

OWNER-USER OPPORTUNITY

FOR SALE: 32,000 SF FREESTANDING INDUSTRIAL BUILDING

OWNER-USER CAN OWN THIS BUILDING FOR \$862 TOTAL EFFECTIVE MONTHLY COST*
SEE PAGE 3 FOR DETAILS

IDEAL 16,000 SF SBA OWNER USER OPPORTUNITY WITH FIXED INCOME IN PLAY

26035 PALOMAR RD

BISHOP LN

PALOMAR RD



PROPERTY INFORMATION:

SIZE	32,000 SF Situated on 2.02 Acres
BUILDING TYPE	Metal
TENANT	Unit A: AMR Unit B: 16,000 SF Available 9/1/26
YEAR BUILT	2004 Construction
POWER	1,000 Amps, 120/208V, Phase Electric (Verify)
YARD	Large Secured Yard
GL LOADING DOORS	Six (6) GL Loading Doors from 12'x14' to 22'x14'
STORAGE	±4,110 SF "BONUS" Storage Mezzanine
ROOF	Insulated
SKYLIGHTS	Yes
FIRE SPRINKLERS	.30/2,500 SF
CLEAR HEIGHT	±15'-17'
ZONING	Business Park (BP) - City of Menifee (Verify) [Click to View Allowable Uses]

SALE PRICE:
\$5,700,000.00 (\$178.12 PSF)

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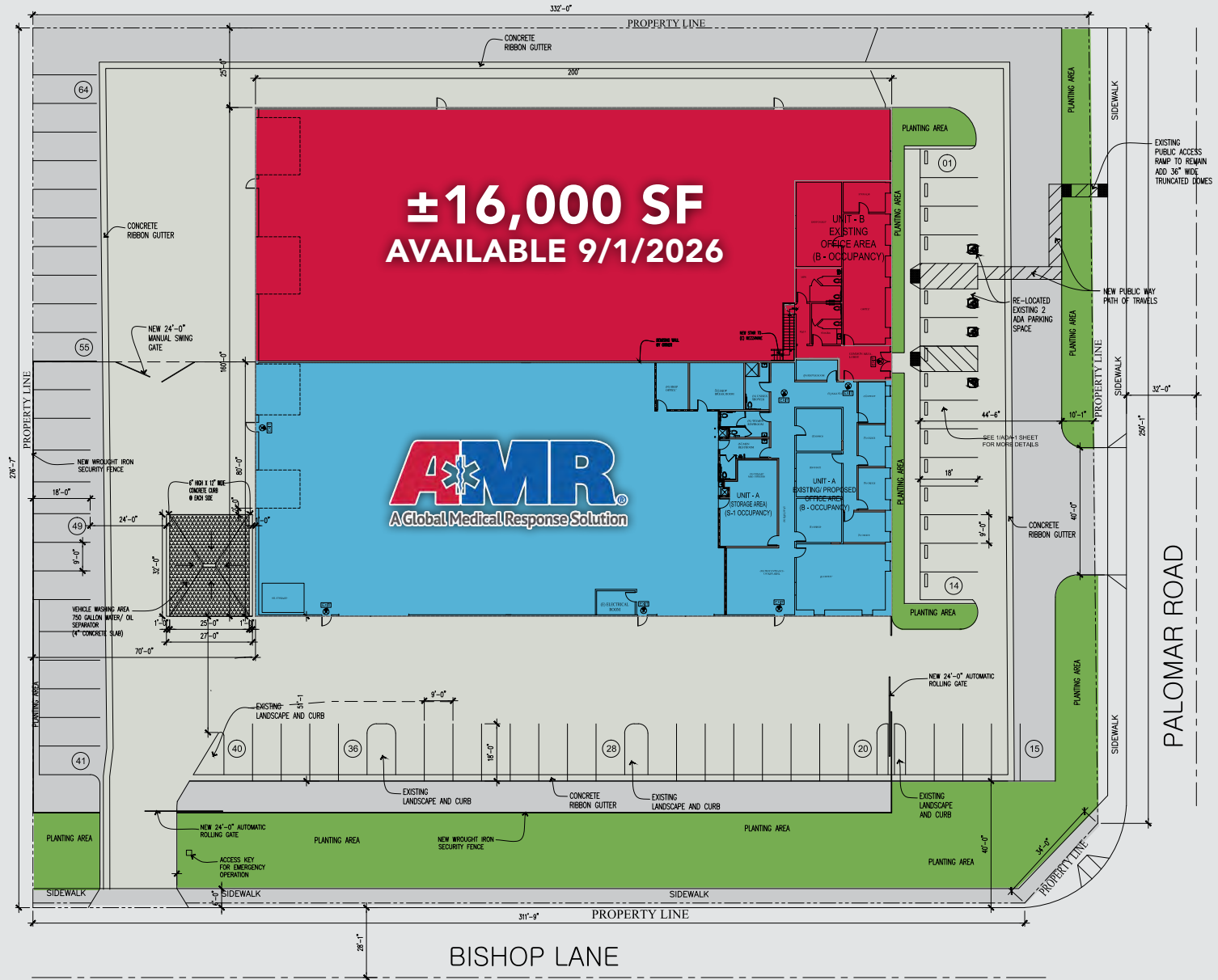
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SITE PLAN



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Lee & Associates Commercial Real Estate Services, Inc. - Riverside. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 Corporate ID# 01048055

SBA OWNER USER LEASE VS. BUY ANALYSIS

26035 PALOMAR ROAD, MENIFEE, CA 92585
PROPERTY SIZE: 32,000 SQUARE FEET

FOR MORE INFORMATION, PLEASE CONTACT
LISA MATTA
951.400.2213 / LISA@BFCFUNDING.COM



• OWN •

• LEASE •

PURCHASE ASSUMPTIONS:

	Per sqft	Total
Purchase Price	\$178.00	\$5,700,000
SBA Fees (Financed)		\$67,000
Total Project Cost		\$5,767,000

LEASE ASSUMPTIONS:

	Per sqft
Lease rate per square foot per month	\$1.30
Lease rate per month (suite B, 16,000 SF)	\$20,800

START-UP COSTS

Cash down payment (10%)	\$570,000
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START-UP COSTS

Prepaid lease payment and security deposit	\$41,600
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MONTHLY COSTS

		Amount
Monthly Payment	\$1.08	\$34,613
Property Taxes	\$0.19	\$6,128
Insurance	\$0.02	\$570
Total Monthly Costs	\$1.29	\$41,310

MONTHLY COSTS

		Amount
Lease payment	\$1.30	\$20,800
TI Amortization	\$0.07	\$1,135
Total Monthly Costs	\$1.37	\$21,935

MONTHLY OWNERSHIP BENEFITS (estimate)

		Amount
Monthly Depreciation	\$0.12	\$3,897
Property Tax Benefit	\$0.08	\$2,451
Interest Deduction	\$0.18	5,705
Average Appreciation (2%)	\$0.30	\$9,500
Rental Income (Suite A, 16,000 SF)	\$1.18	\$18,895
Total Ownership Benefits	\$1.85	\$40,448

MONTHLY LEASE BENEFITS

Rent Deduction Tax Savings	\$8,774
Total Lease Benefits	\$8,774

TOTAL EFFECTIVE MONTHLY COST

\$862

TOTAL EFFECTIVE MONTHLY COST

\$13,161

The financial figures presented in this Lease vs. Buy comparison are for illustrative purposes only and are based on estimated assumptions. Actual results may vary. Prospective buyers are strongly encouraged to consult with their tax advisor or financial professional for personalized guidance

TAKE ADVANTAGE OF THIS RARE OWNER-USER OPPORTUNITY TO PURCHASE AND OCCUPY THE BUILDING WITH AS LITTLE AS 10% DOWN THROUGH SBA FINANCING, ALL WHILE EARNING FIXED INCOME FROM A STRONG-CREDIT TENANT.

TENANT OVERVIEW



UNIT A: AMR (American Medical Response)

Rentable SF:	16,000 SF
% of Project Lease:	50%
Lease Expiration:	10/31/2029
In-Place Rent:	\$18,895 per month (17,760.00 + \$1,135.23 TI Amortization)
Lease Type:	AIR Multi-Tenant Gross
Renewal Options:	Two (2) Five-Year Extension Options at Fair Market Value ("FMV")
Annual Increases:	Fixed at \$480

Conditional Use Permit (CUP) in Place with City of Menifee

AMR offers comprehensive emergency and non emergency patient transport services and has a presence in over 40 states, with 180 locations, a fleet of over 8,000 ambulances and more than 37,000 team members. They were founded in 1992 and are headquartered in Lewisville Texas. They partner with hospitals, municipalities, and event organizers nationwide. Specializing in 911 emergency response, advanced life support, critical care transport, bariatric and wheelchair van services. AMR is renowned for delivering high-quality patient care "at a moment's notice".

AVAILABLE SPACE

UNIT B:

Rentable SF:	16,000 SF with BONUS Mezzanine Storage Area (±4,110 SF)
% of Project Lease:	50%
Availability date:	9/1/2026

Given the upcoming vacancy of Unit B and favorable SBA owner-user financing programs, this property presents an ideal opportunity for an owner-user to occupy a portion of the building while benefiting from stable rental income in place for the foreseeable future.

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UNIT B: PHOTOS



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PALOMAR RD



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AVAILABLE 9/1/2026

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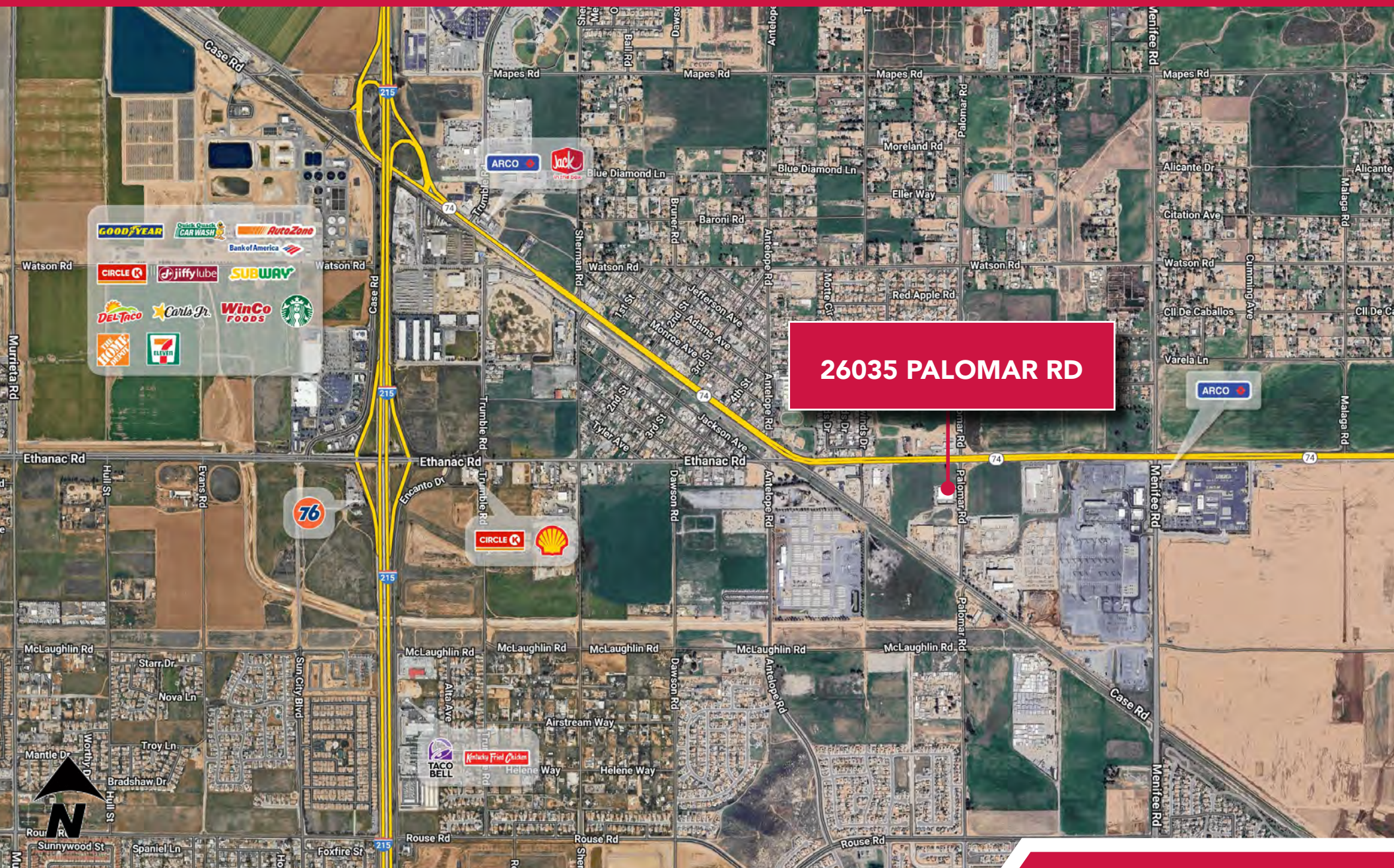
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