

FALLBROOK, CA 92028

1102-1120 S MAIN AVE



8,785 SF MULTI-TENANT OFFICE BUILDING | FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

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PROJECT OVERVIEW

Address:	1102 - 1120 S Main Ave Fallbrook, CA 92028
Submarket:	Fallbrook / Outlying NCSD
Year Built	1960's
APN:	104-341-11-00
Building Size:	8,785 SF
Construction:	Masonry
Typical Floor:	8,785 SF
Build Out:	Multi-Tenant Office
Lot Size:	±0.59 AC / ±25,700 SF
Number of Floors:	1 (One) Floor
Parking:	3.07:1,000 Ratio / 25 Spaces
Sprinklers:	None
Zoning:	General Commercial



ASKING PRICE: \$1,985,000 (\$225.95/SF)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Buyer to verify exact square footage.

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8,785 SF

Total RBA



3.07/1,000

Parking

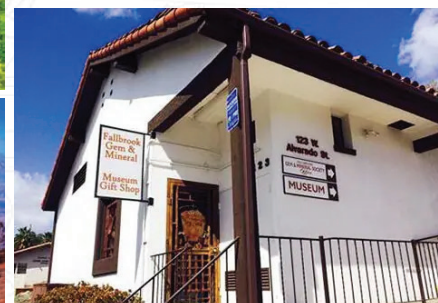
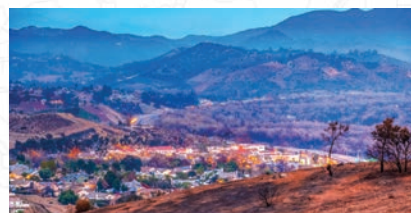


\$1,985,000
(\$225.95/SF)

Asking Price

This building is located in Fallbrook which is known for its beautiful hills and orchards. The town also features historical areas related to its rural settlement origins.

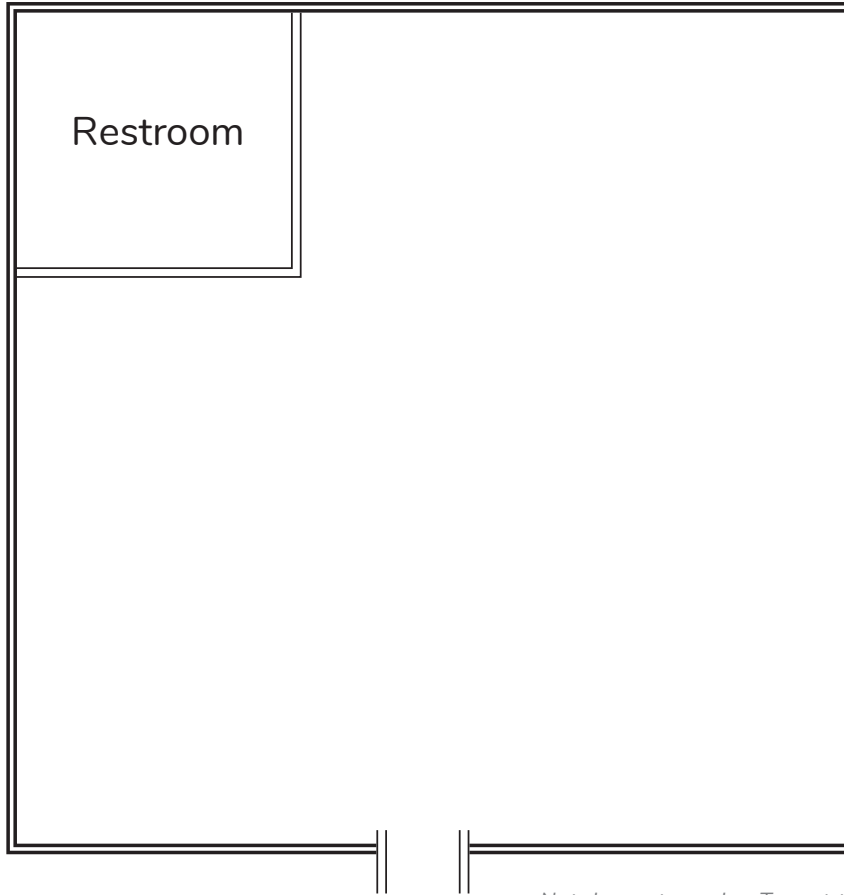
Downtown Fallbrook's lively hub of activity offers an eclectic mix of shops, restaurants, and cultural attractions. From the vibrant farmers market to the bustling community events, downtown Fallbrook is a thriving center of commerce and community.



8,785 SF MULTI-TENANT OFFICE BUILDING | FOR SALE



- » 10 SUITES AVAILABLE TOTALING 8,785 SF
- » NEAR FALLBROOK REGIONAL HEALTH DISTRICT
- » LOCATED NEAR MULTIPLE RETIREMENT AND ASSISTED LIVING COMMUNITIES
- » PLENTY OF WALKABLE RETAIL WITHIN 1-MILE RADIUS
- » WITHIN 15 MIN TO HIGHWAY 76 AND INTERSTATE 15

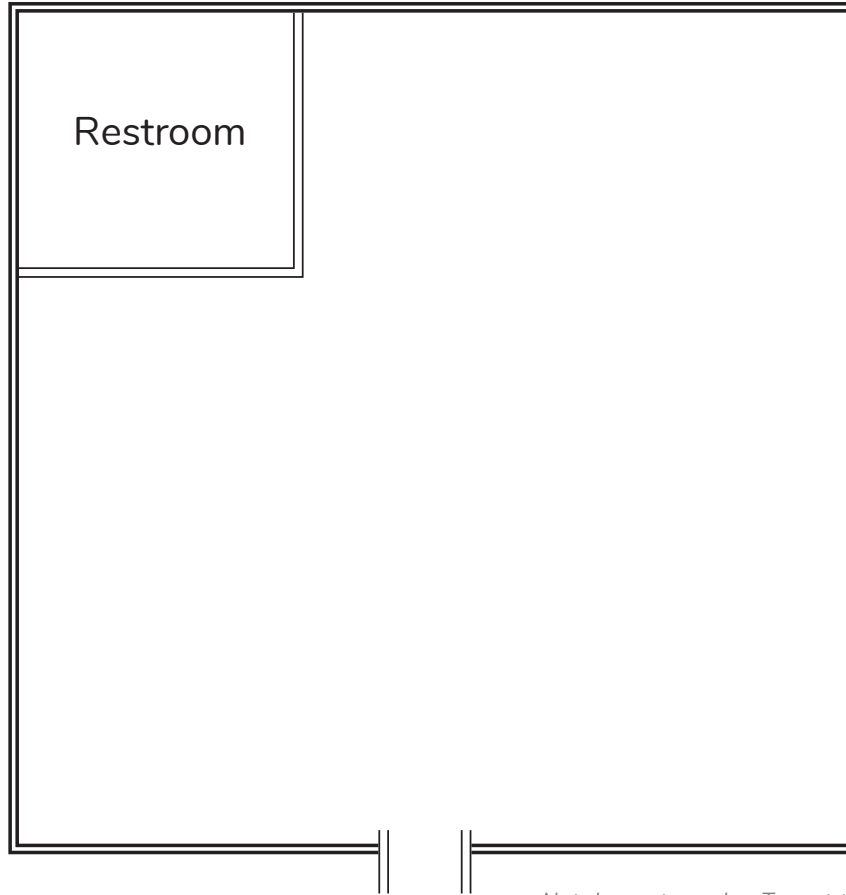


Not drawn to scale. Tenant to verify.

SUITE 1104

630 SF Available 8/1/2023

LEASE RATE **\$1.95/SF** + UTILITIES



Not drawn to scale. Tenant to verify.

SUITE 1120

765 SF

LEASE RATE \$1.95/SF + UTILITIES

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S Vine St



Entrance

Entrance

S Main Ave

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FALLBROOK 92028



SUPERCUTS **SUBWAY**

THAI THAI
ROSA'S MEXICAN RESTAURANT

TRUPIANO'S ITALIAN BISTRO **Hidden Treasures Thrift Store**

FALLBROOK Air Park

ABOUT THE AREA



32,359
Population



35.2
Average Age



0.5%
Population
Growth



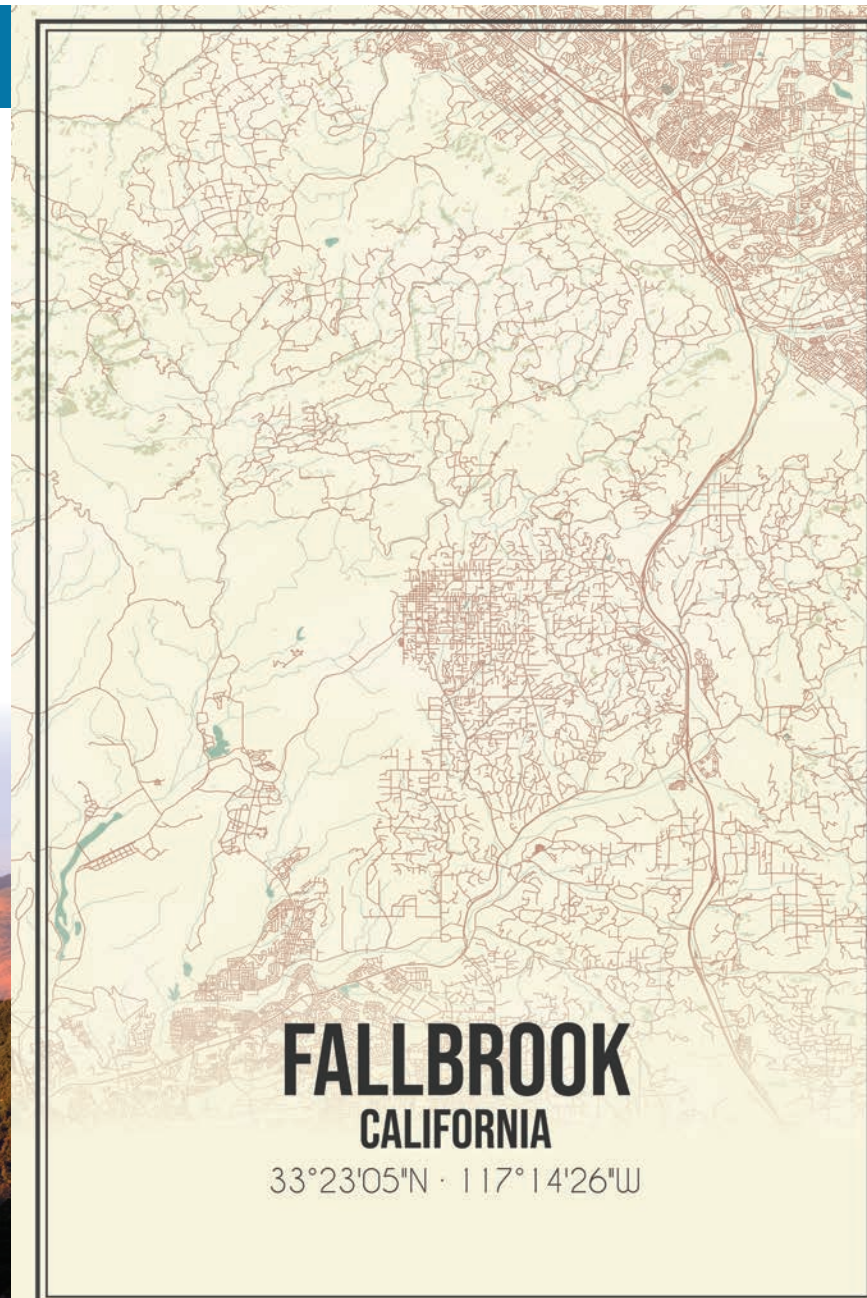
\$83,362
Household Income



10,134
Households



\$848,389
Median Home
Value



FALLBROOK
CALIFORNIA

33°23'05"N · 117°14'26"W

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