

±15,424 SF BUILDING ON ±1.15 ACRES
100% OCCUPIED - INDUSTRIAL LEASED INVESTMENT
41588 EASTMAN DRIVE | MURRIETA, CA



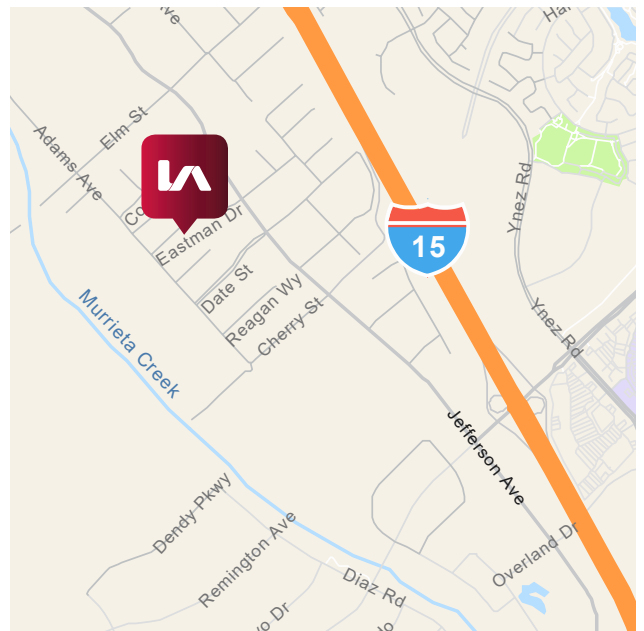
PROPERTY FEATURES:

- ±1.15 Acre Parcel
- Two Tenants:
 - Unit A: ±7,712 SF Leased through 4/30/28
 - Unit B: ±7,712 SF Leased through 2/28/27
- Fenced Yard for each unit
- Newer Roof
- Knock-out panels can create future single user building
- 1200A, 120-208V, 3 phase electric (verify)
- 18'+ clear height
- Abundant Parking
- Convenient access to Jefferson Ave.

SALES PRICE:
\$3,700,000 (\$239.89/SF)

Charley Black

951.445.4507
cblack@leetemecula.com
DRE #01000597



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Corporate ID# 01048055

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41588 Eastman Dr., Murrieta
Income / Expense Summary

Gross Scheduled Income:	\$ 231,840
CAM Reimbursement:	\$ 7,020
Total Gross Income:	\$ 238,860
Expenses:	
Property Taxes*:	\$ 45,069
Property Insurance:	\$ 5,232
Association Dues:	\$ 9,810**
Fire Sprinkler Monitoring:	\$ 790**
Water:	\$ 2,162**
HVAC Maintenance:	\$ 1,592**
Misc. Repairs:	\$ 3,600
TOTAL:	\$ 68,255
Estimated Net Operating Income:	\$ 170,605

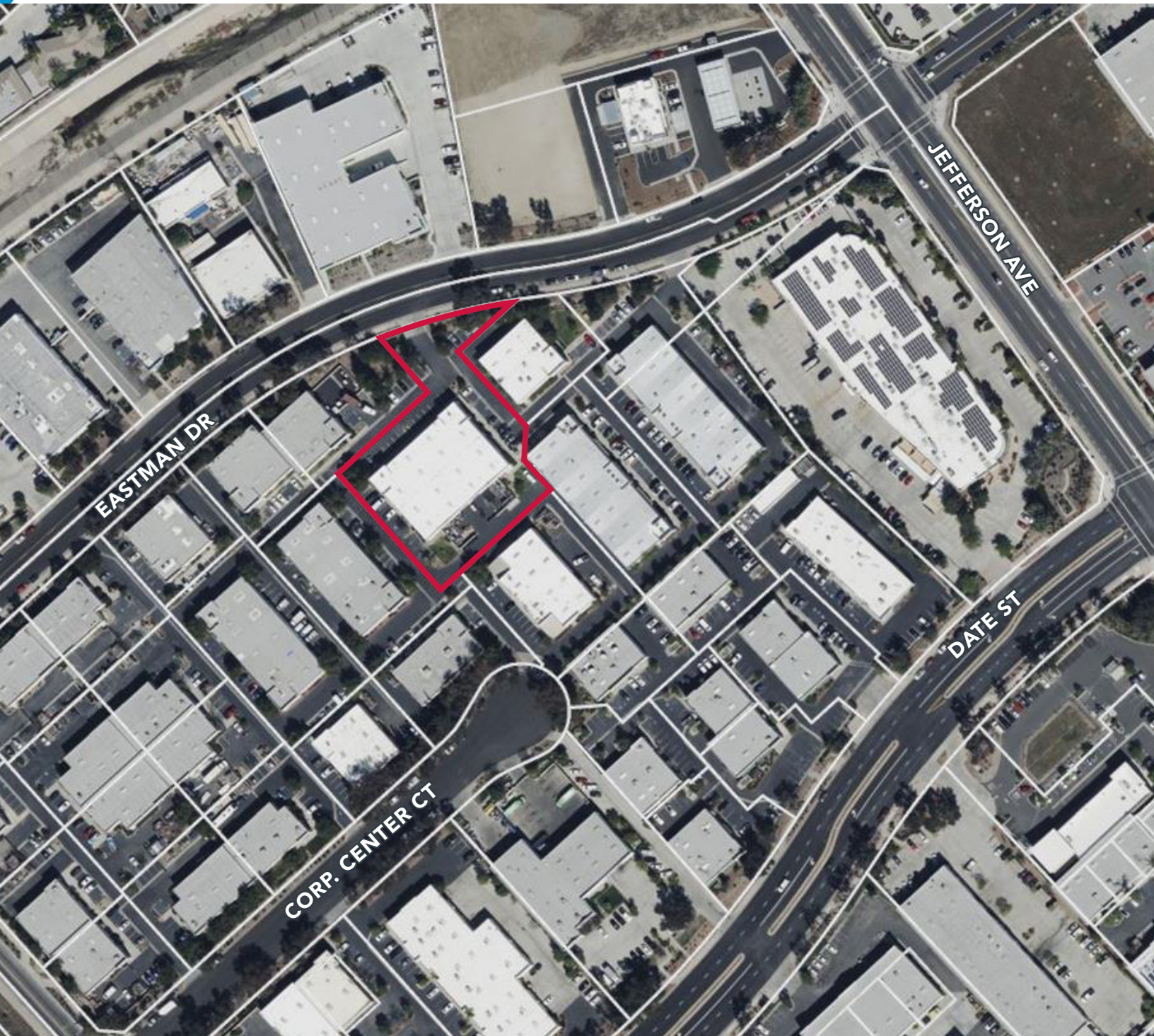
* Property Taxes: Estimated value based on \$3.7M purchase price and does not include Rancon CFD 89-5 which will add ±\$10,169 annually through 2028. Estimated CFD amount calculated from close of escrow until 2028 expiration to be credited to Buyer at close of escrow.

** Subject to CAM (\$7,020 / yr. paid by Suite A Tenant, Suite B Tenant is not paying CAM).

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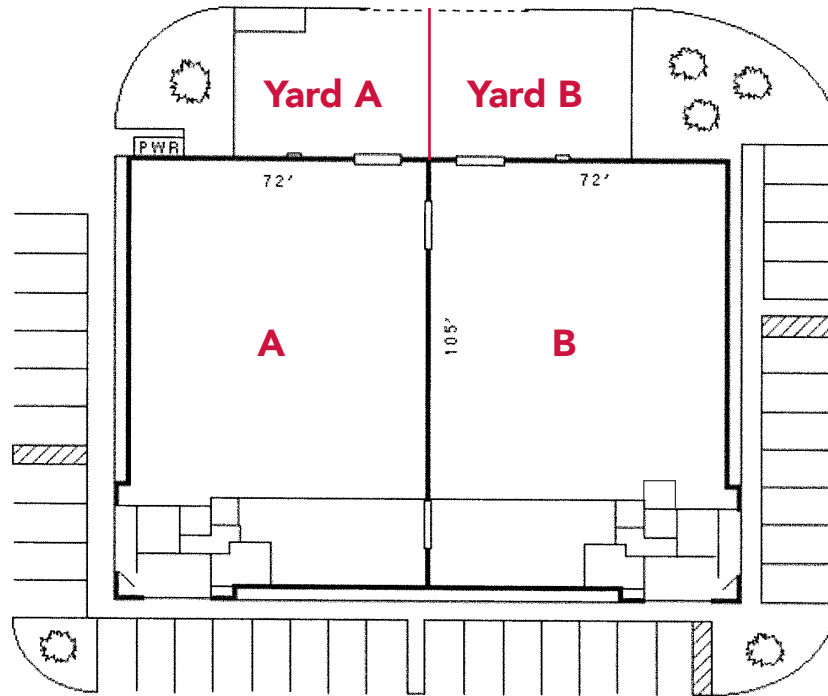
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SITE PLAN



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TEMECULA VALLEY (CITIES OF TEMECULA AND MURRIETA)

DEMOGRAPHICS



POPULATION

114,389

CITY OF MURRIETA

112,502

CITY OF TEMECULA



MEDIAN HOUSEHOLD INCOME

\$110,903

CITY OF MURRIETA

\$119,250

CITY OF TEMECULA



SCHOOL RANKINGS

#1 IN RIVERSIDE
COUNTY

MURRIETA VALLEY
UNIFIED SCHOOL
DISTRICT

#2 IN RIVERSIDE
COUNTY

TEMECULA VALLEY
UNIFIED SCHOOL
DISTRICT



47

TEMECULA VALLEY
WINERIES

*SOURCE: REGIS

INDUSTRIAL MARKET*

(Q3 - 2025)



3.88%

VACANCY RATE



\$267.22

AVERAGE SALES PRICE/SF



\$1.46

AVERAGE ASKING
LEASE RATE/SF/MO.

*SOURCE: LEE & ASSOCIATES QUARTERLY MARKET REPORT

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