

**PRICED  
TO SELL!!**



**FOR SALE**

**41538 EASTMAN DRIVE**

MURRIETA, CA 92562

**Sam Robles**  
951.445.4519  
srobles@leetemecula.com  
DRE #01982449



No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Lee & Associates Commercial Real Estate Services, Inc. - Riverside, 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate DRE# 01048055

## BUILDING FEATURES

- ±6,108 SF Freestanding Multi-Tenant Commercial Building
- 10'x12' Rear Loading Roll up Door
- Easy Ingress and Egress for Delivery Trucks
- 18' Clear Height
- Parking Ratio: 2.00/1,000 PSF
- Power: 400amps 120/208 3 phase
- Built 2002

## TENANTS:

SUITE A	Innovative Pharmacy 2,000 SF	5 Offices, Reception Area, 1 Restroom
SUITE B	Diamonds in the Ruff Salon (Dog Groomer) 600 SF	Reception area, Dog Washing Station, 1 Restroom
SUITE C	Vacant	Available

## AREA FEATURES

- Located in Murrieta's prime business district
  - 47,000/day Jefferson Ave. North/South
  - 1.2 miles to Murrieta Hot Springs Rd. on/off ramp (I-15)
- Close by amenities:
- Wells Fargo
  - Wal-Mart
  - Home Depot
  - Staples
  - Shell Gas
  - Rancho Spring Medical Center



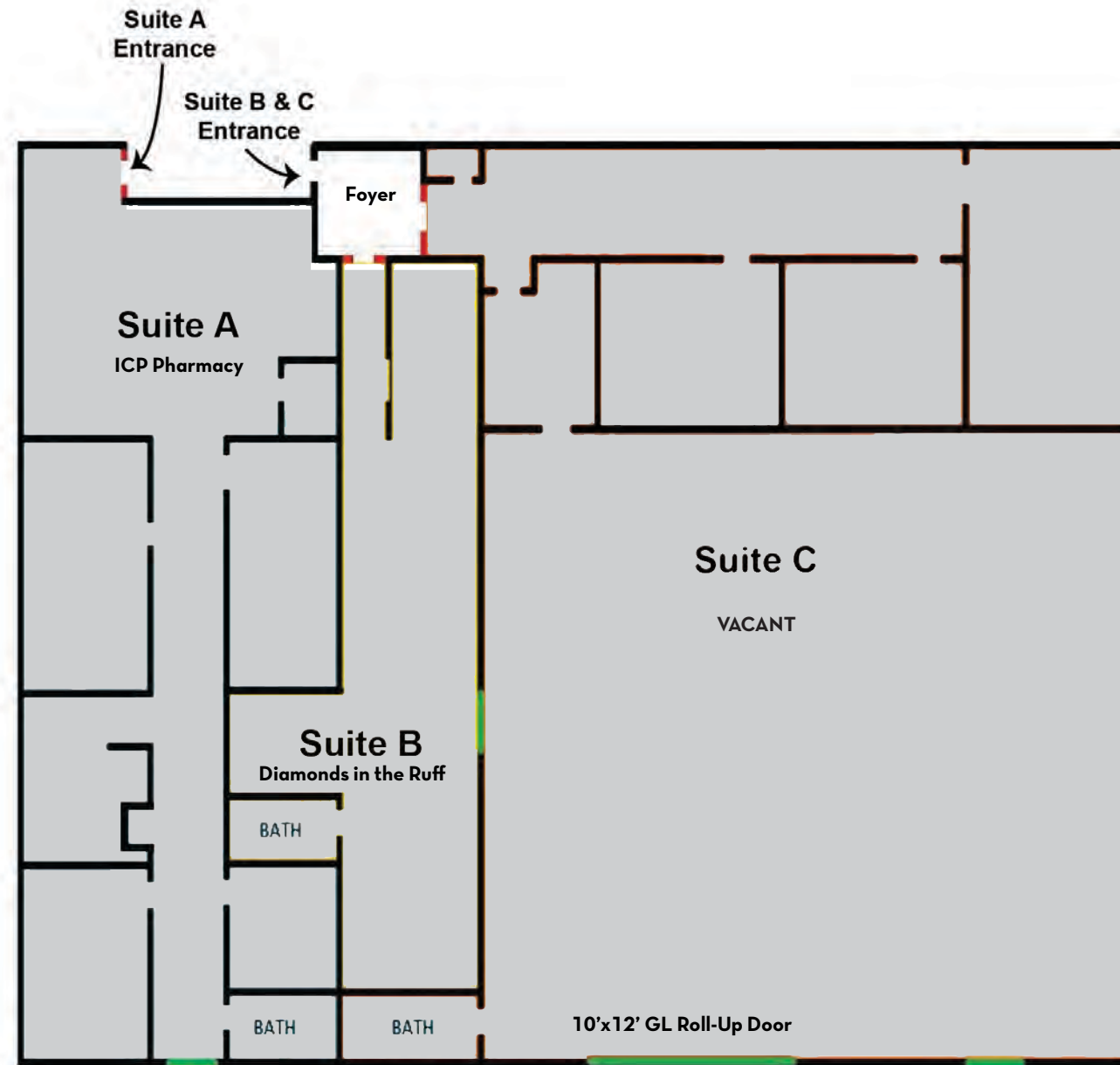
**SALE PRICE:** **\$950,000**  
~~\$1,081,116~~

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# FLOOR PLAN: 41538 EASTMAN DRIVE



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