

1235

S MISSION ROAD

FALLBROOK, CA 92028



APPROX. 2,370 SF FREESTANDING RESTAURANT / RETAIL BUILDING FOR LEASE

HANNAH CHEADLE

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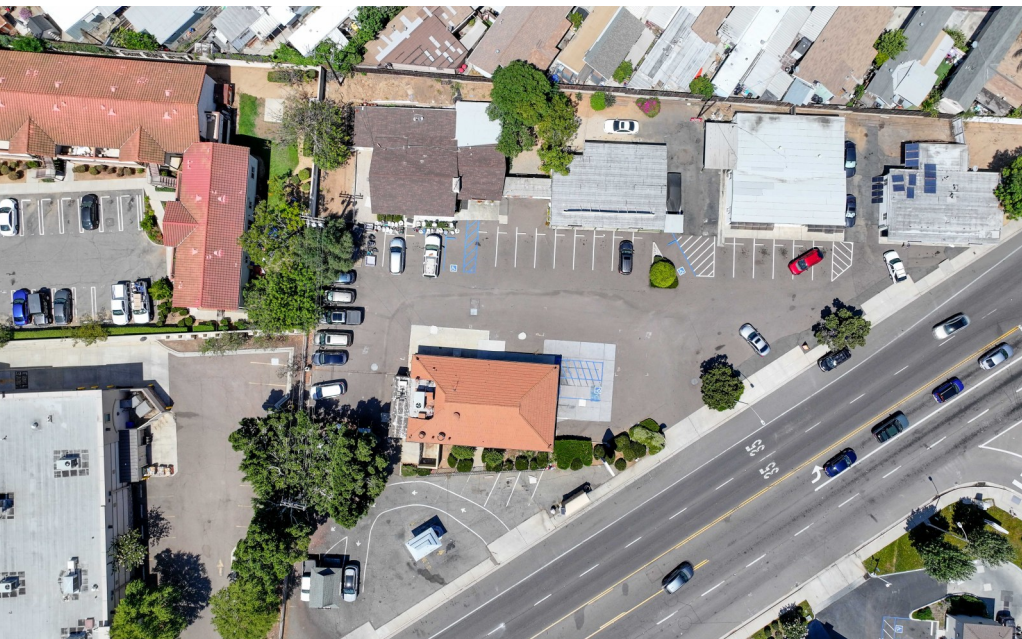
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PROPERTY OVERVIEW

ADDRESS:	1235 S Mission Road, Fallbrook, CA 92028
PROPERTY TYPE:	Freestanding Restaurant / Retail Building
BUILDING SIZE:	Approx. 2,370 SF
LOT SIZE:	Approx. 16,972 SF
VISIBILITY:	Direct Street Exposure to Busy South Mission Road Commercial Corridor in Fallbrook
ACCESSIBILITY:	Centrally Located and Easily Accessible
PARKING:	Ample Onsite Parking
APN:	104-342-07
ZONING:	C36, General Commercial - Allows for a Broad Range of Commercial Uses
TRAFFIC COUNTS:	25,646 VPD on S Mission Road





Retail Stores



Restaurants/Bar



Medical/Dental Center



Fitness



Veterinarian/Pet Services



Child Education Center



Professional and Administrative Offices



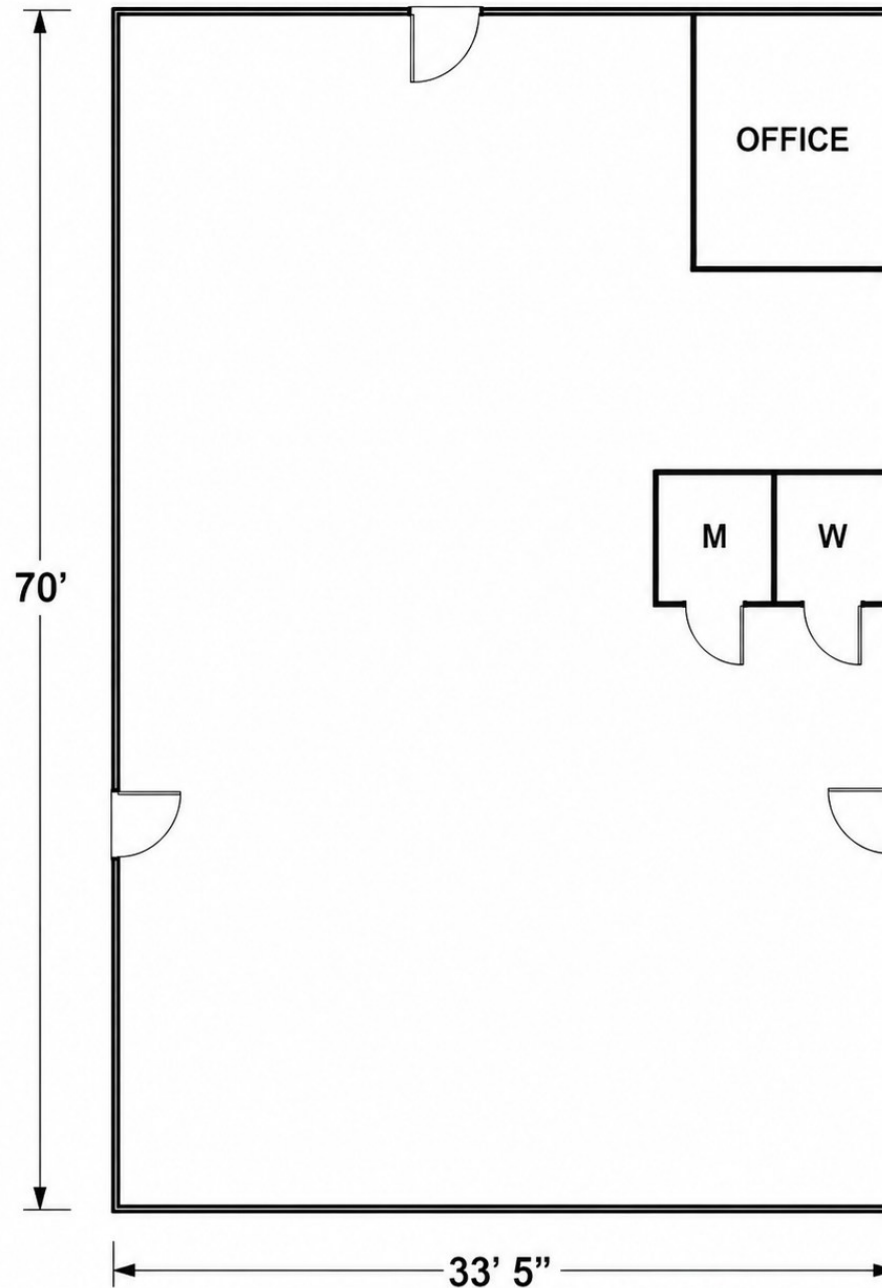
Indoor Recreation and Entertainment



Certain Automotive-Related Uses







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

	1 MILE	3 MILE	5 MILE
Population (2025)	15,565	32,437	48,088
Median Age	32.8	38	37.5
Total Households	4,647	10,413	15,315
Median Home Value	\$703,004	\$786,018	\$843,512
2025 Avg Household Income	\$98,083	\$113,490	\$125,057
Number of Businesses	909	1,505	1,759
Number of Employees	5,419	9,027	10,399
Consumer Spending	\$157.8M	\$397.9M	\$612.4M



FREESTANDING RESTAURANT / RETAIL BUILDING FOR LEASE

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