

AUTO DEALERSHIP FOR SALE OR LEASE

JUST SOLD
\$10.2MM

AUTO DEALERSHIP

LEASED MAY 2023

\$3.07 NNN

5 YEARS, 3% ANNUAL
INCREASES

AS-IS CONDITION

± 24,447 SF ON

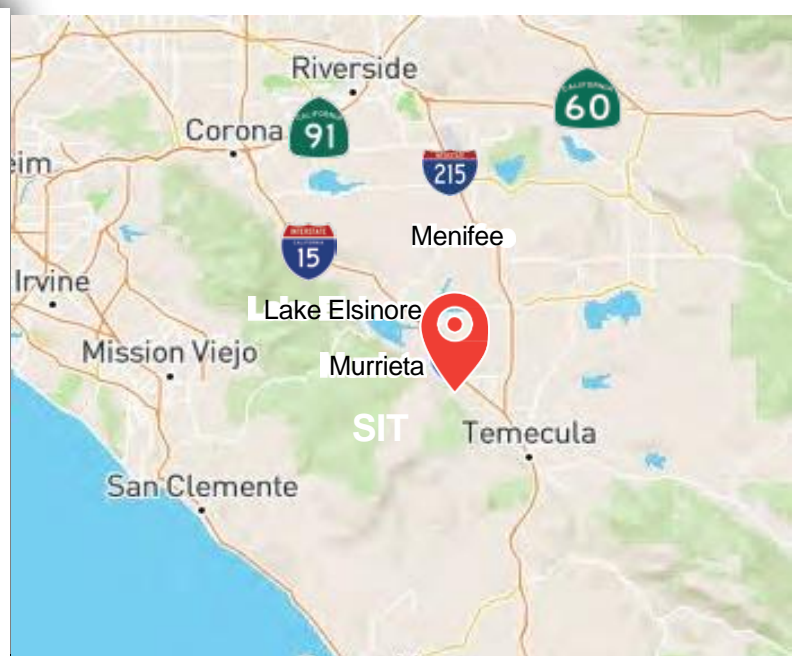
± 3.41 ACRES

26825 AUTO MALL PARKWAY
MURRIETA, CA 92562

PROPERTY FEATURES

- Move In Ready Automotive Dealership Currently Occupied by Auto Gallery Mitsubishi
- ±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., Solar Panels (financed), 6 EV Chargers, New Roof in 2020, LED Lighting inside and Out, Asphalt Slurry, Exterior Remodel (Mitsubishi Image Program, ACM Paneling, etc.)
- 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 & \$138MM Project underway for easing 15 Fwy 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
- Parking: ± 300 Cars (Additional 40 car parking in back lot)

The information contained herein has not been verified by real estate brokers. Although we have no reason to doubt its accuracy we do not guarantee it. Buyers and tenant should verify information independently.



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