

**NEWPORT
COMMONS**
SUITES 3 & 4

27174
NEWPORT ROAD
MENIFEE

SUITE 3: $\pm 1,213$ RSF: \$467,000 / \$385.00 PER RSF
SUITE 4: $\pm 1,345$ RSF: \$538,000 / \$400.00 PER RSF
SUITES 3-4: $\pm 2,558$ RSF: \$1,005,000 / \$392.89 RSF

FOR SALE



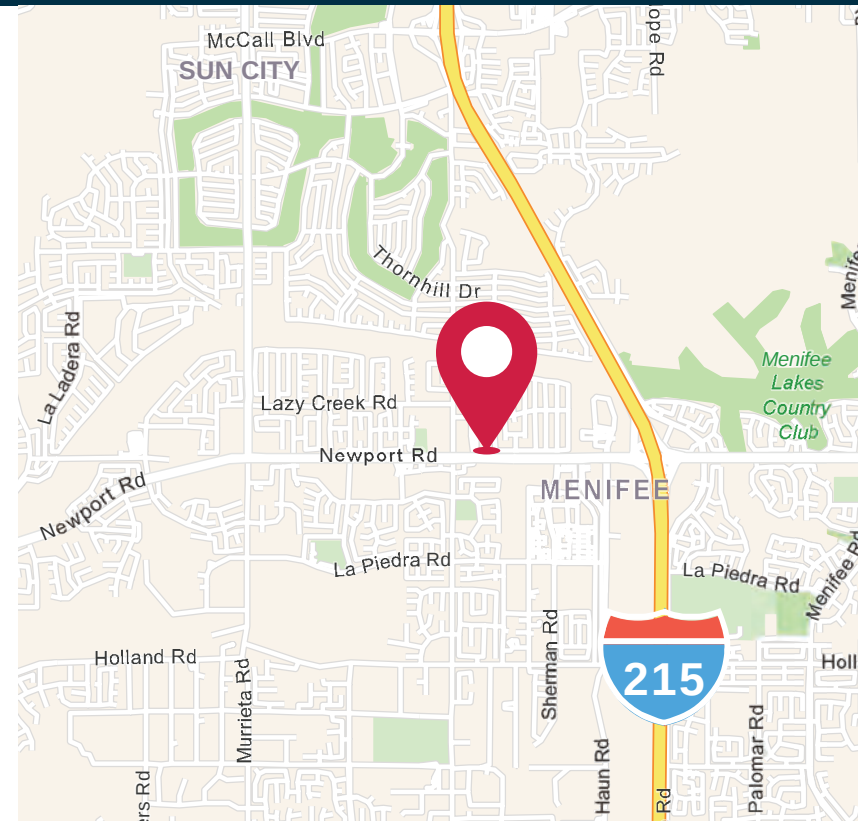
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FEATURES:

- Two Office Condo Units For Sale
- Professional Office Suites located on the 2nd floor.
- Suite 3 - 1,213 RSF. Reception, 5 offices, coffee bar area without running water. Can combine with Suite 4
- Suite 4 - 1,345 RSF. Reception, 5 offices, open work area, kitchen with water, IT closet. Can combine with Suite 3
- Only two suites located on the 2nd floor with a shared 2nd floor foyer & 2 common area restrooms.
- Potential to combine the units with an existing walkway that is currently closed off
- Diverse mix of professional office and medical tenants
- Beautiful, mature landscaping with water features
- Within ½ mile of Interstate 215 and located along Newport Rd
- Early Termination Clause creates an opportunity for an owner user to occupy one or both units, or hold with income in-place
- Currently Occupied. Do Not Disturb Occupants, contact agent for additional information
- **See Investment Summary Page for more information.*



Property Address	27174 Newport Road, Suite #3 and #4 Menifee, CA 92584
Total Building Size	±5,076 RSF
Parcel Information	336-181-009, 010
Suite 3 & 4	2,558 Rentable SqFt
Net Operating Income	\$54,171.24
Cap Rate	5.39%
Asking Price	\$875,568 / \$314.61 PSF

LEASE TERMS	
Tenant	Acrisure of California, LLC
Tenant Open Date	March 1, 2024
Lease Expiration	February 28, 2029
Lease Terms	5 Years
Lease Type	Modified Gross
Monthly Rent	\$7,282.80
Annual Rent	\$87,393.60
Rent Increases	2% Annually
Renewal Option	One 5-Year @ 2% Increases
Termination Clause	Landlord or Tenant may, upon ninety (90) days written notice to the other, terminate this Lease any time on or after March 1, 2027.

**EACH CONDO CAN BE PURCHASED INDIVIDUALLY.
INDIVIDUAL PURCHASE PRICING:**

SUITE 3: \$467,000 / \$385.00 PER RSF
SUITE 4: \$538,000 / \$400.00 PER RSF

SUITES 3-4 (COMBINED):
\$1,005,000 / \$392.89 PER RSF

NEWPORT COMMONS OFFICE CONDOS

27174 Newport Road, Menifee, CA 92584

Suite Number	#3 & #4
	#3 #4
Rentable SqFt (RSF)	±1,213 ±1,345
Total Rentable SqFt Combined	±2,558
Tenant Use	Accrisure of California, LLC Insurance, General Office
Lease Expiration	2/28/2029

Lease Periods	Mo. Base Rent	Rent / SQ FT	Annual Base Rent
3/1/26 - 2/28/27	\$7,282.80	\$2.85	\$87,393.60
3/1/27 - 2/28/28	\$7,428.46	\$2.90	\$89,141.52
3/1/28 - 2/28/29	\$7,577.03	\$2.96	\$90,924.36

Asking Price / Per RSF	\$1,005,000	\$392.89
Property Tax Rate (NIC Spec Asses)	1.14026%	

Rental Income	Monthly	Per RSF	Annual	Per RSF
Market Base Rent	\$ 7,282.80	\$ 2.85	\$ 87,393.60	\$ 34.16
202 Est. Budget CAM Expenses	Monthly	Per RSF	Annual	Per RSF
Property Tax Estimate	\$ 837.50	\$ 0.33	\$ 10,050.00	\$ 3.93
Property Tax - Special Assessments	\$ 117.47	\$ 0.05	\$ 1,409.64	\$ 0.55
Insurance Estimate	\$ 68.00	\$ 0.03	\$ 816.00	\$ 0.32
Common Area Association Fee	\$ 1,662.56	\$ 0.65	\$ 19,950.72	\$ 7.80
HVAC & Misc Maint.	\$ 83.00	\$ 0.03	\$ 996.00	\$ 0.39
Total Expense Estimates	\$ 2,768.53	\$ 1.08	\$ 33,222.36	\$ 12.99
Net Operating Income			\$ 54,171.24	
CAP Rate			5.39%	
Value Estimate			\$ 1,005,000	
Value PSF			\$ 392.89	



LOCATION

27174 Newport Road, Suites 3 & 4
Menifee, CA



SITE

Newport Commons is centrally located at 27174 Newport Road in Menifee, CA, with convenient access to Newport Road and nearby major thoroughfares. The property is just minutes from local shopping, dining, and regional transportation routes.



BUILDING AREA

Newport Commons is part of a larger professional building campus.



PARKING

The site offers ample parking, providing a ratio of approximately 3.5 spaces per 1,000 SF



TRAFFIC COUNTS

Newport Road 50,000 CPD



BUILT

Building on site was built in 2009



ZONING

[Click here for zoning information](#)



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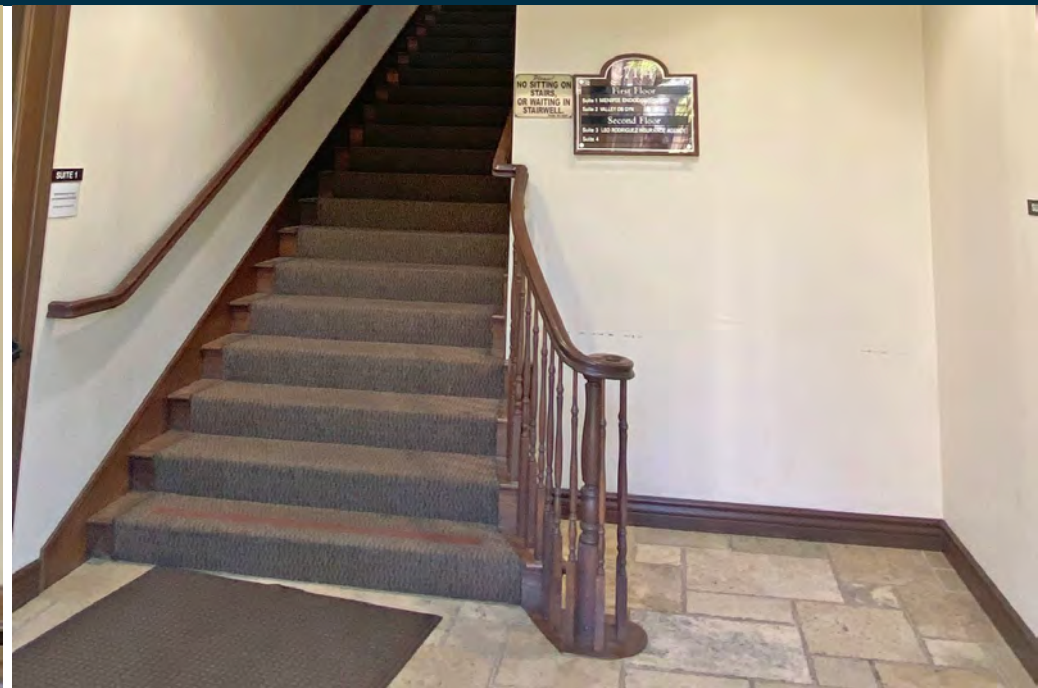
PROPERTY PHOTOS

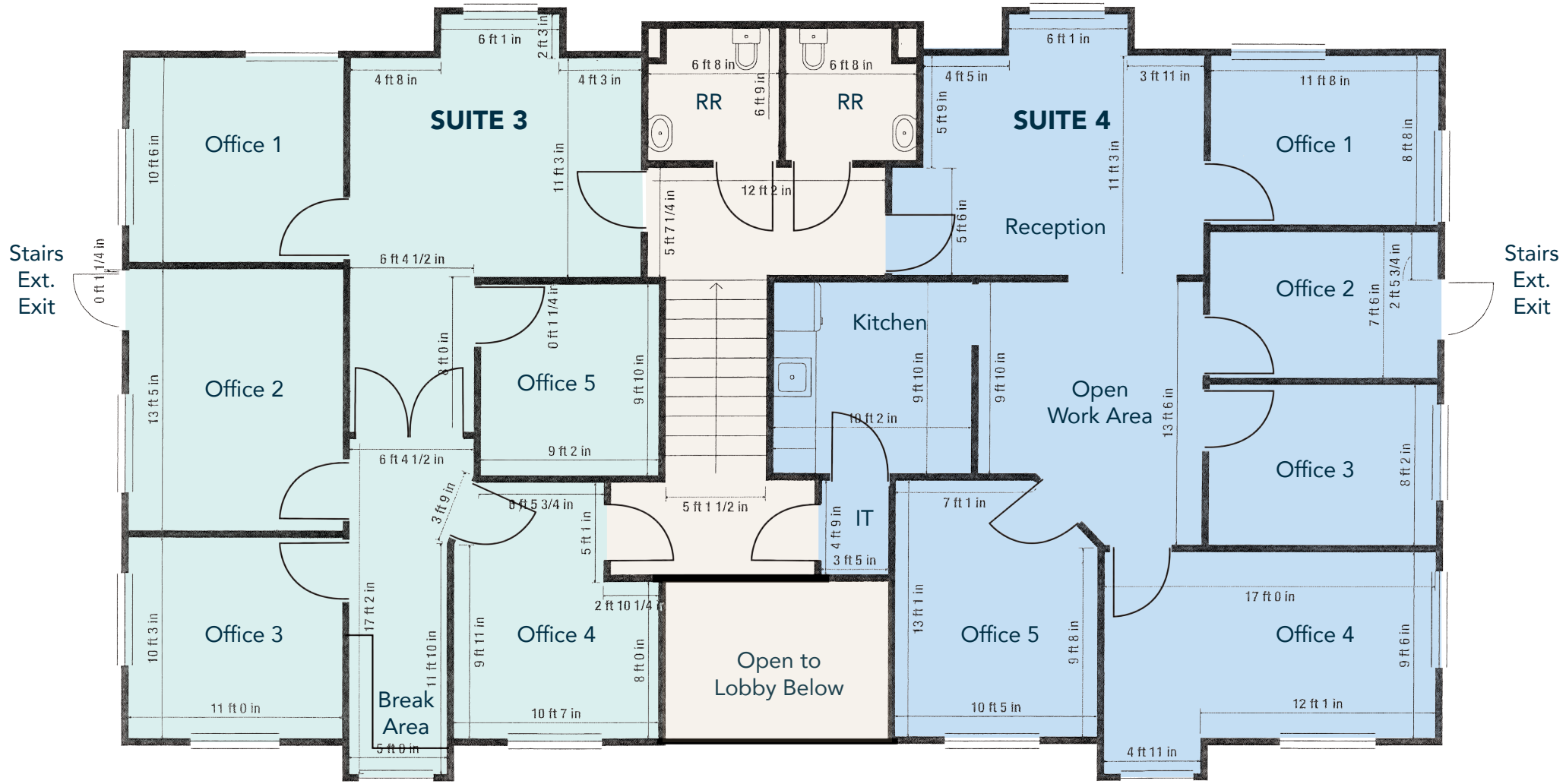


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PROPERTY PHOTOS





SUITE	RSF ±	USF ±	DESCRIPTION	MONTHLY ASSOCIATION	PRICE
Suite 3	±1,213 RSF	±1,030 USF	Click Here For Virtual Tour	\$789.12	\$467,000 / \$385.00 per RSF
Suite 4	±1,345 RSF	±1,142 USF	Click Here For Virtual Tour	\$873.44	\$538,000 / \$400.00 per RSF
Suites 3-4	±2,558 RSF	±2,172 USF	Professional Offices	\$1,662.56	\$1,005,000 / \$392.89 per RSF

2026 DEMOGRAPHICS

SOURCE: REGIS

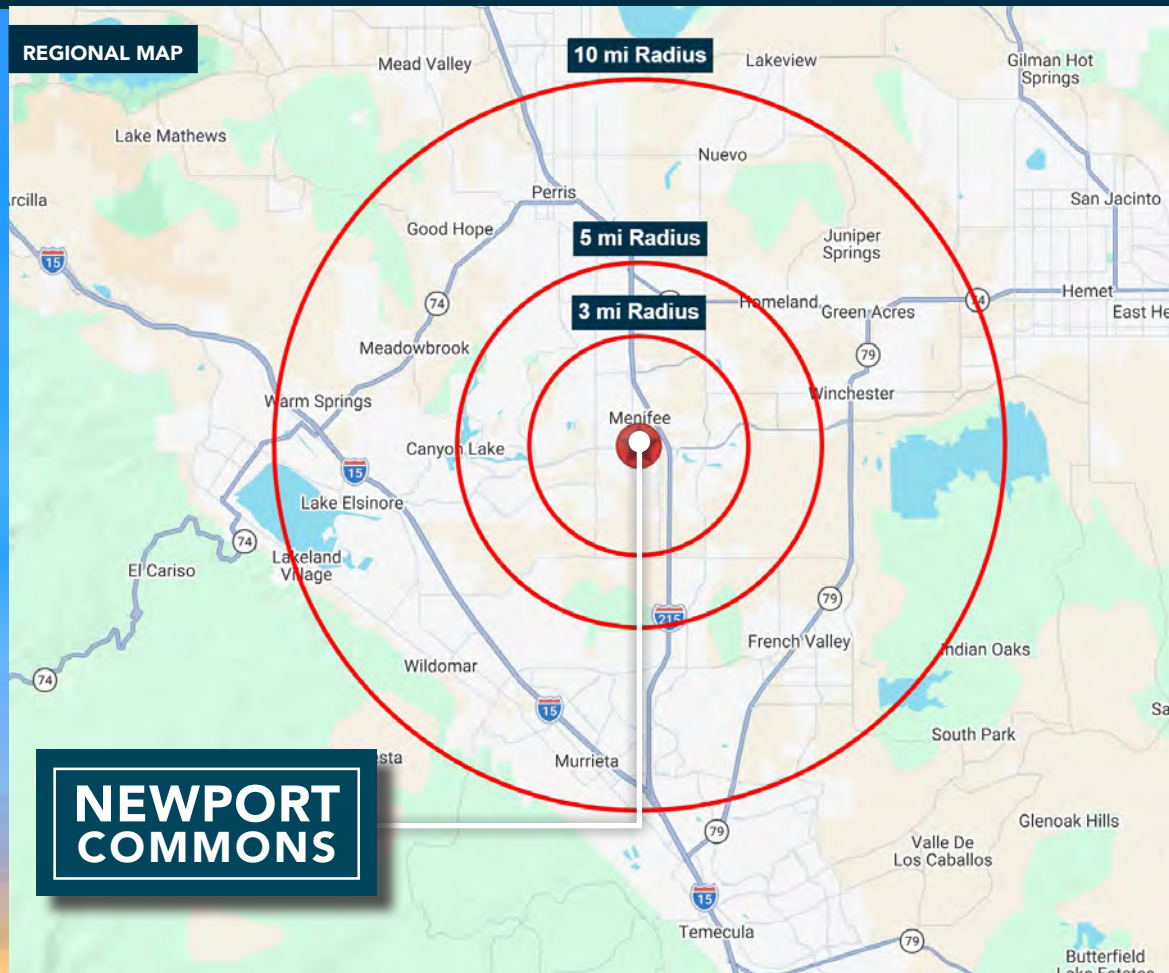
	MENIFEE	RIVERSIDE COUNTY
POPULATION	115,683	2,550,000
LABOR FORCE	90,219	2,030,000
HOUSEHOLDS	39,319	831,015
AVG HH INCOME	\$125,788	\$130,620



HOUSING MARKET

www.zillow.com/home-values/46500/menifee-ca/

\$586,781 ZILLOW
HOME VALUE



27174
NEWPORT ROAD
MENIFEE

SURROUNDING AMENITIES



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

NEWPORT COMMONS SUITES 3 & 4

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EXPANDED AMENITIES



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SUITES 3 & 4

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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 ID# 01048055