

FOR SALE

4,500 SF Industrial Building
with Award Winning Brewery +
Global Distribution Channels

41537

CHERRY STREET
MURRIETA, CA 92562

KYLE FRIED, MBA

951.553.0012

kyle@seawaypropertiesCRE.com

Lic # 02200647

 **Seaway
Properties**
Real Estate

41537

Cherry Street
Murrieta, CA 92562

PROPERTY INFO

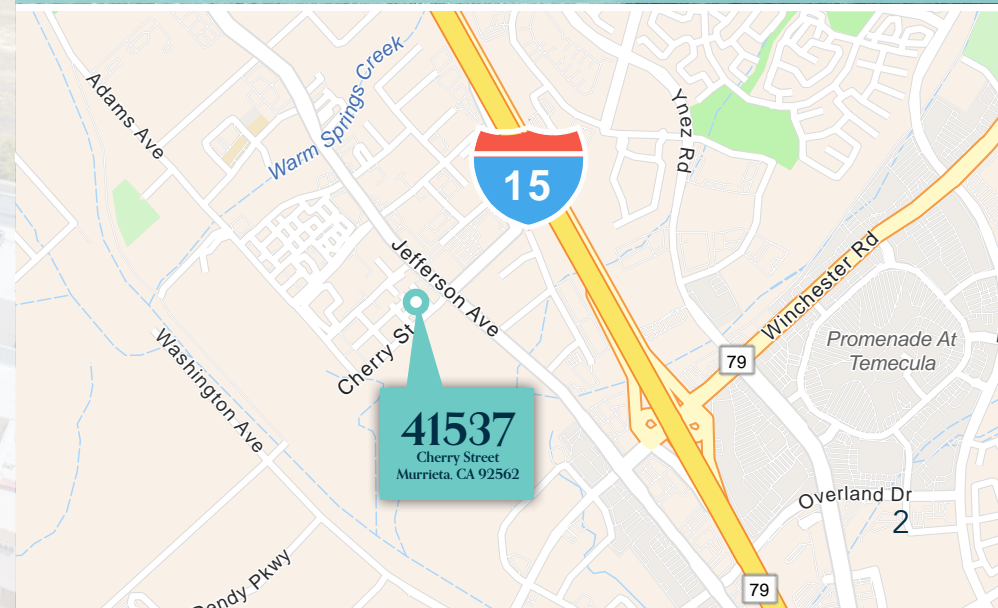
Address	41537 Cherry Street, Murrieta, CA
APN	909-380-029
Price	Inquire with Broker
Asset List	Inquire with Broker
Unit Size	4,500 SF
OA Dues	
Zoning	BP
Year Built	2002
Clear Height	18'
Drive Ins	2 total 10'wx12'h
Power	400a/277-480v 3p
Parking Ratio	3.56/1,000 SF
Annual Average Daily Traffic	Jefferson Avenue: 24,819 CPD Cherry Street: 2,617 CPD
Projected NOI	
Projected Cap Rate	

*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.

[CLICK HERE FOR
PROPERTY WEBSITE](#)



- Warehouse consists of 2 bathrooms, 2 offices, trench floor drain, 100% R Factor Insulation and significant leasehold improvements
- Professionally Managed Business Park
- **One-of-a-kind opportunity** to own an oversized, award-winning 10bbl brew house producing 3,000 barrel per year. The brewery can produce up to 15bbls. The real estate, business and brewery (FF&E) are all included in the sale which makes this a dynamite deal. The current brewery services international and domestic accounts with amazing numbers. Incredible growth opportunity for point-of-sale transactions, guest taps, collaborations and contract brewing for any business savvy operator. Great SBA Financing available with 10%-15% Down for an Owner- Occupant.
- **Great Location** - Industrial Business/Brewery in Vineyard Center. Large Floor plan, high ceilings and two roll up doors! Ample parking and close to freeways and all major roads. Awesome corner location being used as one of So-Cal's top award-winning breweries. Tremendous opportunity for growth.



- **3,000 Barrel Per Year Capacity**

The brewery is equipped with an extensive range of Furniture, Fixtures, and Equipment (FF&E), including essential brewing machinery like fermenters, brite beer tanks, mash tun with rakes and a grist hydrator and two large boil kettles. Additionally, its capability to produce 3,000 barrels of beer annually showcases its efficient operations and scalability within the craft beer market.

- **International and Domestic Accounts**

The brewery proudly caters to top-tier international accounts including wholesalers in Japan, China, UK/Thailand, Europe, England and Korea demonstrating its commitment to quality service. The brewery also has a robust domestic portfolio with ample opportunity for expansion and strategic partnerships within local markets. As the brewery continues to foster these partnerships and pursue new opportunities, it is well-positioned for substantial growth in the years ahead.

- **FF&E**

The comprehensive array of Furniture, Fixtures, and Equipment (FF&E) at the brewery presents immense value to potential buyers, offering a turnkey operation with all necessary tools and machinery for efficient beer production. With state-of-the-art fermenters, brite beer tanks, and a fully equipped brewhouse, the FF&E not only streamlines production but also enhances product quality and consistency, positioning the brewery as a lucrative investment opportunity in the craft beer industry.

- **Real Estate Ownership**

The inclusion of real estate in the investment provides a stable asset with potential for appreciation, alongside the opportunity to expand or diversify the existing facility to increase operational efficiency and visitor experience.



41537 Cherry Street
Murrieta, CA 92562

PROPERTY PHOTOS



41537 Cherry Street
Murrieta, CA 92562

PROPERTY PHOTOS



41537 Cherry Street
Murrieta, CA 92562

BUILDING PHOTOS





41537 Cherry Street
Murrieta, CA 92562

LOCATION MAP



41537
Cherry Street
Murrieta, CA 92562

MURRIETA

Population	114,389
Average Household Income	\$200,430 (1 Mile Radius)
Average Household Income	\$138,242 (5 Mile Radius)
Est. Households	57,598 (5 Mile Radius)
Total Businesses	9,486 (5 Mile Radius)

CLICK HERE TO VIEW
CONSUMER SPENDING
DETAILS



VALUATION							
<div> <div>1. FF&E</div> <div>2. Inventory</div> <div>3. Goodwill</div> <div>Enterprise Value</div> </div>							
DISCOUNTED CASH FLOW VALUATION							
	2024 A	2025 E	2026 F	2027 F	2028 F	2029 F	CASH (TOTAL)
Units Sold	600	600	670	600	670	600	4.2%
Avg. Sales Price	\$1,000	\$1,100	\$1,100	\$1,200	\$1,200	\$1,100	0.0%
GROSS REVENUE	\$700,000	\$790,000	\$840,000	\$900,000	\$900,000	\$790,000	8.0%
growth rate %		0.0%	0.0%	0.0%	0.0%	0.0%	
CoGS/Unit	\$300	\$300	\$300	\$300	\$300	\$300	
CoGS	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	
GROSS MARGIN	\$490,000	\$580,000	\$630,000	\$690,000	\$690,000	\$580,000	
gross profit margin %	70%	73%	75%	77%	77%	73%	
Headcount							
Avg. Gross Salary / employee							
Payroll Expenses	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Other Operational Expenses (as % of Revenue)	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	
Other Operational Expenses	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000	
EBITDA	\$420,000	\$510,000	\$560,000	\$620,000	\$620,000	\$510,000	
Less: Current Tax		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Less: NWC		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Less: CAPEX		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Add: Terminal Value						\$1,000,000	
CASH FLOW (TOTAL)		\$210,000	\$260,000	\$320,000	\$320,000	\$210,000	
A: Period Adjusted Cash Flow		\$210,000	\$260,000	\$320,000	\$320,000	\$210,000	
B: Discounted Cash Flow		\$210,000	\$260,000	\$320,000	\$320,000	\$210,000	
ENTERPRISE VALUE							

CONTACT BROKER FOR
FULL VALUATION DETAILS

FOR SALE

4,500 SF Industrial Building
with Award Winning Brewery +
Global Distribution Channels

41537
CHERRY STREET
MURRIETA, CA 92562

KYLE FRIED, MBA

951.553.0012

kyle@seawaypropertiesCRE.com

Lic # 02200647



Seaway Properties Real Estate, Inc.

www.seawaypropertiesCRE.com

No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale and availability are subject to change or withdrawal without notice. Seaway Properties Real Estate, Inc. 28545 Old Town Front St. Ste 203, Temecula CA 92590

