

Investment Offering Multi-Tenant Industrial

26820 Hobie Circle
MURRIETA, CA



OFFERED BY

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26820 Hobie Circle

EXECUTIVE SUMMARY

THE OFFERING

Kidder Mathews is pleased to offer a rare multi-tenant industrial opportunity in Murrieta, CA, the southernmost portion of the Inland Empire. The property, strategically located along the 1-15 Corridor at 26820 Hobie Circle, consists of a 25,060 square foot industrial building, fully-leased to 5 tenants occupying 7 suites, with a variety of both smaller entrepreneurial companies, along with a national credit tenant, Sunrun (NASDAQ: RUN), the largest publicly-traded rooftop solar energy company in the United States.

OFFERING SUMMARY

Offering Price	\$3,125,000
Price per Square Foot	\$124.70/SF
Year 1 NOI	\$180,642
Year 1 Cap Rate	5.78%
Current Occupancy	100%



INVESTMENT HIGHLIGHTS

PREFERRED ASSET CLASS

As a result of its lower operating & re-tenanting costs versus office or retail properties, multi-tenant industrial continues to enjoy preferred asset class status among sophisticated investors looking to diversify their income stream with multiple businesses, rather than relying on a single tenant.

PRIME LOCATION

The property is located adjacent to the Murrieta Auto Mall (BMW & VW dealerships) and offers direct I-15 Freeway access via the new French Valley Parkway off-ramp. Future Caltrans plans include the construction of both a freeway interchange and overpass to ease traffic congestion in anticipation of future growth.

DIVERSIFIED TENANT BASE

The property offers a well-balanced mix of both smaller entrepreneurial companies along with a national credit tenant, Sunrun (NASDAQ: RUN), each representing 50% of the overall square footage & scheduled gross income.

FLEXIBLE SUITE SIZES

The property offers flexible suite sizes from 1,388 SF to 8,295 SF, thus attracting a wider pool of prospective tenants and giving existing tenants the potential for expansion capability without the need to relocate.

BELOW REPLACEMENT COST

In spite of exceptional appreciation over the past 3 years, property valuations for existing multi-tenant industrial product still remain over 15% below future replacement costs of \$150/SF+, thus creating an artificial barrier to entry for new speculative construction on any large scale.

EXCEPTIONAL MARKET FUNDAMENTALS

With no new speculative industrial construction in the immediate trade area since 2008, this 9 year hiatus, in conjunction with a robust local economy, has created a massive supply/demand imbalance, and in turn, allowed landlords to achieve substantial rent growth as leases rollover.

EASE OF MANAGEMENT

Given the moderate size of this asset, coupled with the fact there are only 5 tenants, it affords a hands-on investor the ability to self-manage the property and thereby eliminate third-party management fees.

NO EXISTING FINANCING

The property is being offered free and clear of existing debt, allowing an investor the ability to pay all cash or obtain new financing at today's historically low interest rates.

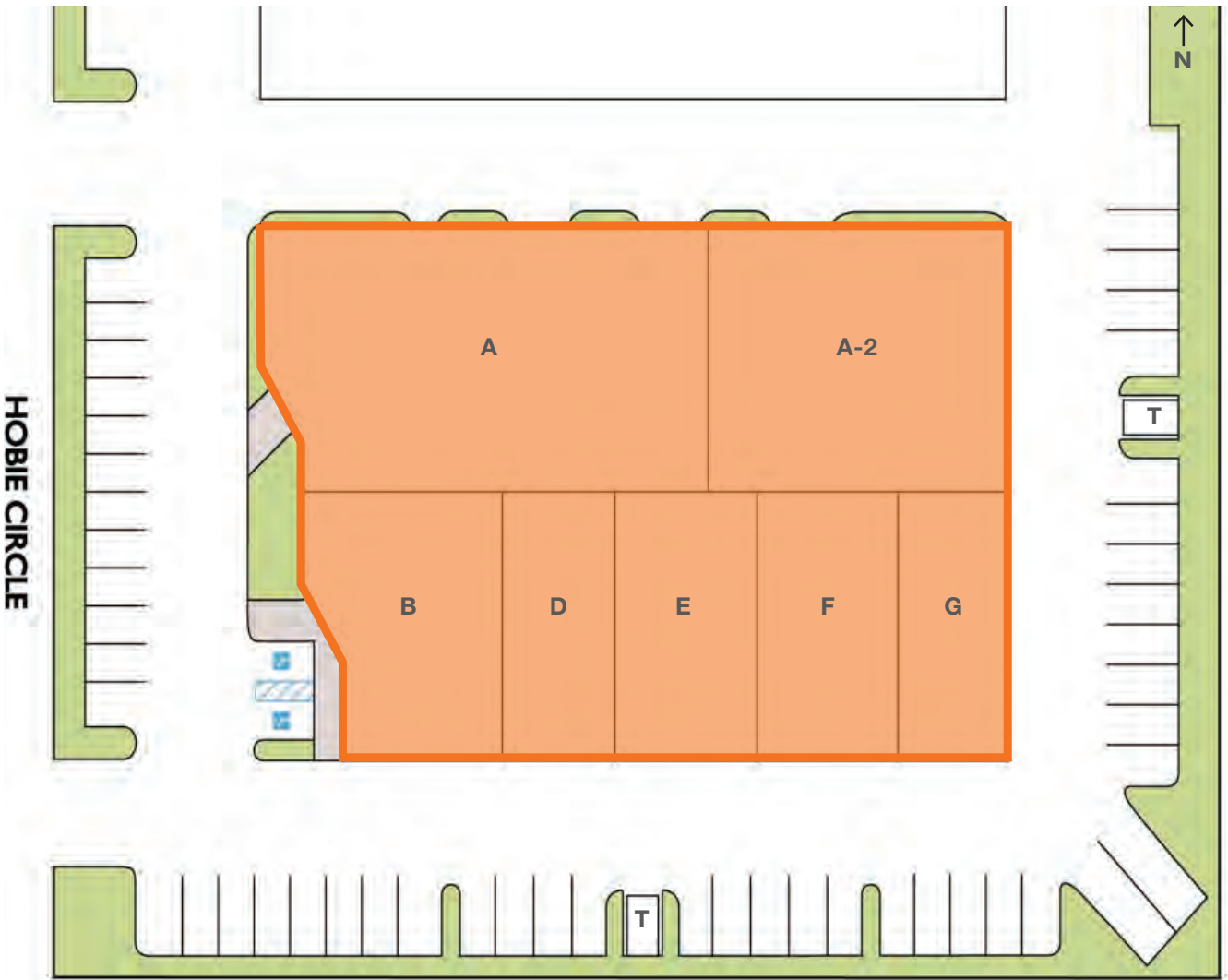


PROPERTY FEATURES

Address	26820 Hobie Circle
Submarket	Murrieta
Region	Inland Empire
Building Size	25,060 SF
Land Area	1.20 Acres
APN	910-263-005
Year Built	1989
Fire Sprinklers	Yes - Throughout
Suite Sizes	1,388 SF - 8,295 SF
Number of Suites	7 Suites
Number of Tenants	5 Tenants
Current Occupancy	100% Occupied
Clear Height	18' Clearance
Loading	9 Grade-Level Doors
Parking	50 Parking Stalls (2/1,000 SF)
Power	1,200 Amps, 120/208 Volt
Zoning	Business Park



SITE PLAN



26820 Hobie Circle

AREA MAP

