

NEW SOUTHERN CALIFORNIA CAR WASH

Absolute NNN Ground Lease Investment



NEW 25 YEAR LEASE | MURRIETA, CA



MAGNOLIA ST - 4,144 ADT

WASHINGTON AVE - 16,911 ADT

PLANNED GAS STATION

PLANNED QSR

126 APARTMENTS UNDER CONSTRUCTION

SITE

MURRIETA VALLEY HIGH SCHOOL
±2,173 STUDENTS



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OFFERING SUMMARY

PROPERTY INFORMATION

Land Area	±1.00 ^{AC}
Building Size	±4,150 ^{SF}
Property Address	24070 Washington Ave, Murrieta, CA
APN	906-780-005

- + THIS PROPERTY IS PART OF A LARGER DEVELOPMENT WITH A NEW SHELL GAS STATION AND A MCDONALD'S DRIVE-THRU
- + THIS SITE IS ADJACENT TO A NEW ±126 UNIT APARTMENT COMPLEX THAT IS CURRENTLY UNDER CONSTRUCTION



OFFERING

Price	\$2,642,857.00
Net operating income	\$185,000.00
Cap rate	7.00%
Lease Type	Absolute NNN Ground Lease

LEASE PROVISIONS

Term	25 Years
Options	Seven 5 year options
Rent	Increase 10% every five years, including options
Landlord responsibilities	None
Right of First Refusal	Yes

CAR WASH RENDERS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BLUFFS AT HIDDEN SPRINGS
 PROPOSED ±969 RESIDENTIAL UNITS
 & 36^{AC} COMMERCIAL

OVERHEAD AERIAL

±163 CONDOS
 UNDER CONSTRUCTION

±117 HOMES
 UNDER CONSTRUCTION

±210 APTS.
 UNDER
 CONSTRUCTION

205,200 ADT

4,144 ADT

16,911 ADT



MAJOR MURRIETA EMPLOYERS

- 1. Southwest Healthcare**
1,788 employees | 3.7 mi from site
- 2. Loma Linda University Medical Center**
1,613 employees | 6.8 mi from site
- 3. Costco Wholesale**
371 employees | 5.4 mi from site
- 4. The Springs Health & Rehab. Center**
339 employees | 4.9 mi from site
- 5. Oak Grove Center**
325 employees | 1 mi from site

**MURRIETA VALLEY
 HIGH SCHOOL**
 ±2,173 STUDENTS

**MURRIETA MESA
 HIGH SCHOOL**
 ±2,238 STUDENTS

VINEYARD VISTA
 ±877 HOMES PLANNED

±54 HOMES
 PLANNED

Cal Oaks Plaza

Village Walk Plaza

Cal Oaks Plaza

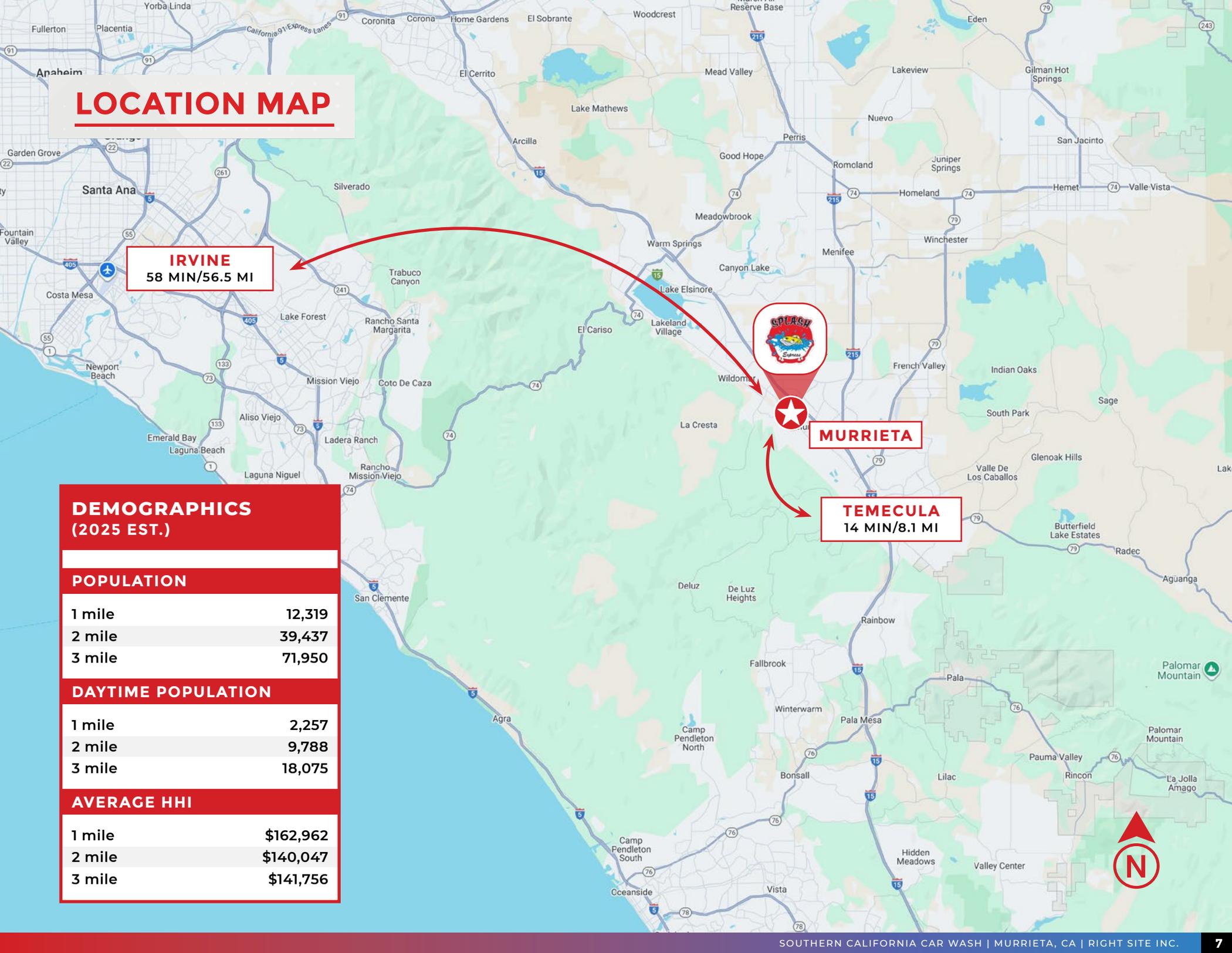
Madison Center

BEST BUY Smart&Final.

Village Walk Plaza



LOCATION MAP



IRVINE
58 MIN/56.5 MI

MURRIETA

TEMECULA
14 MIN/8.1 MI

DEMOGRAPHICS (2025 EST.)

POPULATION

1 mile	12,319
2 mile	39,437
3 mile	71,950

DAYTIME POPULATION

1 mile	2,257
2 mile	9,788
3 mile	18,075

AVERAGE HHI

1 mile	\$162,962
2 mile	\$140,047
3 mile	\$141,756

AREA OVERVIEW

Murrieta is the fourth largest city in Riverside County and sits in between the Los Angeles and San Diego Metropolitan Area, with both being just an hour away. It being nestled in the Santa Rosa Mountains also makes the city a gateway to top Southern California attractions like Temecula Valley wineries, Lake Elsinore, Santa Rosa Plateau, and Murrieta Hot Springs Resort. This central location and the fact that Murrieta consistently ranks as one of the top safest cities in the United States makes the city a top choice for future home buyers.

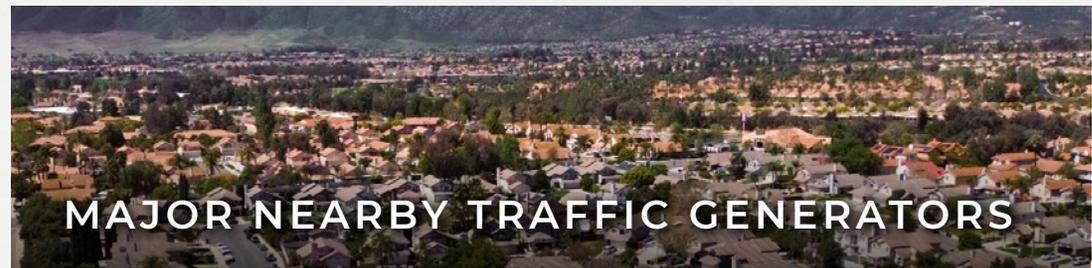
Murrieta is part of the Inland Empire in California, a major Southern Californian metropolitan area that is adjacent to Los Angeles. It is composed of both Riverside and San Bernadino County, and includes notable cities like Riverside, Coachella, Temecula, San Bernadino, Big Bear, Moreno Valley, and Ontario. Covering over 27,000 square miles and having a population of over 4.6 million, according to the U.S. Census Bureau, the Inland Empire is larger than several U.S. states. Close access to North America's largest ports, Ontario International being the second largest cargo airport in California, and direct access to I-10 and I-15 makes Inland Empire one of the most in-demand industrial markets in all of North America.



HIGH INCOME CITY!
AVERAGE HOUSEHOLD INCOME OF OVER \$160,000 WITHIN 1 MILES OF THE SITE WITH THE MEDIAN HOME VALUE OF OVER \$700,000



GROWING AREA!
OVER ±4,500 HOUSING UNITS PROPOSED/PLANNED/ UNDER CONSTRUCTION WITHIN 2 MILES OF THE SITE



MURRIETA VALLEY HIGH SCHOOL
 ±2,173 students
Adjacent to site



OAK GROVE CENTER
 ±325 employees
1 mi from site



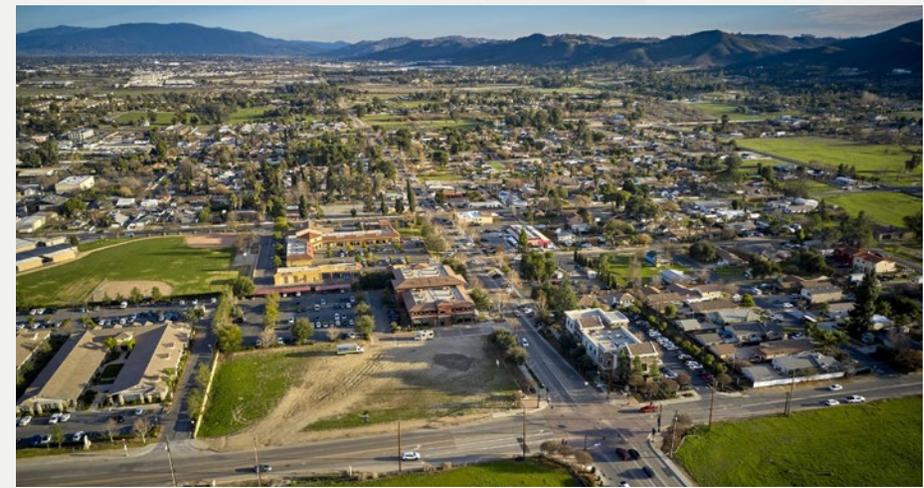
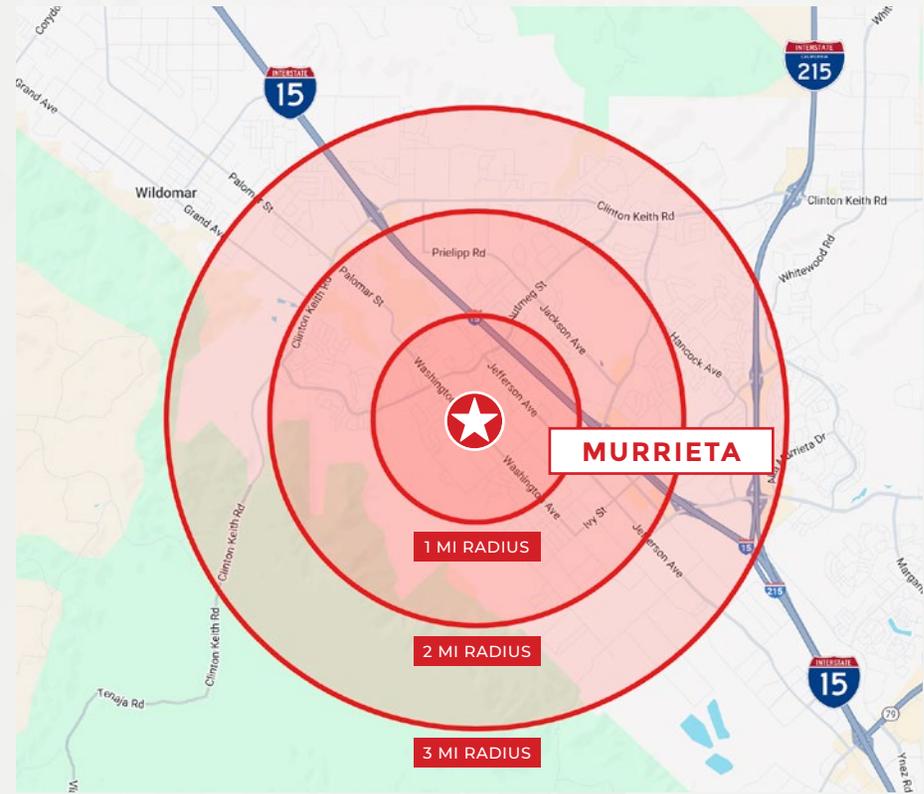
SOUTHWEST HEALTHCARE
 ±1,788 employees
3.7 mi from site



MURRIETA MESA HIGH SCHOOL
 ±2,238 students
2.7 mi from site

DEMOGRAPHICS

	1 mile	2 miles	3 miles
POPULATION			
2025 Estimated Population	12,319	39,437	71,950
2030 Projected Population	12,733	42,302	75,950
2020 Census Population	12,000	37,104	68,923
Projected Annual Growth 2025-2030	0.7%	1.5%	1.1%
Historical Annual Growth 2010-2025	0.9%	1.0%	0.9%
HOUSEHOLDS			
2025 Estimated Households	3,810	13,550	23,823
2030 Projected Households	4,035	14,957	25,846
2020 Census Households	3,653	12,551	22,687
Projected Annual Growth 2025-2030	1.2%	2.1%	1.7%
Historical Annual Growth 2010-2025	1.1%	1.1%	1.0%
RACE & ETHNICITY			
2025 est. White	54.8%	53.4%	51.7%
2025 est. Black	7.1%	6.8%	6.7%
2025 est. Asian	9.1%	9.2%	10.0%
2025 est. Native American	1.0%	1.1%	1.2%
2025 est. Other	28.1%	29.5%	49.7%
2025 est. Hispanic	32.3%	31.8%	34.1%
INCOME			
2025 est. Average Household Income	\$162,965	\$140,047	\$141,756
2025 est. Median Household Income	\$122,643	\$108,380	\$112,784
2025 est. Per Capita Income	\$50,430	\$48,180	\$46,976
BUSINESSES & EMPLOYEES			
2025 est. Total Businesses	374	1,569	2,843
2025 est. Total Employees	2,257	9,788	18,075



RENT ROLL



Splash first opened in 1988. Aiming to provide car wash service above and beyond its contemporaries, they are looking to expand its locations in the Riverside County area. Originally having a total of six car wash locations, Splash sold off four and now have locations in Riverside, Beaumont, and this one.

Website: splashexpress.net/
 Company Type: Private
 Current Locations: 2

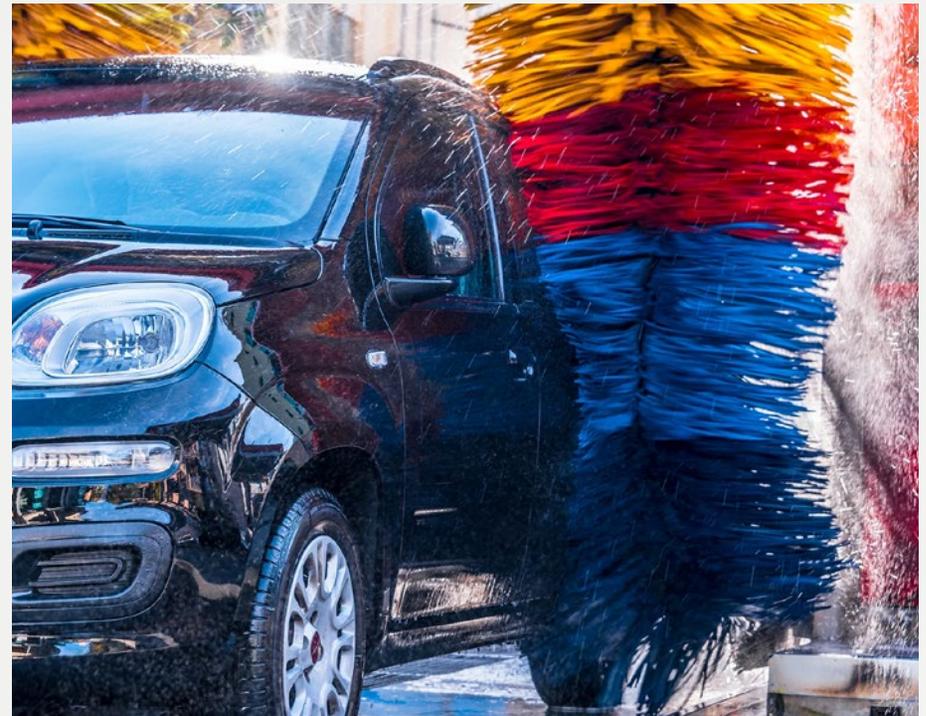
RENT ROLL

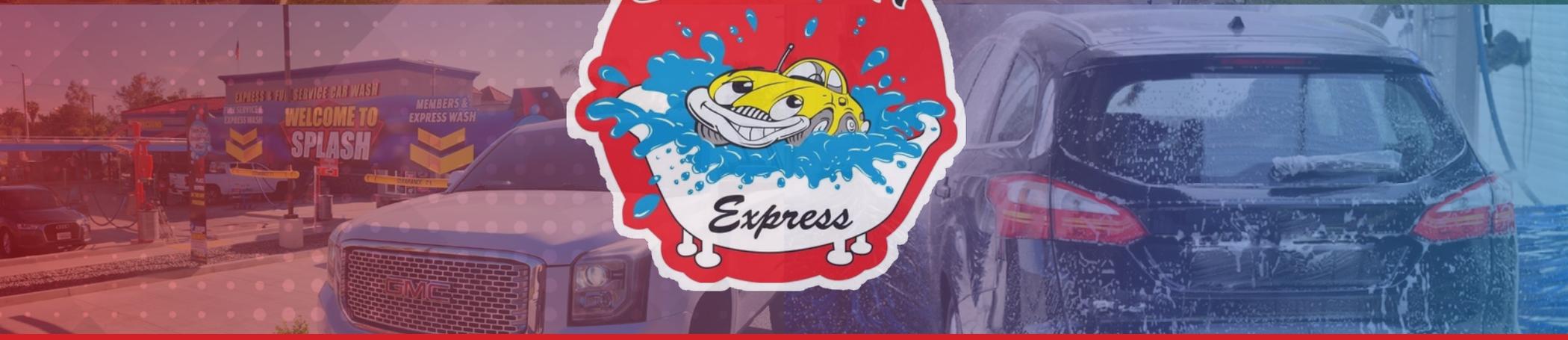
RENT SCHEDULE

YEARS	ANNUAL RENT
Years 1-5	\$185,000.00
Years 6-10	\$203,500.00
Years 11-15	\$223,850.00
Years 16-20	\$246,235.00
Years 21-25	\$270,858.50

OPTION RENTS

DATE RANGE	ANNUAL RENT
#1. Option 1 (Years 26-30)	\$297,944.35
#2. Option 2 (Years 31-35)	\$327,738.79
#3. Option 3 (Years 36-40)	\$360,512.67





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