

FACT SHEET

MURRIETA

PROFESSIONAL PLAZA

40700 CALIFORNIA OAKS ROAD • MURRIETA, CA



The Offering

Lee and Associates is pleased to present for sale Murrieta Professional Plaza, a ±19,601 square foot multi-tenant/medical office building located in Murrieta, California in the County of Riverside. Murrieta Professional Plaza is situated along California Oaks Road, one of Murrieta's primary arterials, located just east of Interstate 15. Murrieta Professional Plaza was constructed in 2003 and enjoys excellent visibility, access and curb appeal. This offering provides an investor the opportunity to acquire a highly attractive, 89% occupied and beautifully landscaped, fully stabilized, multi-tenant property within Murrieta - considered by many to be one of the best locations in the Temecula/Murrieta Valley.

Investment Summary

OFFERING PRICE:	\$6,795,000
PRICE PSF:	\$346.67
CAP RATE (YEAR 1):	5.77%
NOI (YEAR 1):	\$392,291
CAP RATE (YEAR 3):	6.57%
NOI (YEAR 3):	\$446,228
CURRENT OCCUPANCY:	89%
BUILDING SIZE:	19,601 SF
LAND SIZE:	1.37 Acres

Highlights

- **Extremely secure investment with 89% of the GLA Leased:** Strong Tenant base includes Laser Eye Care, LoBue Eye Medical, and Health Scan Imaging, all leading medical providers in their field providing significant embedded value to an Investor.
- **Value-Add Opportunity:** In-place rents at or below market. Unique opportunity with both stabilized income as well as value-add by way of below market rents. Strong tenant renewal history and pricing advantage through the leasing of upcoming availability at higher market rates.
- **Location, Location, Location:** In the Temecula Valley, one block east of Interstate 15 strategically located on busy California Oaks Road between 3 major hospitals:
 - Rancho Springs Medical Center/hospital (1.5 miles)
 - Inland Valley Regional Medical Center/trauma center hospital (2.5 miles)
 - Loma Linda University Medical Center/trauma center hospital (3.7 miles)
- **Highly Favorable Market Trends:** The growing population in Southwest Riverside County continues to attract medical practices to serve the growth.
- **Superior Functionality:** Diversified range of suite sizes accommodates multi-physician to solo practices.
- **Strategically Planned Lease Expirations:** Limited market exposure through planned lease expirations ranging from 2017 to 2021, both limiting market exposure and creating the opportunity for strategic lease-up in a sought-after medical market.
- **Flexible Floorplans:** Layouts totaling 19,601 square feet allow for flexible leasing options and the ability to combine or divide suites as needed for future tenancies. Layout and multi-tenant suites on both floors can accommodate users as small as 1,329 SF and as large as 8,098 SF.
- **Diversified Tenant Use:** Strong hedge against a downturn through diversified tenant uses including: imaging center, ophthalmic, OB/GYN and cardiology practices.
- **Low TI Packages!:** Property was leased-up with low TI allowances. This speaks to the strength of the market and strength of renewal probability since the tenants spent hundreds of thousands of TI dollars themselves.

MIKE HANNA

Vice President
951.445.4503

mhanna@lee-associates.com
License #01456055

JIM NADAL, CCIM, SIOR

Senior Vice President
951.445.4520

jnadal@lee-associates.com
License #01040679



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