

FOR SALE

INDUSTRIAL INVESTMENT / OWNER-USER | FALLBROOK

342 Industrial Way, Fallbrook, CA 92028

Sale Price:
\$3,850,000
\$260/Sq Ft



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**PACIFIC COAST
COMMERCIAL**

SALES - MANAGEMENT - LEASING

PROPERTY SUMMARY



Address

342 Industrial Way
Fallbrook, CA 92028



Available

±14,784 SF Total
(Two Buildings)



Land Area

± 46,254 SF Total
(Two parcels)



Opportunity

Owner-User or
Investment



Zoning

M52



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\$3,850,000
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SPACE FEATURES

100 Building

- APN# 105-410-68-00
- ±9,600 SF Building / 60' x 160'
- ±27,442 SF Lot
- 13'-16' Ceiling Height
- 600 Amp 208-120V 3 Phase
- Six 10'x10' Grade Level Roll-Up Doors
- Built 1994
- Zone M52



200 Building

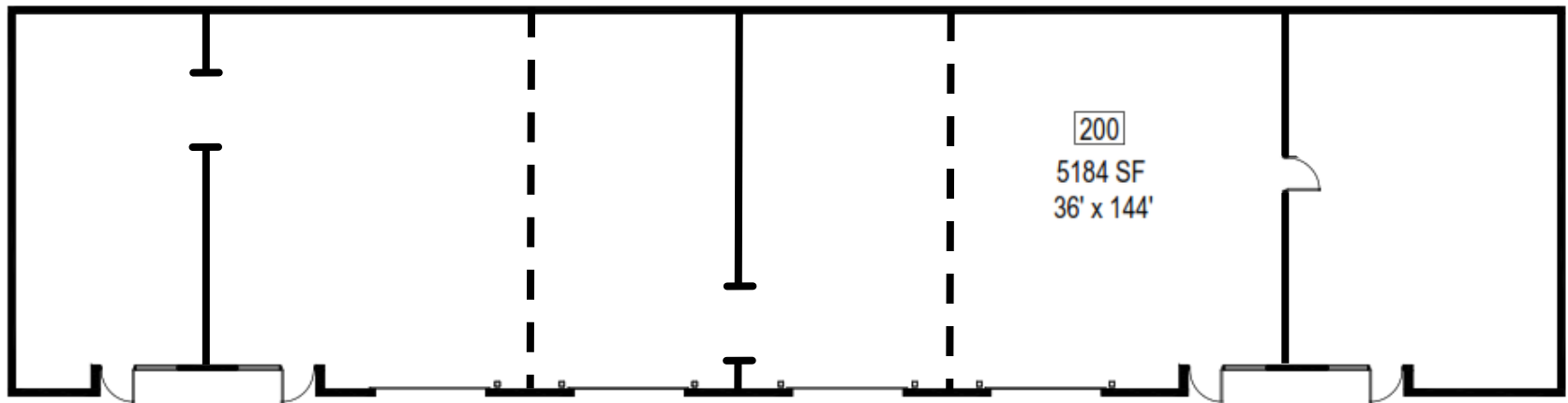
- APN# 105-410-63-00
- ±5,184 SF Building 36'x144'
- ±18,812 SF Lot
- 13' Ceiling Height
- 400 Amp 208-120V 3 Phase
- Six Separate Electrical Meters
- Four 10'x10' Grade Level Roll-Up Doors
- Built 1994
- Zone M52



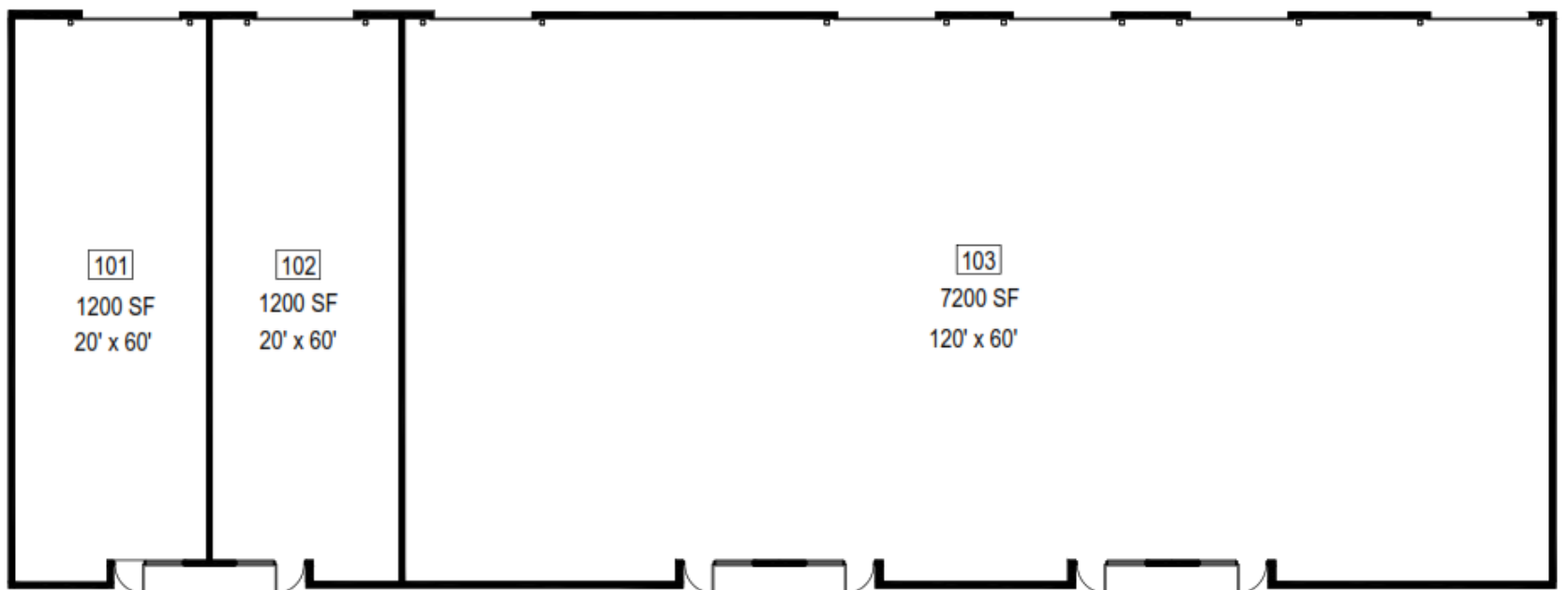
FLOOR PLAN

Floor Plans Not Fit to Scale; for Reference Purposes Only.

200 Building: ±5,184 SF Building



100 Building: ±9,600 SF Building



PROPERTY PHOTOS



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DEMOGRAPHICS



8,708

5-Mile Employees



41,805

5-Mile Total Population



\$111,492

5-Mile Avg. HH Income



\$732,641

5-Mile Median Home Value



\$564M

5-Mile Consumer Spending

1 MILE 3 MILE 5 MILE

2024 Population	13,093	32,076	41,805
2029 Population	13,066	31,949	41,620
Median Age	37.6	37.9	40.9

Avg HH Income	\$91,537	\$99,246	\$111,492
Median HH Income	\$66,852	\$74,275	\$86,388
Consumer Spending	\$146.5M	\$393.3M	\$564M

2024 Households	4,015	10,356	13,997
Owner Occupied	2,347	6,135	9,278
Renter Occupied	1,656	4,160	4,630
Median Home Value	\$588,697	\$691,279	\$732,641
Median Year Built	1978	1979	1981

Businesses	764	1,473	1,671
Employees	4,053	8,708	9,970

CoStar Demographics: 1 Mile, 3 Mile, 5 Mile Radius

3
MINS

Fallbrook Village

8
MINS

CA-76 &
Bonsall

10
MINS

CA-78 &
Camp Pendleton
(Mainside)

12
MINS

I-15

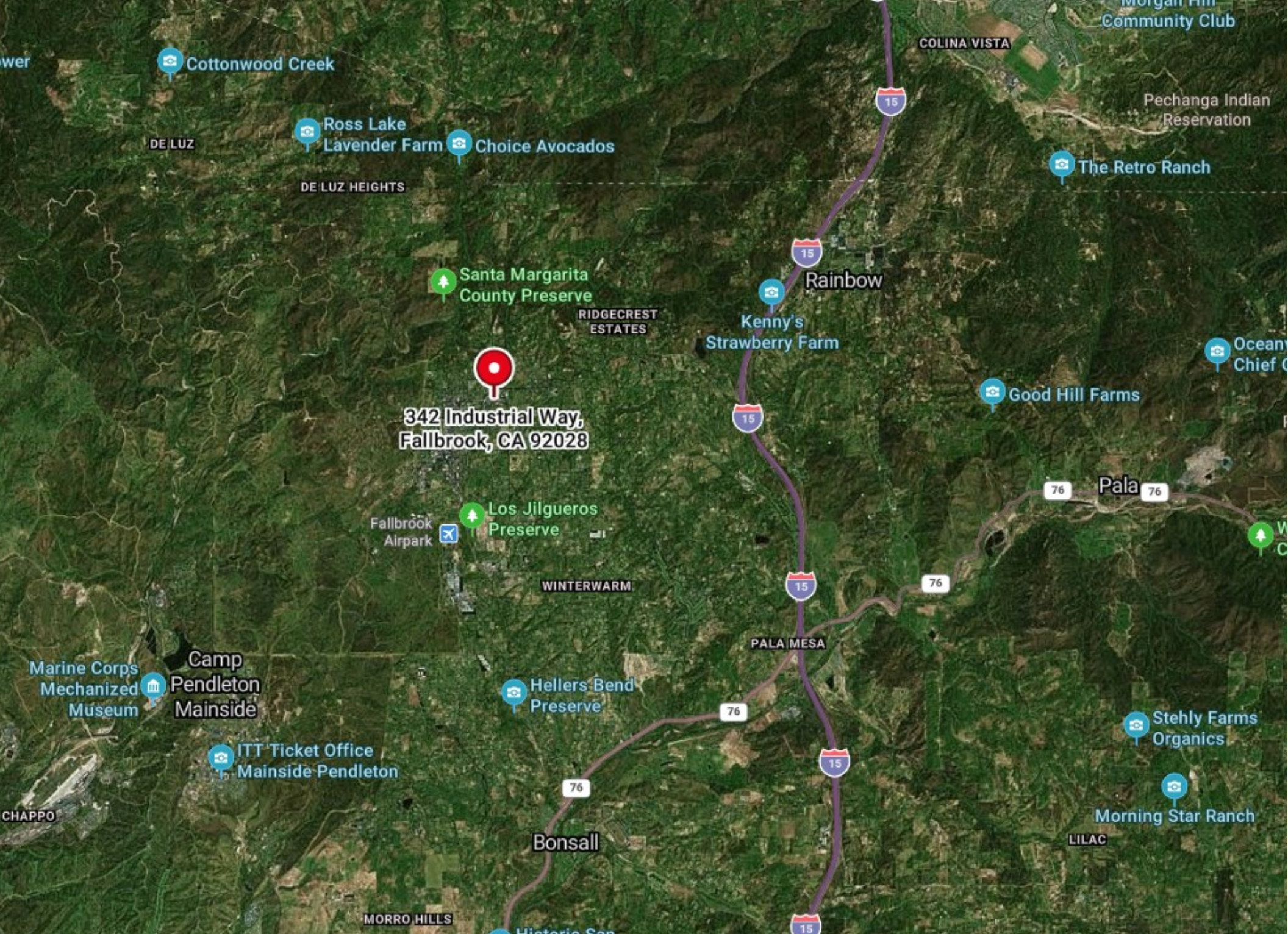
20
MINS

Temecula

25
MINS

Escondido /
Oceanside
Beach





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