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TEMECULA PARKWAY



Marcus & Millichap
OVANESS-ROSTAMIAN GROUP

33449 TEMECULA PARKWAY,
TEMECULA, CA 92592

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Activity ID: ZAG1050481

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01

EXECUTIVE SUMMARY

THE OFFERING

PROPERTY DESCRIPTION

Property	Butterfield Animal Hospital
Property Address	33449 Temecula Parkway
City, State, ZIP	Temecula, CA 92592
Total Building Size	6,300 SF
Total Land Size	27,007 SF (± 0.62 AC)

THE OFFERING

Current Cap Rate	7.14%
2029 ProForma Cap Rate	7.88%
Total Rental Income (GLA):	\$319,366

LEASE SUMMARY

Property Type	Single-Tenant Veterinary Clinic
Tenant	Butterfield Animal Hospital
Original Lease Term	10 Years
Lease Commencement	July 1, 2019
Lease Expiration	June 30, 2029
Lease Term Remaining	3 Year
Lease Type	NNN Lease
Landlord Responsibilities	Roof & Structure
Rental Increase	Annual CPI Increases (3%/Yr Assumption)
Options to Renew	Two 5-Year Extension Options



\$4,472,914



INVESTMENT HIGHLIGHTS

Well-Established Single-Tenant Investment Opportunity – 33449 Temecula Parkway, Temecula, CA
6,300 SF Single-Tenant Animal Clinic in High-Traffic Shopping Center (Built 2008)

- **Prominent Frontage Along a High-Traffic Retail Corridor** – ±855 Feet on Temecula Parkway and ±616 Feet on Butterfield Stage Road, Benefiting From ±47,952 VPD at the Intersection and Up to ~166,227 VPD Along Nearby I-15, Driving Continuous Daily Exposure and Visibility.
- **Strong Corporate Guarantee** – Lease Guaranteed by National Veterinary Associates, Inc. (NVA), a Leading Pet-Care Operator With ~1,400 General-Practice Hospitals (Plus Specialty/Emergency Clinics and Pet Resorts) Across the U.S. and Canada.
- **Landlord Responsibility Limited to Roof & Structure** – Tenant Pays NNN Expenses (Property Taxes, Insurance, and CAM), While Landlord is Responsible Only for Roof and Structural Components, Minimizing Operational Obligations.
- **Roof Warranty in Place** – Roof Carries a 17-Year Warranty, Providing Additional Security and Reducing Long-Term Capital Expenditure Risk.
- **Across From New 164 Unit Home Development** – Elderberry Park, a ±164-Home Woodside Community, is Located Immediately Across the Street, Adding Significant Rooftops, Daily Trips, and Long-Term Demand For Essential Services.
- **Strong Local Tenant With Wide Draw** – Butterfield Animal Hospital Has Operated For More Than a Decade and Maintains a Deep Local Following Supported by Recurring Visits, Emergency-Care Demand, and Strong Pet-Owner Demographics.
- **Shadow-Anchored by National Retailers** – Located in a Vibrant Retail Hub Anchored by Big Five Sporting Goods and Adjacent to a Ralphs-Anchored Center, Benefiting From Steady Daytime and Evening Traffic.
- **Loyal Customer Base In Pet-Focused Market** – Temecula's Affluent, Family-Oriented Demographics Support Premium Veterinary Services. The Tenant Benefits From a Long-Established Presence and Strong Customer Loyalty.
- **Affluent Demographics & Spending Power** – Within Five Miles, The Trade Area Includes ~112,800 Residents and ~37,100 Households With ~\$135,700 Average Household Income, Supporting Strong Spending on Veterinary, Medical, and Daily-Needs Services.
- **Excellent Accessibility & Signage** – Five Curb Cuts, Clear Sightlines, and Strong Signage Visibility From Both Major Frontages Enhance Access and Tenant Prominence.
- **Regional Connectivity & Commuter Exposure** – Proximity to Interstate 15 and Key Temecula Employment Sectors—Including Tourism, Hospitality, Retail, and Healthcare—Supports Consistent Consumer Flow.
- **Surrounded by Large Master-Planned Communities** – Near Major Communities Such as Morgan Hill, Redhawk, Crowne Hill, and Paseo Del Sol, Collectively Delivering Thousands of Existing Rooftops and Additional Long-Term Neighborhood Demand.
- **Future Population & Housing Growth Tailwinds** – Ongoing Residential Development, Including Elderberry Park, and Improvements Along Butterfield Stage Road Bolster Long-Term Demand for Service-Oriented Retail, Medical, and Veterinary Uses.

Tenant Profile & Investment Details

6,300 SF on ±0.62 Acres | 100% Occupied | 7.14% In-Place Cap Rate | 7.88% 2029 ProForma Cap Rate

- **Tenant Overview** – Single-Tenant Veterinary Clinic With Strong Local Brand Equity, Significant Facility Investment, and Low Relocation Risk.
- **Ample Parking** – 18 Dedicated Parking Stalls Supporting Steady Customer Flow and Clinic Operations.
- **Lease Structure** – NNN Lease With Landlord Responsibility Limited to Roof and Structure; Roof Warranty in Place For 17 Years, Reducing Future Maintenance Exposure.

INVESTMENT OVERVIEW

The Ovaness Rostamian Group of Marcus & Millichap is pleased to present **33449 Temecula Parkway, Temecula, CA**—a 6,300 SF single-tenant veterinary clinic on ±0.62 acres in one of Temecula's most active and affluent retail corridors. Occupied by Butterfield Animal Hospital, a long-standing and locally recognized veterinary practice with a loyal customer base and meaningful investment in its facility, the property delivers stable cash flow with both immediate and long-term upside in a high-demand, service-oriented market.

The lease is backed by **National Veterinary Associates (NVA)**, one of North America's largest veterinary operators with roughly 1,400 general-practice hospitals and ~1,500 locations overall, providing strong credit, institutional support, and reduced default risk relative to independent operators. The tenant pays NNN expenses (Property- Taxes, Insurance, and CAM), while landlord obligations are limited to roof and structural components—further mitigated by a **17-year roof warranty**, ensuring minimal future capital exposure.

Positioned at the fully signalized intersection of Temecula Parkway and Butterfield Stage Road, the property offers exceptional visibility with ±855 feet of frontage along Temecula Parkway and ±616 feet along Butterfield Stage Road. The surrounding trade area includes ~112,800 residents and ~37,100 households within five miles, supported by ~\$135,700 average household income. Traffic counts further strengthen the location, with a combined ~47,952 VPD at the Temecula Parkway / Butterfield Stage Road intersection and up to ~166,227 VPD along nearby I-15—providing powerful daily exposure for essential-service users such as veterinary, medical, and neighborhood retail.

Demand is set to increase with the site's direct adjacency to **Elderberry Park**, a forthcoming ±164-home Woodside Homes community located immediately across the street. This new residential development will add significant rooftops, daily trips, and long-term neighborhood demand. Additionally, the property benefits from its proximity to Temecula's major master-planned communities—including Morgan Hill, Redhawk, Crowne Hill, and Paseo del Sol—which collectively contribute thousands of existing units and a strong, stable consumer base.

Temecula continues to experience steady residential growth driven by high-quality schools, new housing construction, and ongoing infrastructure improvements—including circulation upgrades along Butterfield Stage Road. Excellent access via multiple curb cuts, prominent signage, and direct connectivity to Interstate 15, a major regional commuter corridor, further enhance the property's long-term competitive positioning.

With its established single-tenant occupancy, newly emerging residential density directly across the street, strong regional fundamentals, and **limited landlord obligations supported by a long-term roof warranty**, **33449 Temecula Parkway represents a rare opportunity to acquire a high-visibility, income-producing asset in one of Southern California's premier submarkets.**





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PROPERTY DESCRIPTION

PROPERTY OVERVIEW

 **PARKING:**
18 Spaces

 **ZONING:**
CC

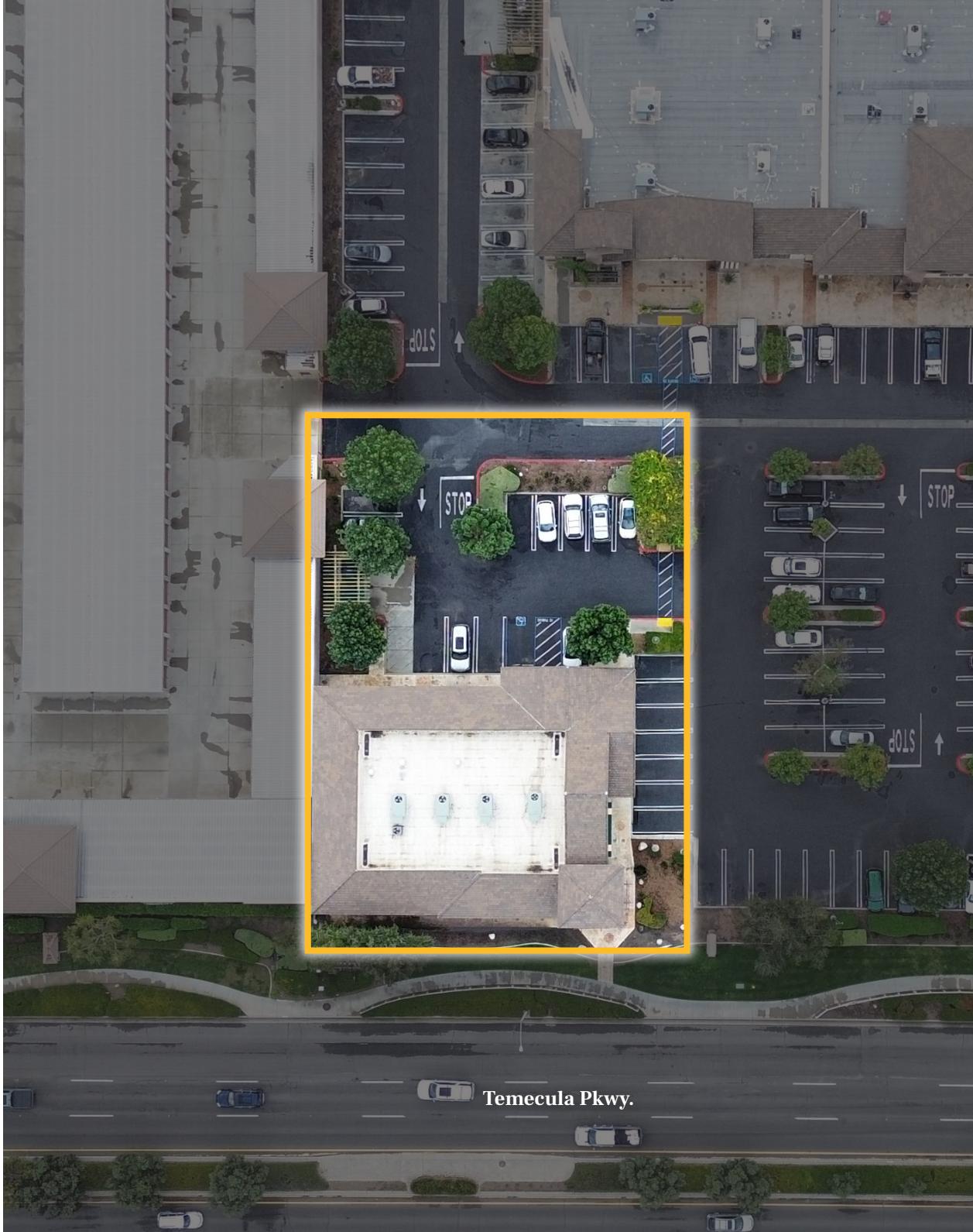
 **TOTAL BUILDING SIZE:**
6,300 SF

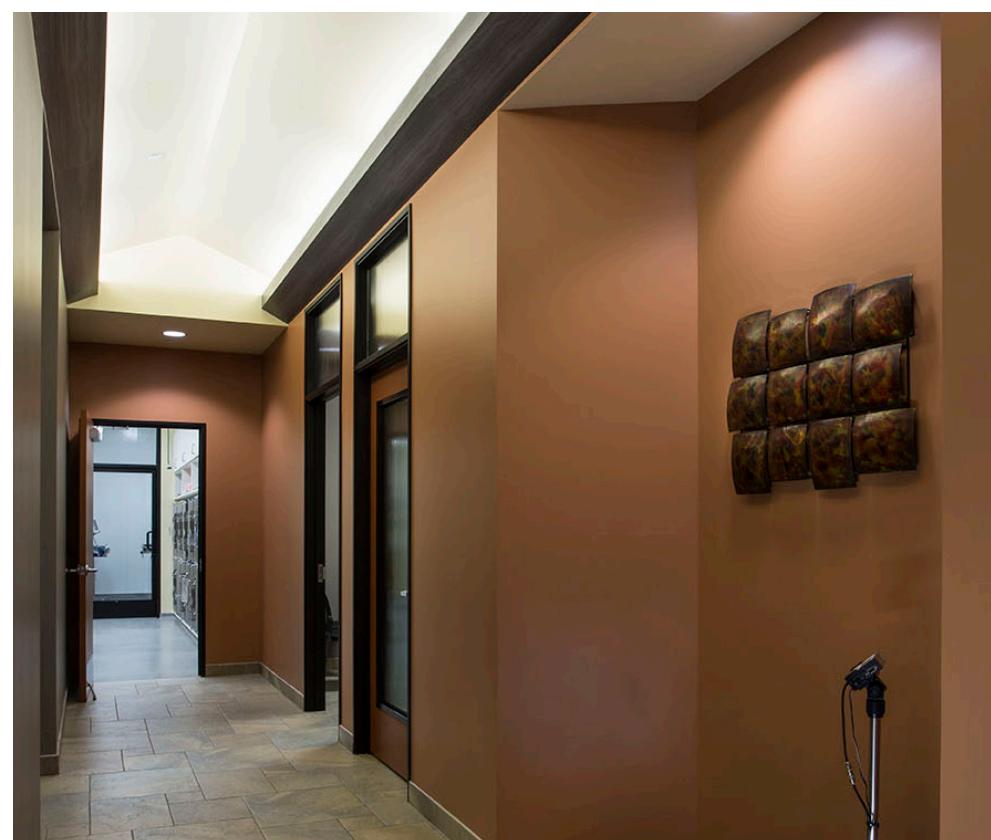
 **TOTAL LOT SIZE:**
27,007 SF (± 0.62 AC)

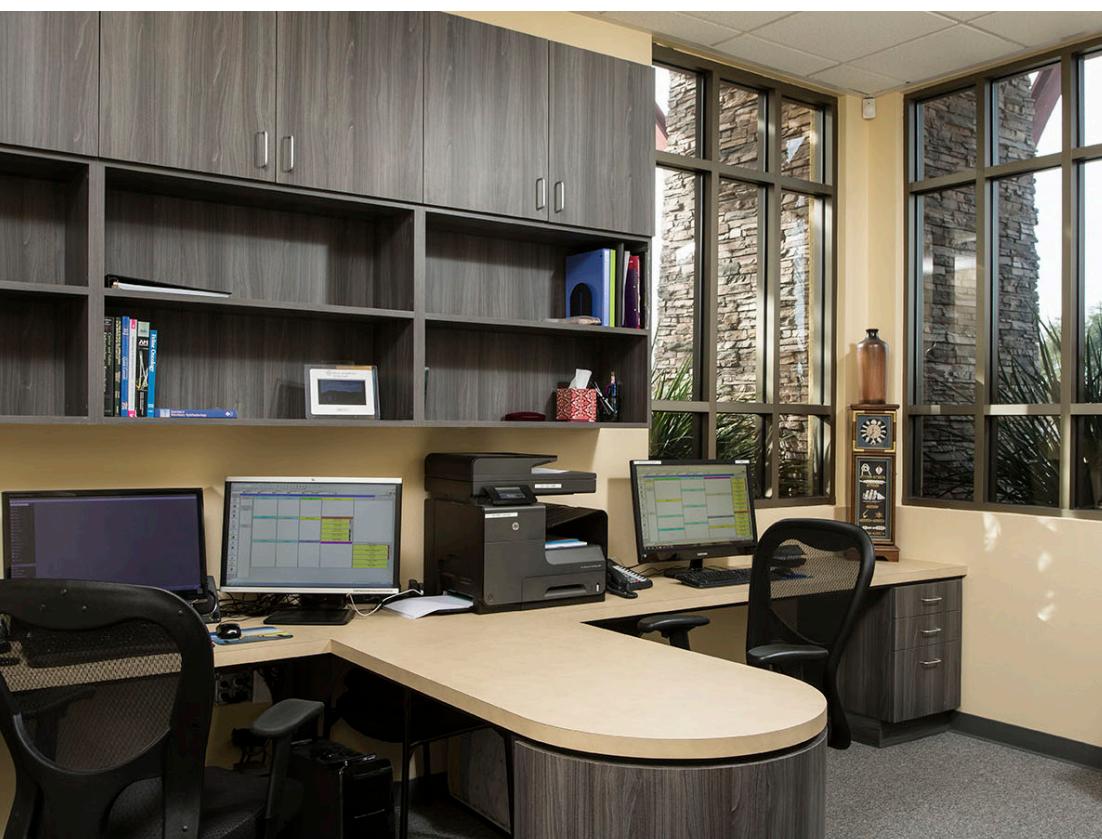
 **YEAR BUILT:**
2008

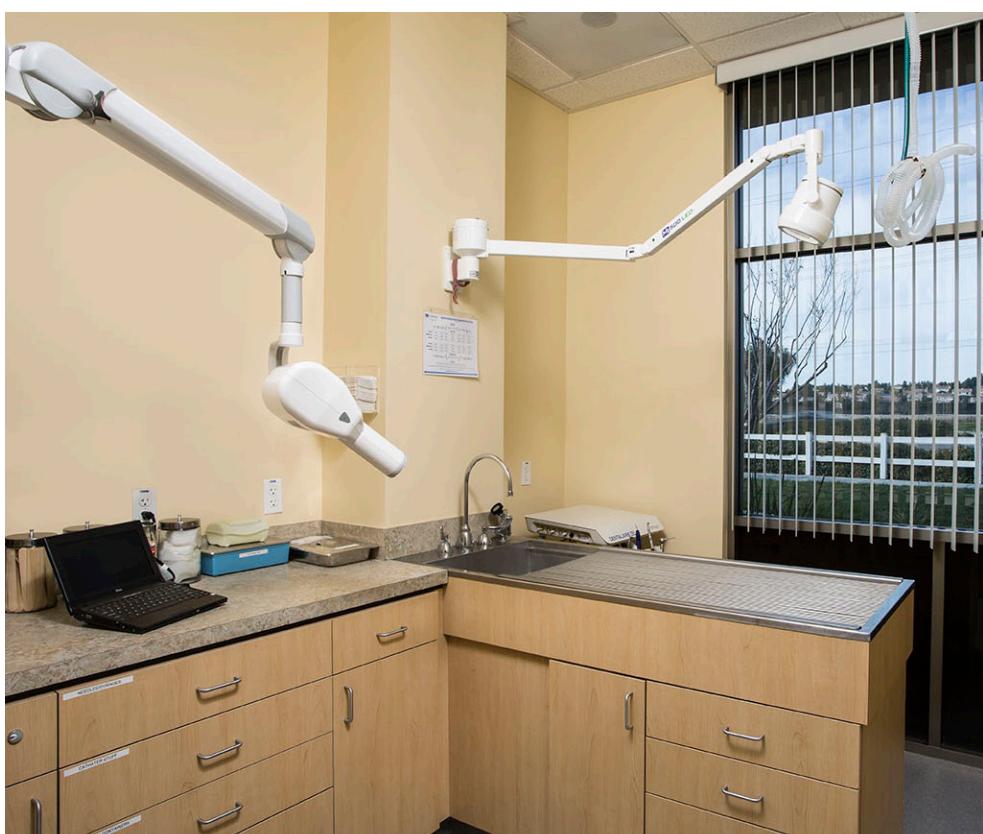
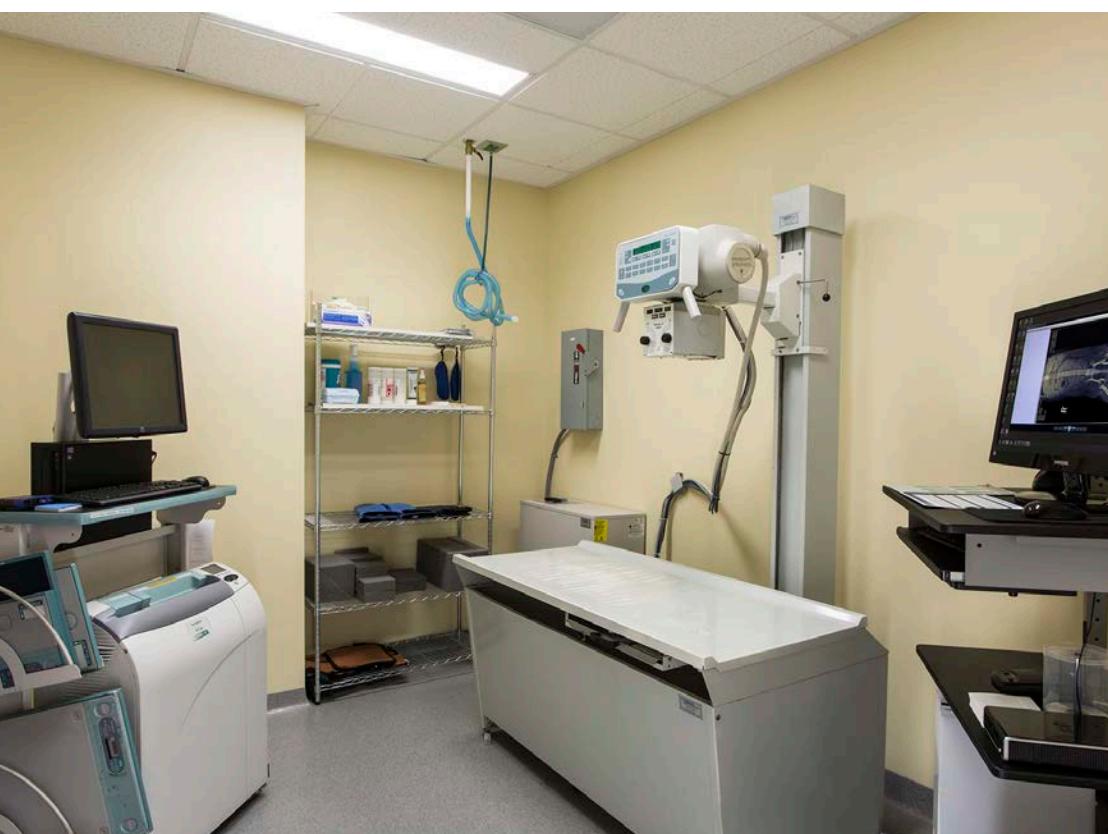
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966-010-00

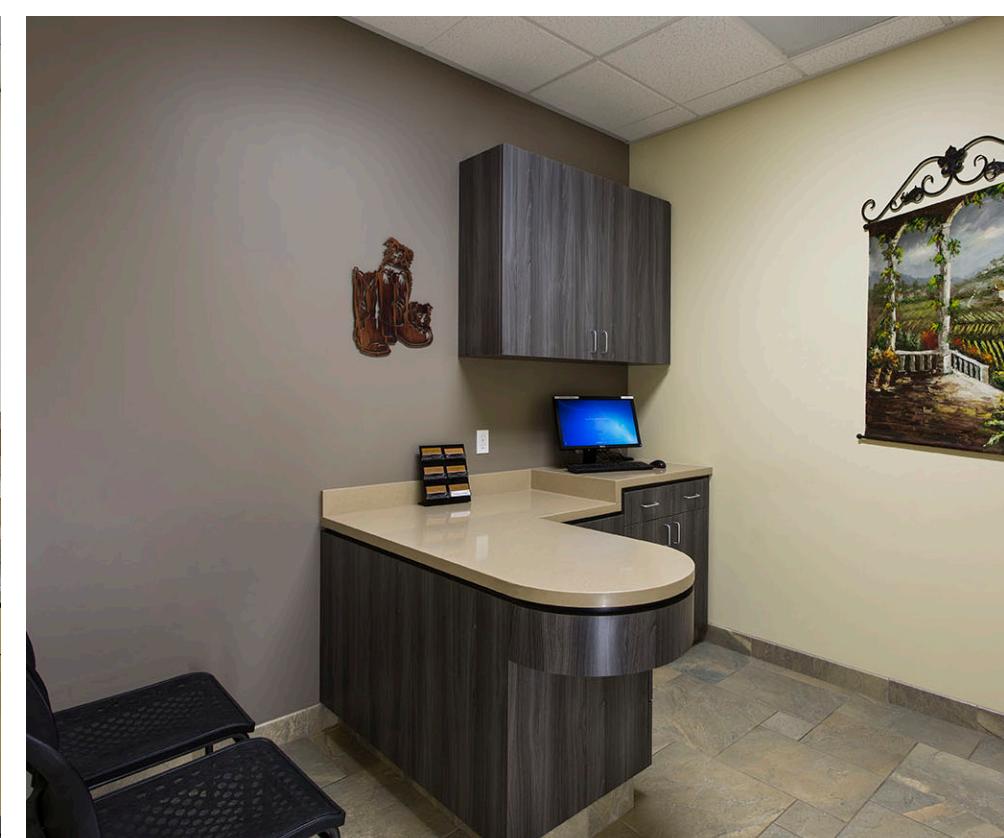
 **ADDRESS:**
33449 Temecula Parkway,
Temecula, CA 92592



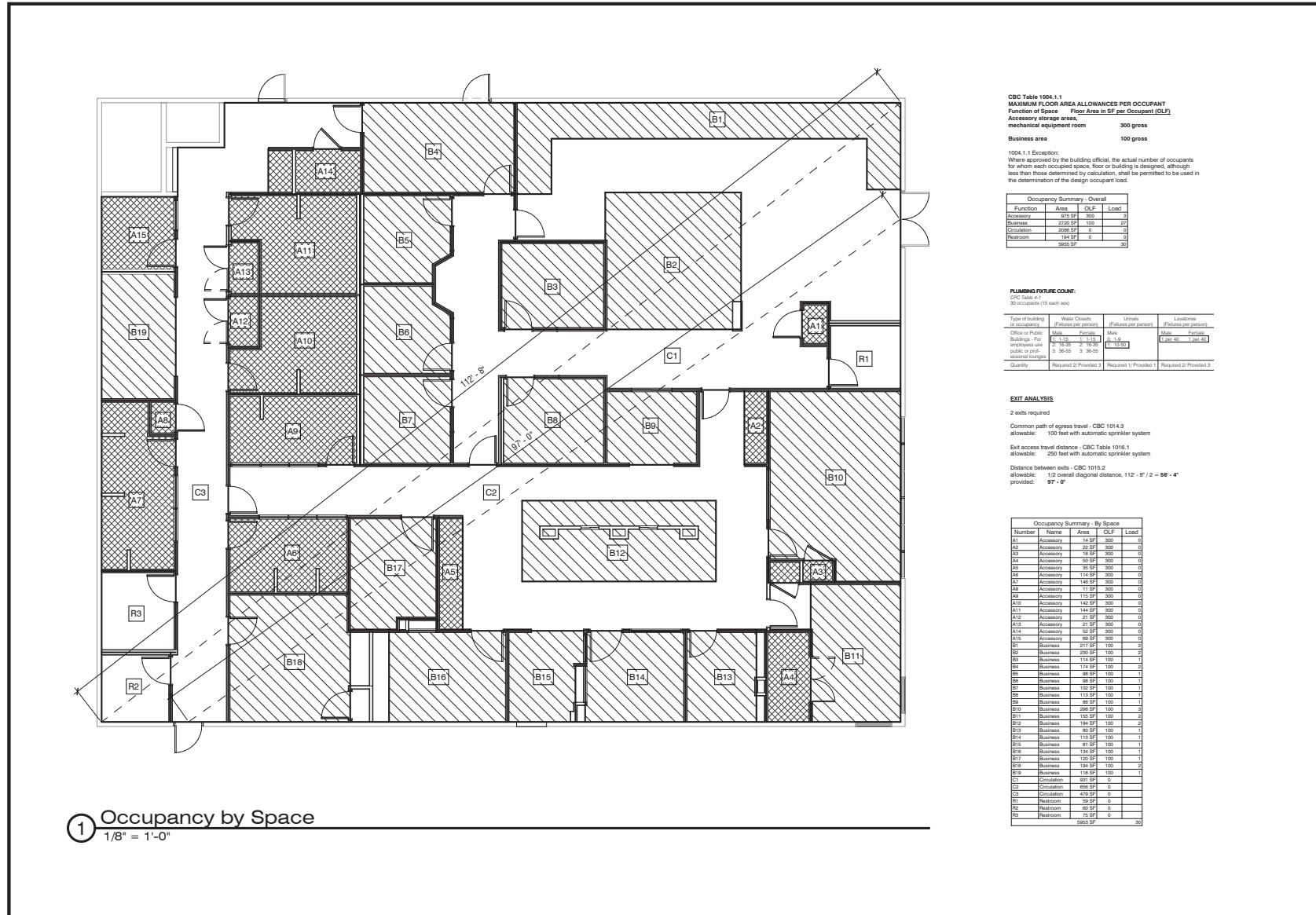








ARCHITECTURAL PLAN





Vail Ranch Center



Redhawk Towne Center



Vail Ranch Plaza



SUBJECT

15,431 students

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TEMECULA PARKWAY

Elderberry Park
±164-Home
Woodside Community

18,655 CARS PER DAY

47,952 COMBINED CARS PER DAY

29,297 CARS PER DAY

Butterfield Stage Rd.

Temecula Pkwy.



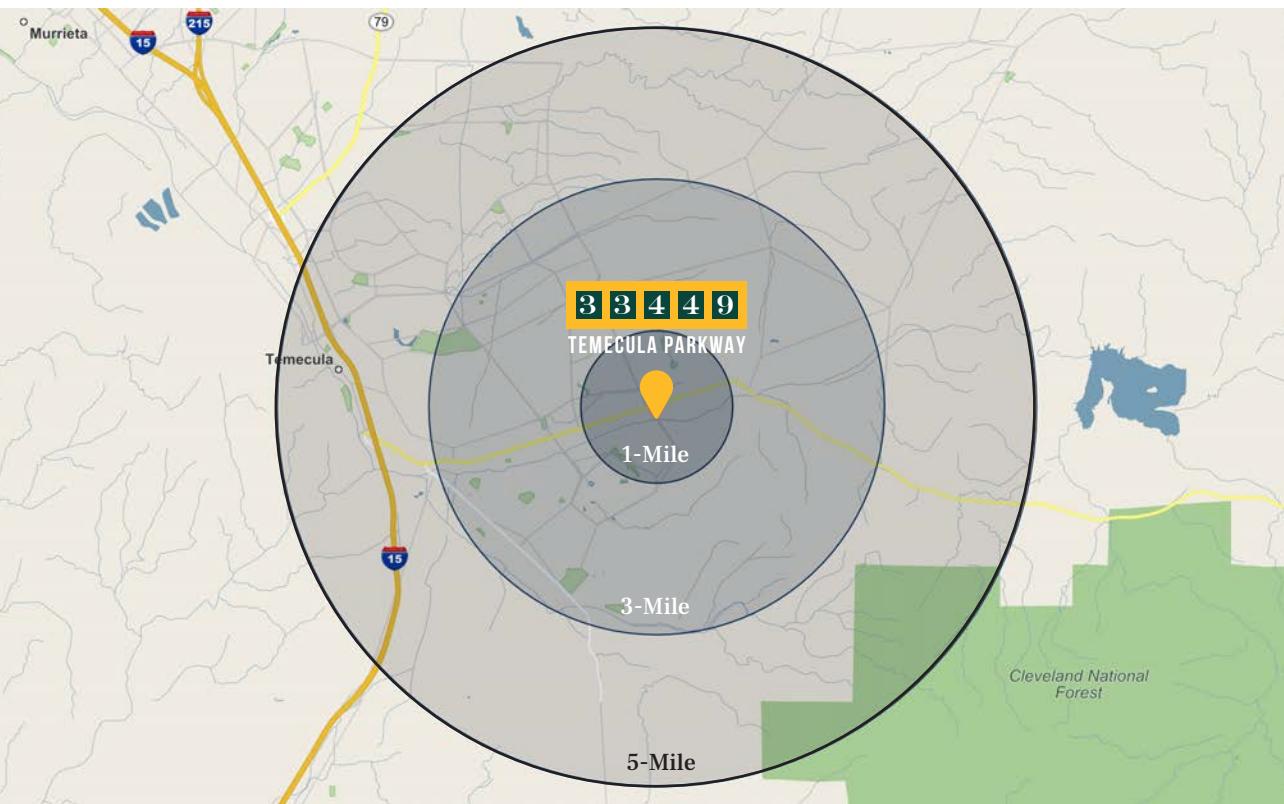


03

LOCATION & MARKET OVERVIEW

TEMECULA, CALIFORNIA

Temecula, California is a thriving city in Southern California's Inland Empire, known for its strong economic growth, vibrant tourism industry, and exceptional quality of life. Located strategically between Los Angeles and San Diego, Temecula offers easy access to major highways and regional markets. The area is renowned for its award-winning wineries, upscale dining, and outdoor recreation, attracting over 3 million visitors annually. With a growing population, high household incomes, and a business-friendly environment, Temecula provides an ideal setting for commercial real estate investment.



PALM SPRINGS
69
MILES

LOS ANGELES
88
MILES

SAN DIEGO
63
MILES

FRESNO
302
MILES

SAN FRANCISCO
464
MILES

SACRAMENTO
467
MILES

CITY HIGHLIGHTS

WITHIN A 5-MILE RADIUS

 **112,779**
2024 POPULATION

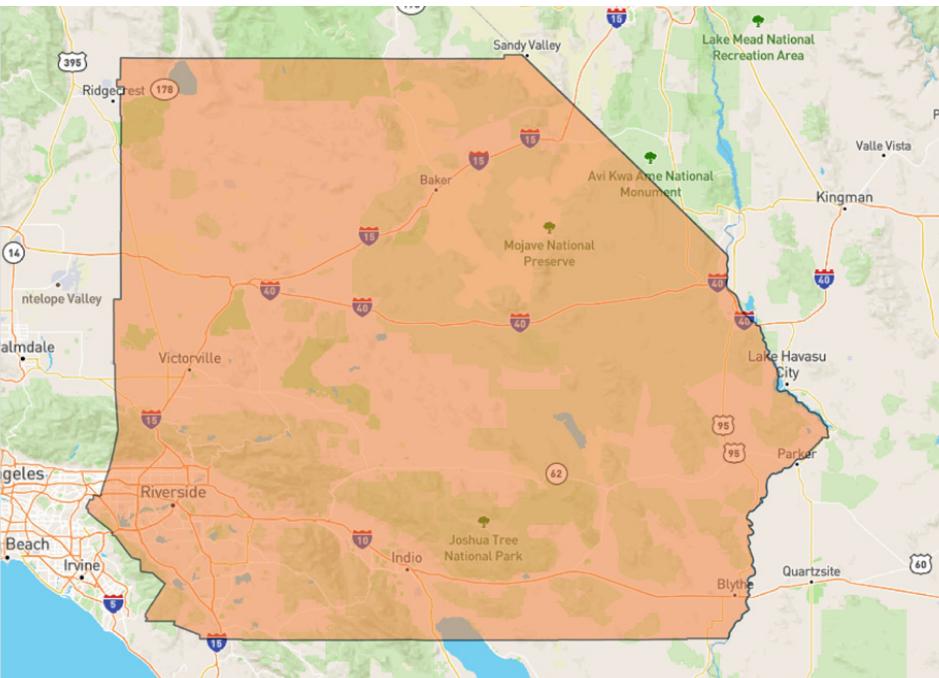
 **\$135,710**
2024 AVERAGE HOUSEHOLD INCOME

 **37,124**
2024 TOTAL HOUSEHOLDS

 **± 50 Minute Drive**
TO RIVERSIDE, CA

RIVERSIDE-SAN BERNARDINO OVERVIEW

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas abut the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS

STRATEGIC LOCATION

Access to multiple interstates and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.

DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.

STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

ECONOMY

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage

DEMOGRAPHICS

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POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	14,750	71,403	115,126
2024 Estimate			
Total Population	14,539	70,287	112,779
2020 Census			
Total Population	14,450	69,570	111,105
2010 Census			
Total Population	12,606	61,776	99,923
Daytime Population			
2024 Estimate	9,532	56,352	100,556
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	4,488	22,515	38,039
2024 Estimate			
Total Households	4,403	22,077	37,124
Average (Mean) Household Size	3.2	3.1	3.0
2010 Census			
Total Households	4,287	21,478	35,876
2010 Census			
Total Households	3,573	18,636	31,472
Occupied Units			
2029 Projection	4,583	23,261	39,652
2024 Estimate	4,497	22,802	38,670
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	37.5%	37.3%	31.9%
\$100,000-\$149,999	27.5%	27.0%	25.4%
\$75,000-\$99,999	14.2%	13.0%	13.3%
\$50,000-\$74,999	10.6%	10.6%	13.3%
\$35,000-\$49,999	2.6%	4.3%	5.5%
Under \$35,000	7.6%	7.8%	10.6%
Average Household Income	\$143,406	\$146,533	\$135,710
Median Household Income	\$124,894	\$128,274	\$118,481
Per Capita Income	\$43,825	\$45,727	\$43,838

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Consumer Expenditure Top 10 Categories			
Housing	\$41,573	\$40,721	\$38,654
Transportation	\$16,566	\$16,583	\$15,889
Personal Insurance and Pensions	\$14,641	\$14,279	\$13,355
Food	\$14,336	\$14,133	\$13,597
Entertainment	\$4,873	\$4,768	\$4,532
Cash Contributions	\$4,105	\$3,985	\$3,625
Apparel	\$3,088	\$3,042	\$2,890
Education	\$2,523	\$2,392	\$2,150
Personal Care Products and Services	\$1,133	\$1,119	\$1,093
Alcoholic Beverages	\$819	\$807	\$775
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	14,539	70,287	112,779
Under 20	31.2%	29.5%	28.1%
20 to 34 Years	15.9%	16.3%	18.4%
35 to 39 Years	7.2%	6.8%	6.9%
40 to 49 Years	16.3%	15.5%	14.4%
50 to 64 Years	19.1%	19.7%	19.4%
Age 65+	10.3%	12.3%	12.9%
Median Age	37.0	38.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	9,137	45,351	73,956
Elementary (0-8)	1.7%	2.0%	3.3%
Some High School (9-11)	3.7%	2.7%	3.3%
High School Graduate (12)	19.2%	16.5%	18.2%
Some College (13-15)	25.7%	25.8%	26.0%
Associate Degree Only	10.4%	10.8%	11.1%
Bachelor's Degree Only	26.0%	26.9%	24.3%
Graduate Degree	13.1%	15.3%	13.9%



04

FINANCIAL ANALYSIS

PRICING

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PRICING SUMMARY

Price: **\$4,472,914**

Down Payment: \$1,565,520
 Current Cap Rate: 7.14%
 2029 ProForma Cap Rate: 7.88%
 Year Built/Renovated: 2008
 Total Building Size: 6,300
 Price Per Square Foot: \$710
 Lot Size (SF): 27,007

35% DownPayment
 Current Cash on Cash: 6.82%
 2026 Cash on Cash: 8.93%
 Parking: 18 Spaces
 Land Price PSF: \$166

FINANCING

Proposed Financing

Loan Balance: \$2,907,394
 LTV: 65%
 Term: 5
 Rate: 6.15%
 Amortization: 30
 Maturity Date: Feb-2031
 Yearly Payment: \$212,552

FINANCIAL SUMMARY

	<u>Current</u>		<u>2029 ProForma</u>
Total Rental Income (GLA):	\$319,366		\$352,401
Expense Reimbursements:	\$73,369		\$73,369
Total Gross Revenue:	\$392,735		\$425,771
Operating Expenses:	\$73,369		\$73,369
Net Operating Income (NOI):	\$319,366	7.14%	\$352,401
First Trust Deed/Mortgage:	\$212,552		\$212,552
Pre-Tax Cash Flow:	\$106,814	6.82%	\$139,849
Interest Payment:	\$177,837		\$175,641
Principle Payment:	\$34,715		\$36,911
Total Return:	\$141,529	9.04%	\$176,760

ESTIMATED EXPENSES

Property Tax:	\$55,911
Insurance:	\$9,944
CAMs:	\$7,514
Total Expenses:	\$73,369
Expenses PSF (GLA):	\$0.97
<i>Note: LL responsible for roof & structure</i>	

RENT ROLL

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CURRENT RENT ROLL

NNN Lease with Minimal Landlord Responsibilities

3 Years Remaining; Two 5-Year Extension Options; Maximum Lease Term Through June 2039

Annual CPI Increases (3%/Yr Assumption)

	Start	End	Annual Rent	Monthly Rent	Rent PSF / Yr	Rent PSF / Mo	Increases
Current Term	7/1/2019	6/30/2029	\$313,104	\$26,092	\$49.70	\$4.14	
Next Increase	7/1/2026	6/30/2027	\$322,497	\$26,875	\$51.19	\$4.27	CPI
2027 Increase	7/1/2027	6/30/2028	\$332,172	\$27,681	\$52.73	\$4.39	CPI
2028 Increase	7/1/2028	6/30/2029	\$342,137	\$28,511	\$54.31	\$4.53	CPI
Option 1	7/1/2029	6/30/2034	\$352,401	\$29,367	\$55.94	\$4.66	CPI
Option 2	7/1/2034	6/30/2039	\$408,530	\$34,044	\$64.85	\$5.40	CPI



EXCLUSIVELY LISTED BY

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