

1581

S MISSION RD

Fallbrook, CA 92028



PROPERTY, BUSINESS AND LIQUOR LICENSE FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1900 Wright Place, Suite 200
Carlsbad, CA 92008
760.929.9700 | lee-associates.com

MARC DUDZIK
760.448.2456
mdudzik@lee-associates.com
DRE #: 01070445

Property Highlights

Parcel Size: Approx. 24,847 SF

Building Size: Approx. 3,131 SF

APN's: 104-250-10 & 47

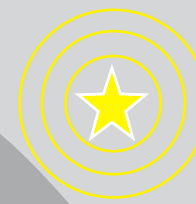
Zoning: C36 (allows for a wide variety of uses including drive-thrus)
[Link to Zoning](#)

Liquor License: Type 47

Parking: Approx. 36 parking spaces

Sale Price: \$1,250,000

****Do not disturb tenant, shown by appointment only**



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1581 S Mission Rd, Fallbrook



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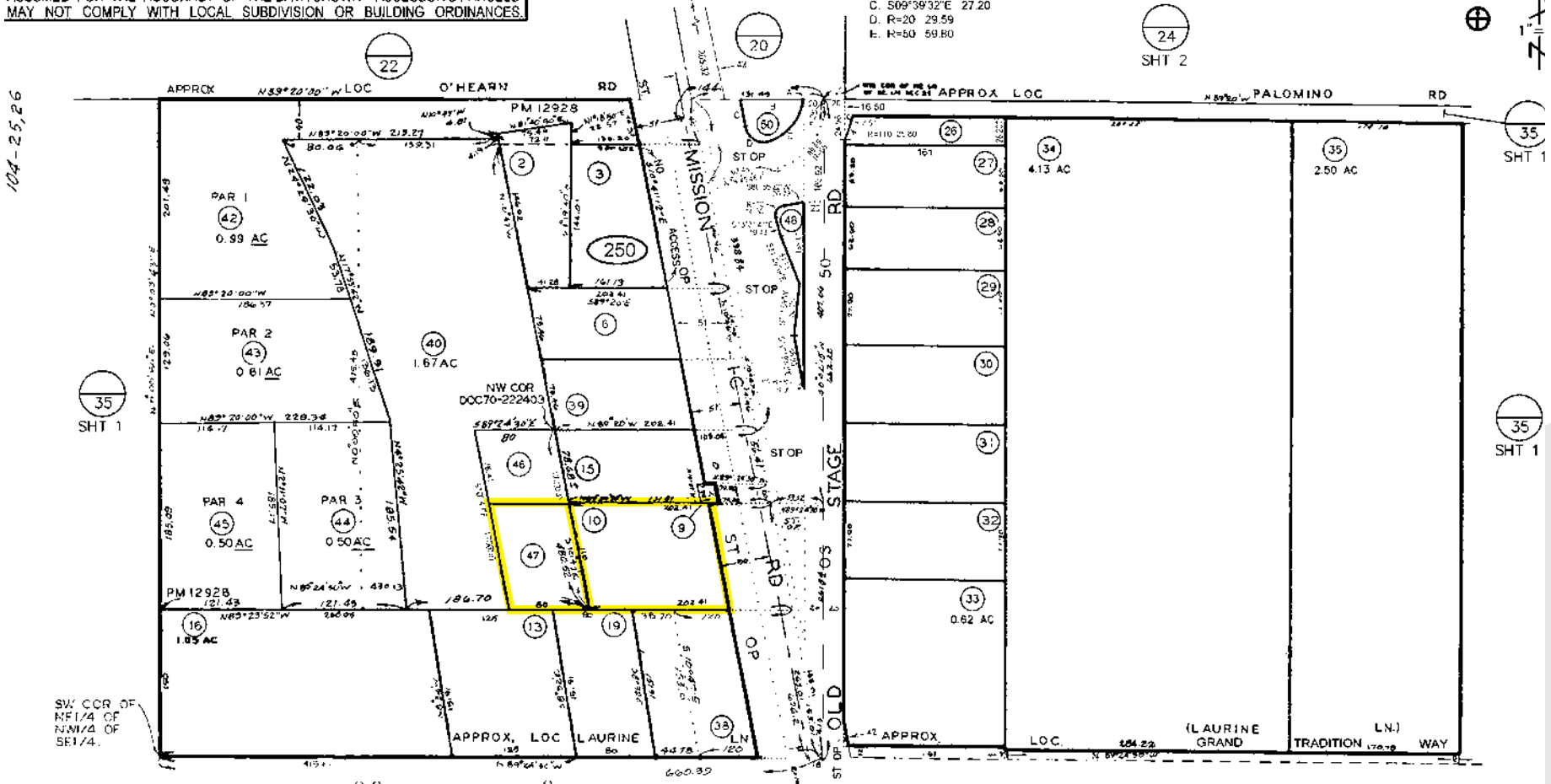




THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

- A. N88°48'42"W 0.33
- B. N88°48'42"W 63.03
- C. S09°39'32"E 27.20
- D. R=20 29.59
- E. R=50 59.80

104-25



104-25,26

35 SHT 1

35 SHT 1

SW COR OF NE 1/4 OF NW 1/4 OF SE 1/4.

04/18/12 DEP ✓

CHANGES	BLK	OLD	NEW	YR	CUT
	24	145	34	07	70 (394)
	9	39	4	06	75 (50)
	27	39	4	06	75 (50)
	15	71	0	05	4810
	3	34	0	05	81 (465)
	25	37	40	01	183 (249)
	40	47	45	14	3378
	41	46	47	00	1284
	3	3	3	00	5513
	33	37	05	05	4698
	6	6	06	06	4635
	26	3	05	05	4660
	4	4	05	06	1070
	9	9	06	06	2002
	9	9	06	06	1801

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SEC 25 - T9S - R4W - POR SE 1/4 ROS 13720, 21093

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The Community of Fallbrook



The community of Fallbrook is located just south of Temecula, east of Camp Pendleton and north of Vista. The busy and vibrant town center is located near the western boundary. The town surrounds a unique historical district that has become the focus of a current revitalization effort.

Each spring, Fallbrook hosts the Avocado Festival, which is a showcase of the area's rich agricultural heritage. While olives were a significant crop in Fallbrook's early days, nursery plants account for the greatest revenue numbers today. However, it is the immensely popular avocado that has become Fallbrook's trademark product.

Demographics	1 mile	3 miles	5 miles
Population	12,767	33,858	48,444
Estimated Population (2024)	13,200	35,075	50,125
Estimated Households	3,907	11,242	15,721
Average Household Income	\$70,151	\$88,909	\$96,618
Average Age	31.6	38.0	38.4
Total Businesses	490	1,270	1,551
Total Employees	3,157	8,233	9,682

Traffic Counts



@ Mission Rd

23,632 Cars Per Day

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