCEL | Fee Simple |
| SEPARATE UNITS | 12 |
| POWER | 100a/120 - 208v 3p |
| PARKING RATIO | 2.11 / 1,000 SF |
| SALE PRICE | Submit Offer |

RENT ROLL

| Suite | Tenant | Monthly Rent |
|--------------|------------------------------|--------------|
| SUITE 1 | Wylie MFC | \$1,100 |
| SUITE 2 | Vacant | \$1,000 |
| SUITE 3 | Incubiz | \$988 |
| SUITE 4 | PK Mechanical Systems | \$1,098 |
| SUITE 5 | Vacant | \$1,600 |
| SUITE 6 | EJ Wireworks | \$1,195 |
| SUITES 7 & 9 | City Ready Pool Plans | \$2,301 |
| SUITE 8 | Ricks Auto | \$950 |
| SUITE 10 | Rough Riders Motorcycle Club | \$1,050 |
| SUITE 11 | Smog Star | \$1,014 |
| SUITE 12 | NA Auto Supply | \$1,125 |
| TOTAL | | \$13,421 |





INCOME STATEMENT

| | |
|--------------------------|----------------|
| GROSS YEARLY INCOME | \$161,052 |
| OPERATING EXPENSE | |
| CLEANING AND MAINTENANCE | \$558 |
| COMMISSIONS | \$5,200 |
| INSURANCE | \$4,682 |
| MANAGEMENT FEE (3%) | \$4,200 |
| REPAIRS | \$5,800 |
| TAXES (CURRENT) | \$20,085 |
| UTILITIES | \$5,392 |
| TOTAL EXPENSES | \$45,917 (29%) |
| NET OPERATING INCOME | \$115,135 |



MURRIETA

SUBJECT
PROPERTY

Mercedes-Benz

MURRIETA AUTOMALL

ON/OFF
RAMP

79

JCPenney
DICK'S
SPORTING GOODS
REGAL
EDWARDS THEATERS
california
PIZZA KITCHEN
P.F. CHANG'S
RED ROBIN
LAZY DOG
T-Mobile
PROMENADE

TEMECULA

KIA HONDA CHEVROLET
TOYOTA ACURA BUICK
HYUNDAI Ford GMC
NISSAN

ON/OFF
RAMP





41419 PEAR STREET

*For more information on
this property, please contact*

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