

Office Space For Lease

202 W. College Street,
Fallbrook, CA



For more information, please contact:

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11440 W. Bernardo Ct., #300
San Diego, CA 92127

T: 760-743-8500

www.cdccommercial.com



Property Information

- Located in the heart of downtown Fallbrook
- Join an approximately 50,000 square foot mixed use project, including office and self storage
- Elevator Served Building
- Ample Parking
- Perimeter Lined Offices with Great Natural Light and Views

Contact Broker for additional information.



AVAILABLE

\$1.75 psf MG

9,662 Square Feet

Fully Built-Out Office Space

Potential Split to 4,179 - 5,483 Square Feet
(Subject to Higher Lease Rate - Contact Broker)

This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. V1

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Floor Plan (Existing)



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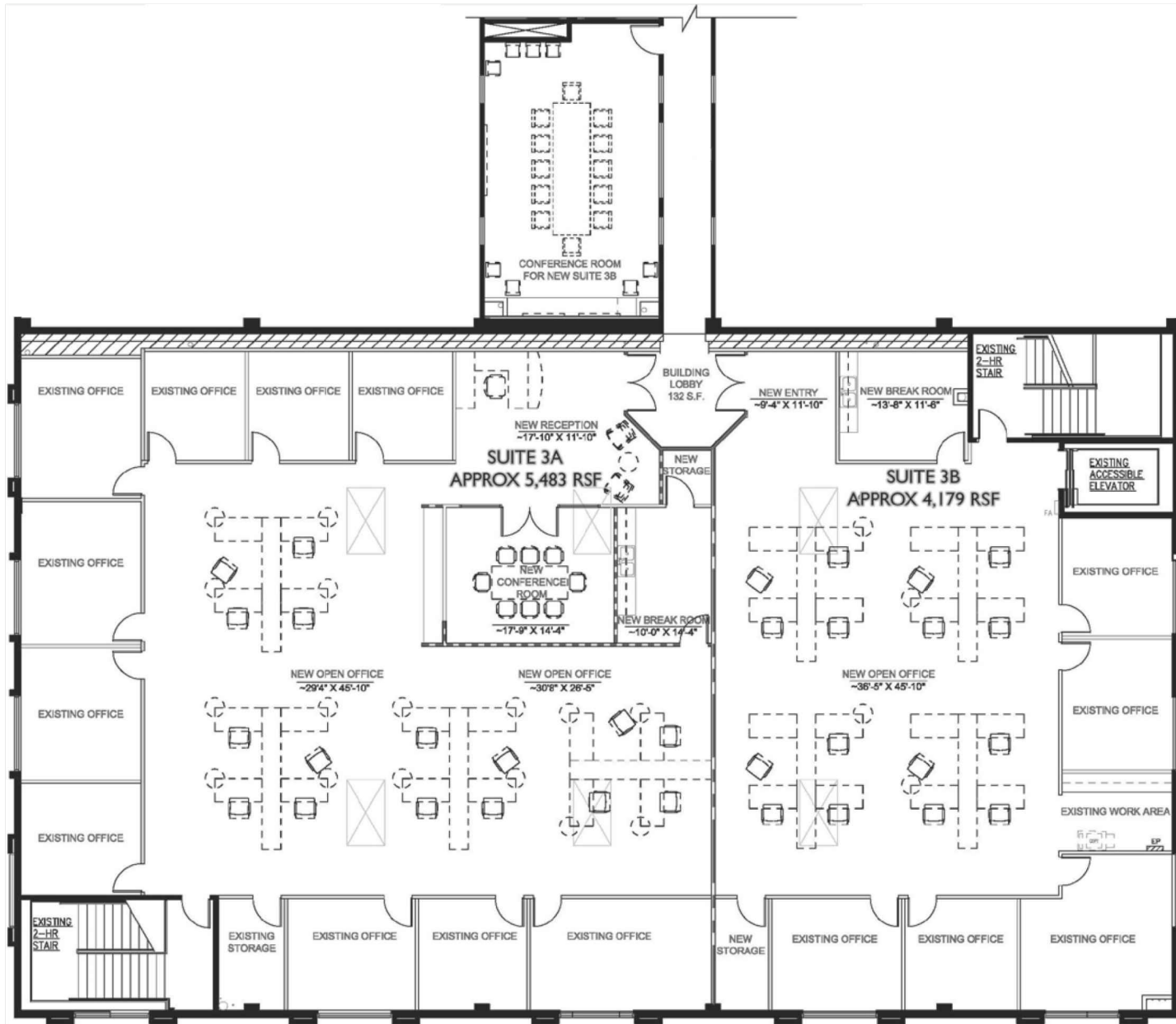
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Floor Plan (Conceptual Split)



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Demographics

Population	2 Mile	5 Mile	10 Mile
2022 Total Population:	26,986	47,874	120,232
2027 Population Projection:	27,289	48,357	121,832
Pop Growth 2010-2022:	1.0%	0.9%	0.8%
Median Age:	34.1	36.1	36.6
Households			
2022 Total Households:	8,592	15,452	37,883
HH Growth 2022-2027:	0.2%	0.2%	0.3%
Median Household Inc:	\$60,271	\$73,606	\$85,995
Avg Household Size:	3.1	2.9	3
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$554,230	\$683,119	\$660,025
Median Year Built:	1980	1982	1985

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