

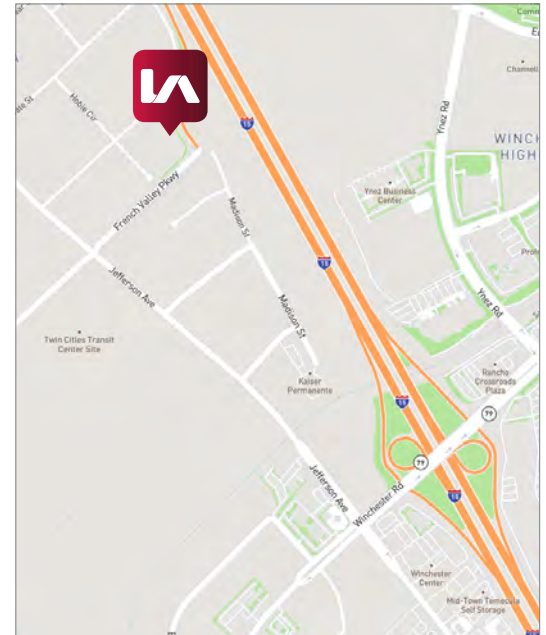
# AUTO DEALERSHIP FOR LEASE OR SALE MURRIETA AUTO MALL

26825 AUTO MALL PARKWAY | MURRIETA, CA



## PROPERTY HIGHLIGHTS:

- Move In Ready Automotive Dealership Currently Occupied by BMW of Murrieta
- ±24,447 SF of Dealership Space on 3.41 Acres
- Improvements Include: Showroom, Retail Area, Customer Lounge, Parts Area, Administrative offices and Twelve (12) Bay Enclosed Services Dept.
- Master Planned Murrieta Auto Mall
- Easy Access From I-15 Freeway at French Valley Parkway Exit onto Jefferson Avenue
- Direct Frontage on I-15 (Temecula Valley Freeway)
- Unobstructed sightlines to both North and South bound traffic
- Adjacent to Southbound offramp at French Valley Parkway
- Near planned French Valley Parkway East/West Overpass and Southbound Offramp
- Prominent Signage on Electric Reader Pylon Sign
- Available for Occupancy 2/1/19



**SALES PRICE:**  
**\$7,500,000**

**LEASE RATE:**  
**\$48,000.00 /PER MONTH**

**Michael W. Strode, MBA, CCIM, SIOR**

951.445.4508

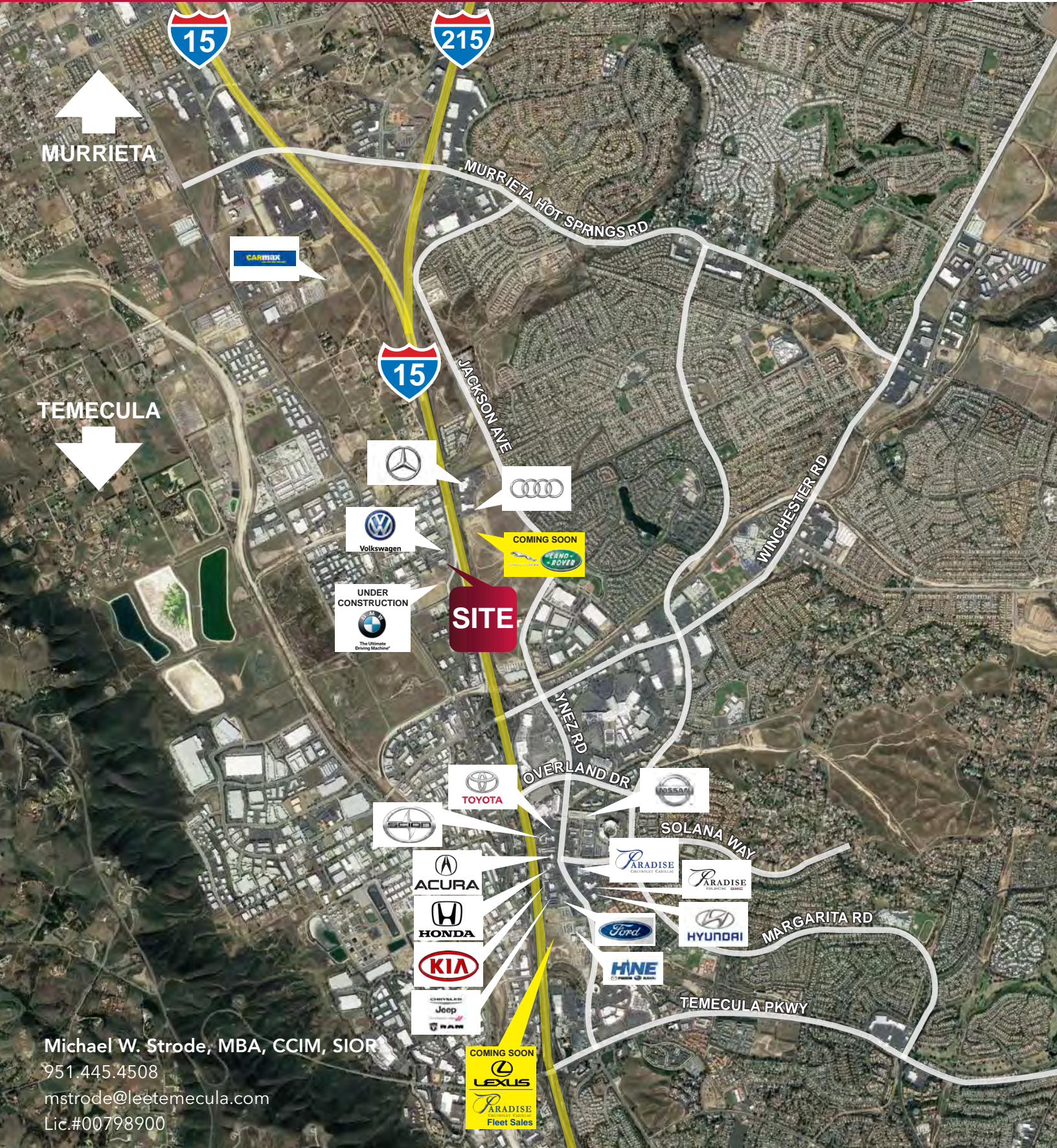
mstrode@leetemecula.com

Lic.#00798900

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. -Temecula. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055

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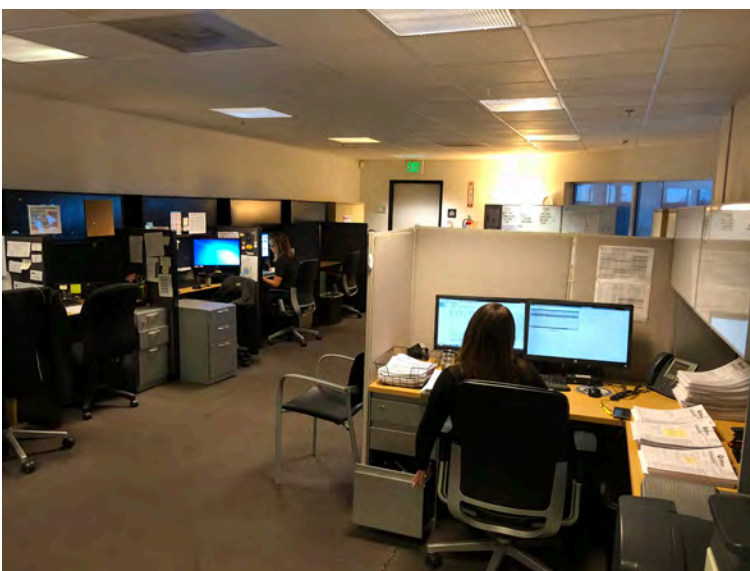
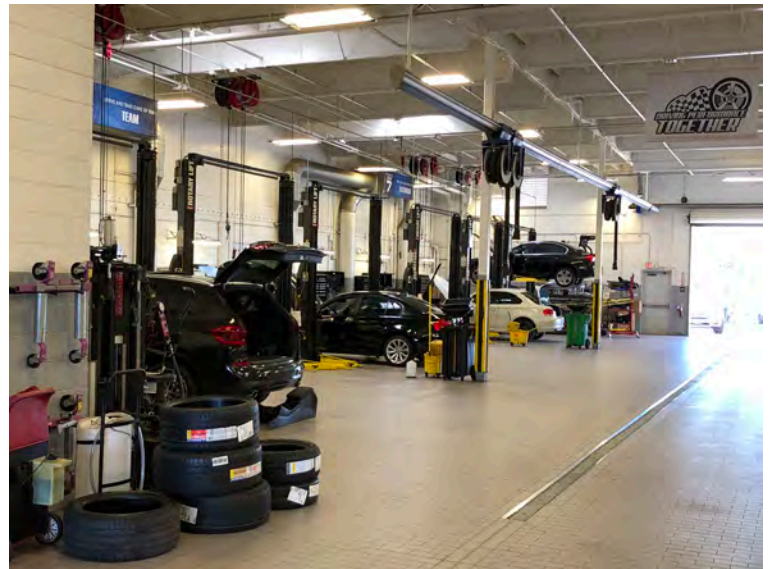
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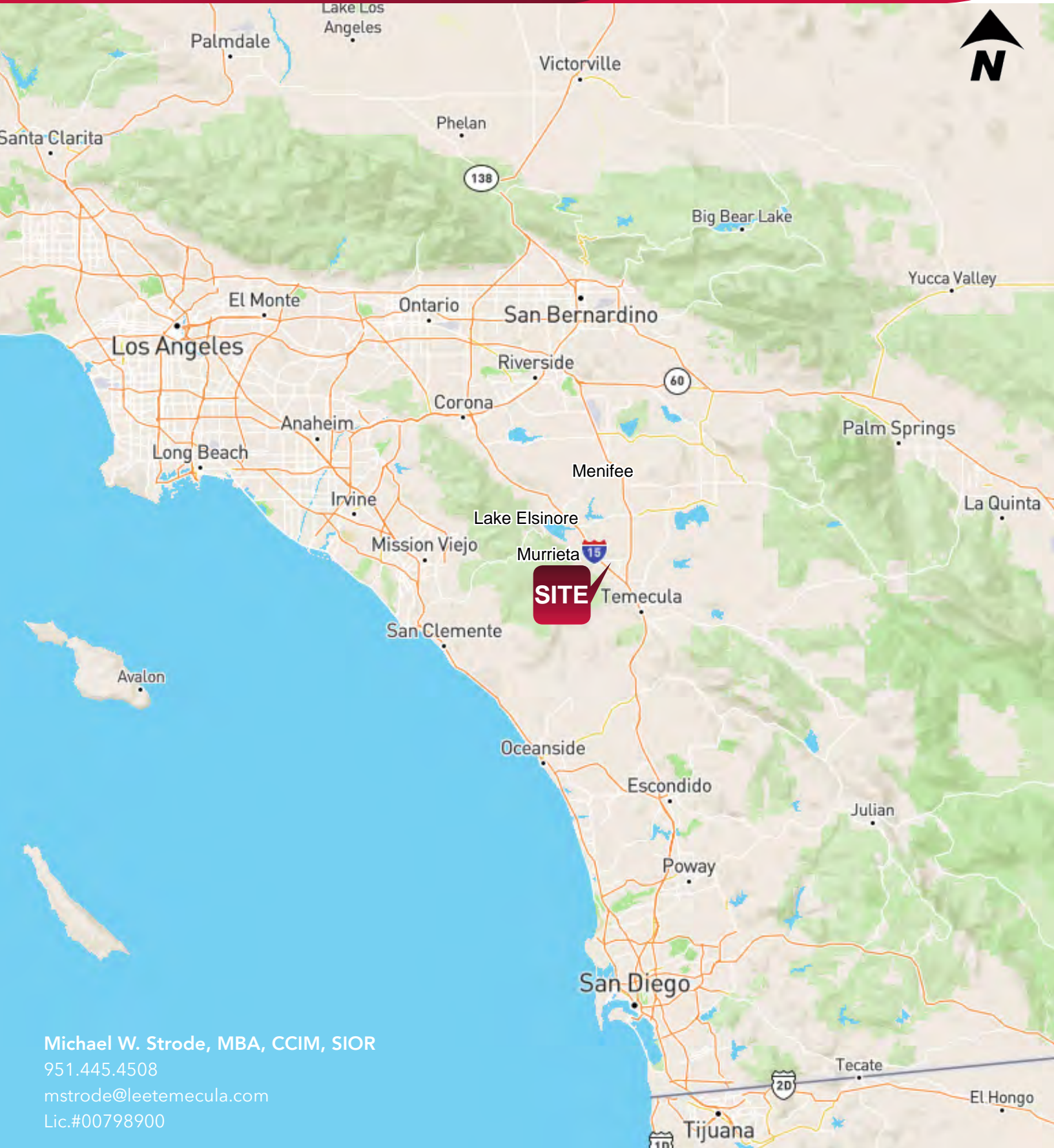
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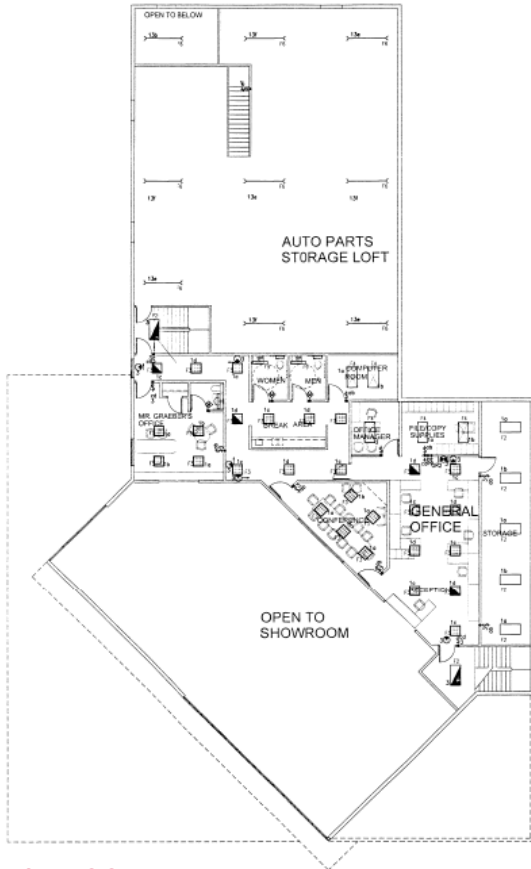


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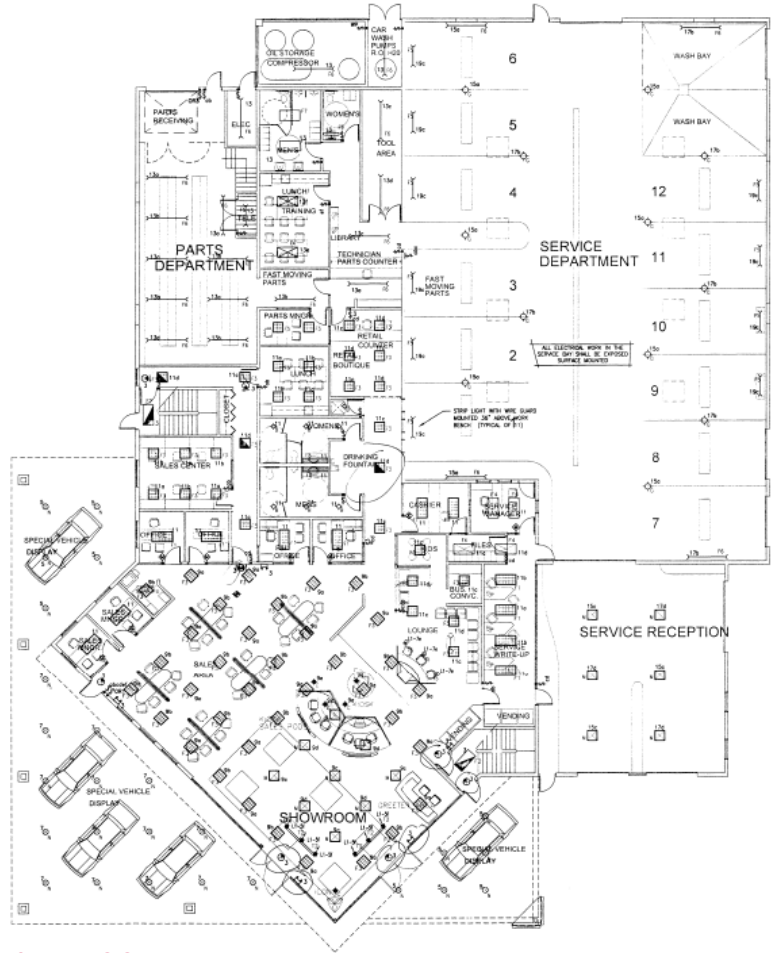
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## FLOORPLANS

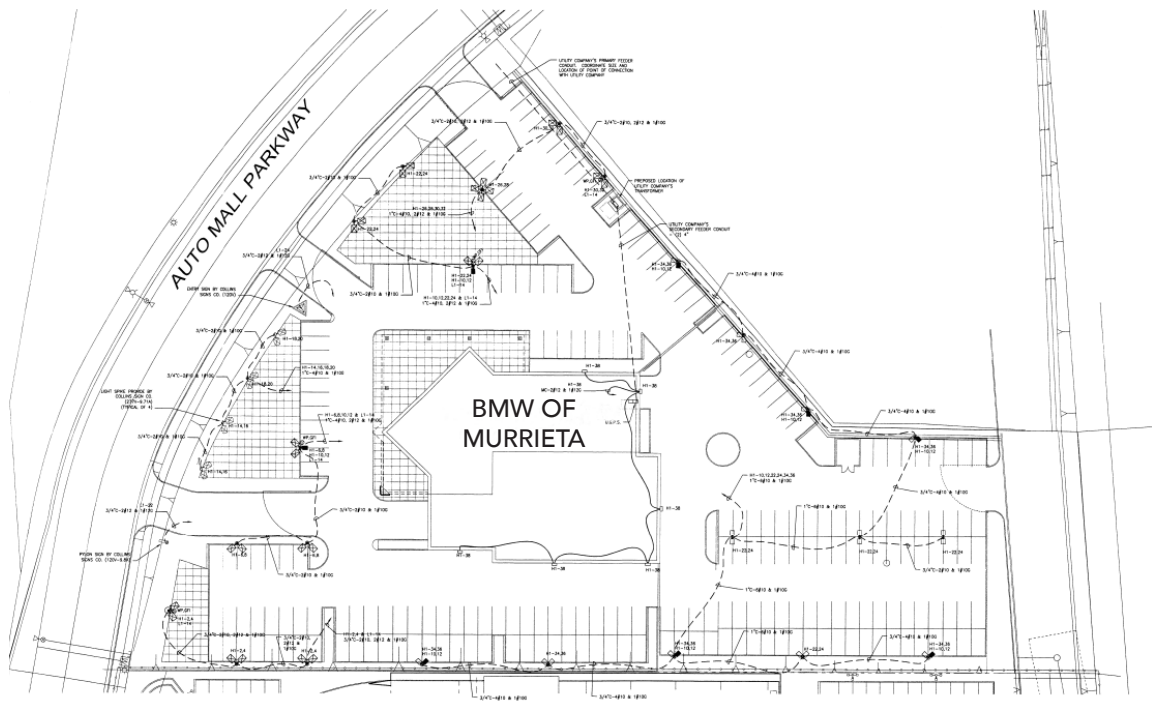


1ST FLOOR



2ND FLOOR

## SITE PLAN



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**SITE**

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**Kmart**  
**TJ-maxx**  
**Pier 1 imports**  
**CHASE**  
**FOOD 4 LESS**  
**HOBBY LOBBY**

# AUTO DEALERSHIP FOR LEASE OR SALE MURRIETA AUTO MALL

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RS1

26825 Auto Mall Pkwy		1 mi radius	3 mi radius	5 mi radius
Murrieta, CA 92562				
POPULATION	2018 Estimated Population	6,567	81,452	185,941
	2023 Projected Population	6,993	87,033	198,539
	2010 Census Population	5,628	72,405	161,357
	2000 Census Population	118	42,654	97,886
	Projected Annual Growth 2018 to 2023	1.3%	1.4%	1.4%
	Historical Annual Growth 2000 to 2018	304.3%	5.1%	5.0%
	2018 Median Age	32.3	34.7	35.6
HOUSEHOLDS	2018 Estimated Households	2,045	27,400	60,201
	2023 Projected Households	2,114	28,405	62,365
	2010 Census Households	1,750	24,166	52,019
	2000 Census Households	35	14,039	31,754
	Projected Annual Growth 2018 to 2023	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2018	320.5%	5.3%	5.0%
RACE AND ETHNICITY	2018 Estimated White	60.3%	62.9%	65.7%
	2018 Estimated Black or African American	7.3%	6.4%	5.9%
	2018 Estimated Asian or Pacific Islander	16.7%	11.8%	11.0%
	2018 Estimated American Indian or Native Alaskan	0.7%	0.9%	0.8%
	2018 Estimated Other Races	15.1%	18.1%	16.6%
	2018 Estimated Hispanic	28.6%	33.1%	30.9%
INCOME	2018 Estimated Average Household Income	\$95,063	\$88,704	\$97,993
	2018 Estimated Median Household Income	\$86,364	\$75,995	\$85,866
	2018 Estimated Per Capita Income	\$29,675	\$29,884	\$31,853
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	3.0%	4.1%	3.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.5%	5.1%	4.7%
	2018 Estimated High School Graduate	26.1%	26.4%	22.7%
	2018 Estimated Some College	27.3%	28.5%	29.2%
	2018 Estimated Associates Degree Only	8.3%	9.4%	9.8%
	2018 Estimated Bachelors Degree Only	19.6%	17.7%	20.4%
	2018 Estimated Graduate Degree	11.2%	8.8%	9.8%
BUSINESS	2018 Estimated Total Businesses	1,532	6,331	8,392
	2018 Estimated Total Employees	15,500	58,594	73,588
	2018 Estimated Employee Population per Business	10.1	9.3	8.8
	2018 Estimated Residential Population per Business	4.3	12.9	22.2

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.