

Improved Medical / Dental / Office Space

FOR LEASE



1672-1680 S. Mission Rd.

Fallbrook, CA 92028

Peppertree Village

Available Suites: (Can Assemble 4,000 SF)

- ♦ **Suite 1680A - 2,700 SF**
(Improved Orthodontics Space)
- ♦ **Suite 1680B - 1,300 SF**
(Improved Dental Space)

- Monument signage available
- Neighborhood strip center with over 10,000 people in a 1-mile radius
- Join Union Bank, State Farm, Fallbrook Country Escrow, and the top deli in Fallbrook: Dominick's
- High Traffic Counts on a main thoroughfare

AVAILABLE

1,300 - 4,000 SF

Rental Rate Negotiable



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. v6

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Map



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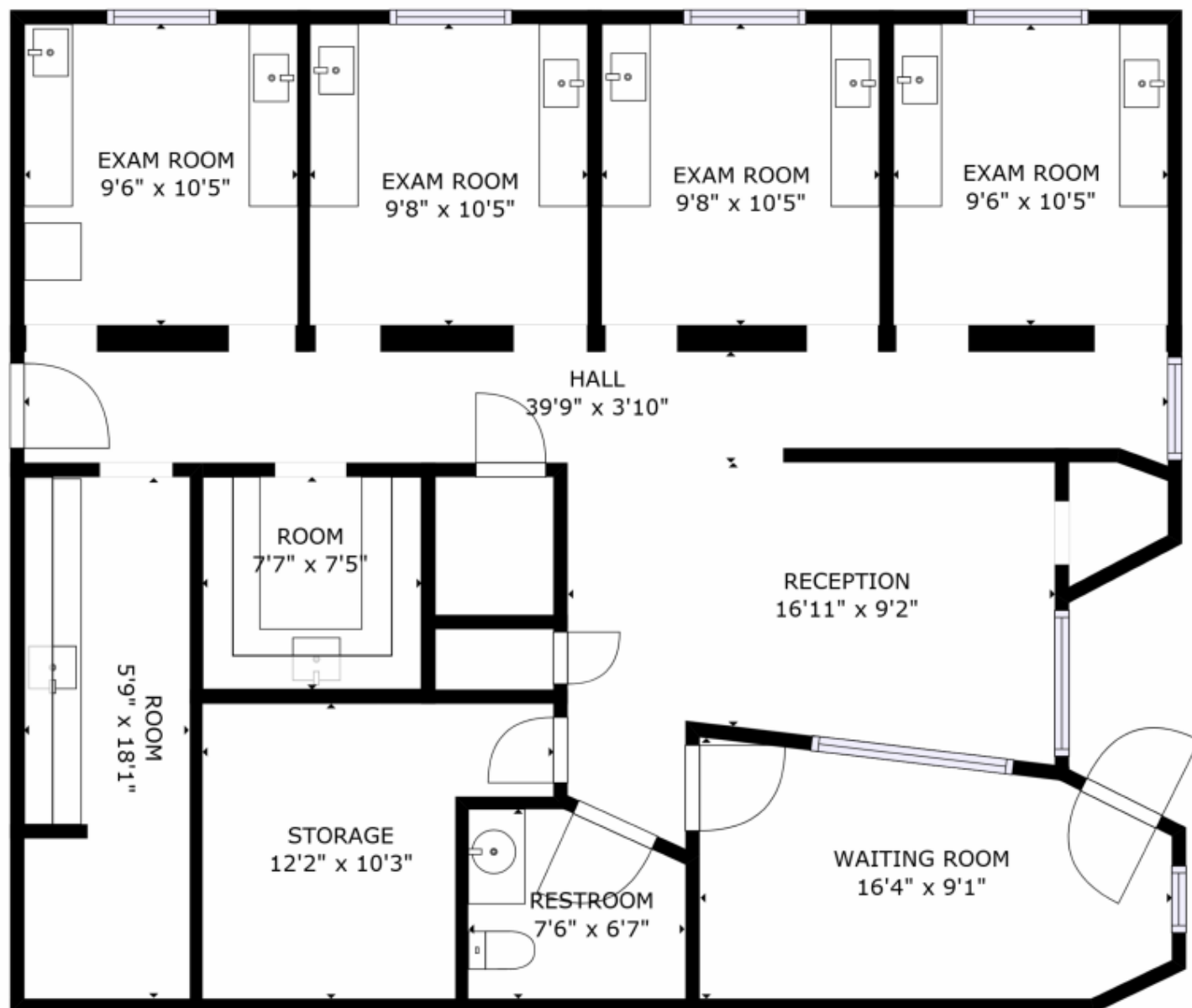
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CDC
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Floor Plan - Suite 1680B



Suite 1680B - 1,300 SF



*Click here to view
the Virtual Tour!*

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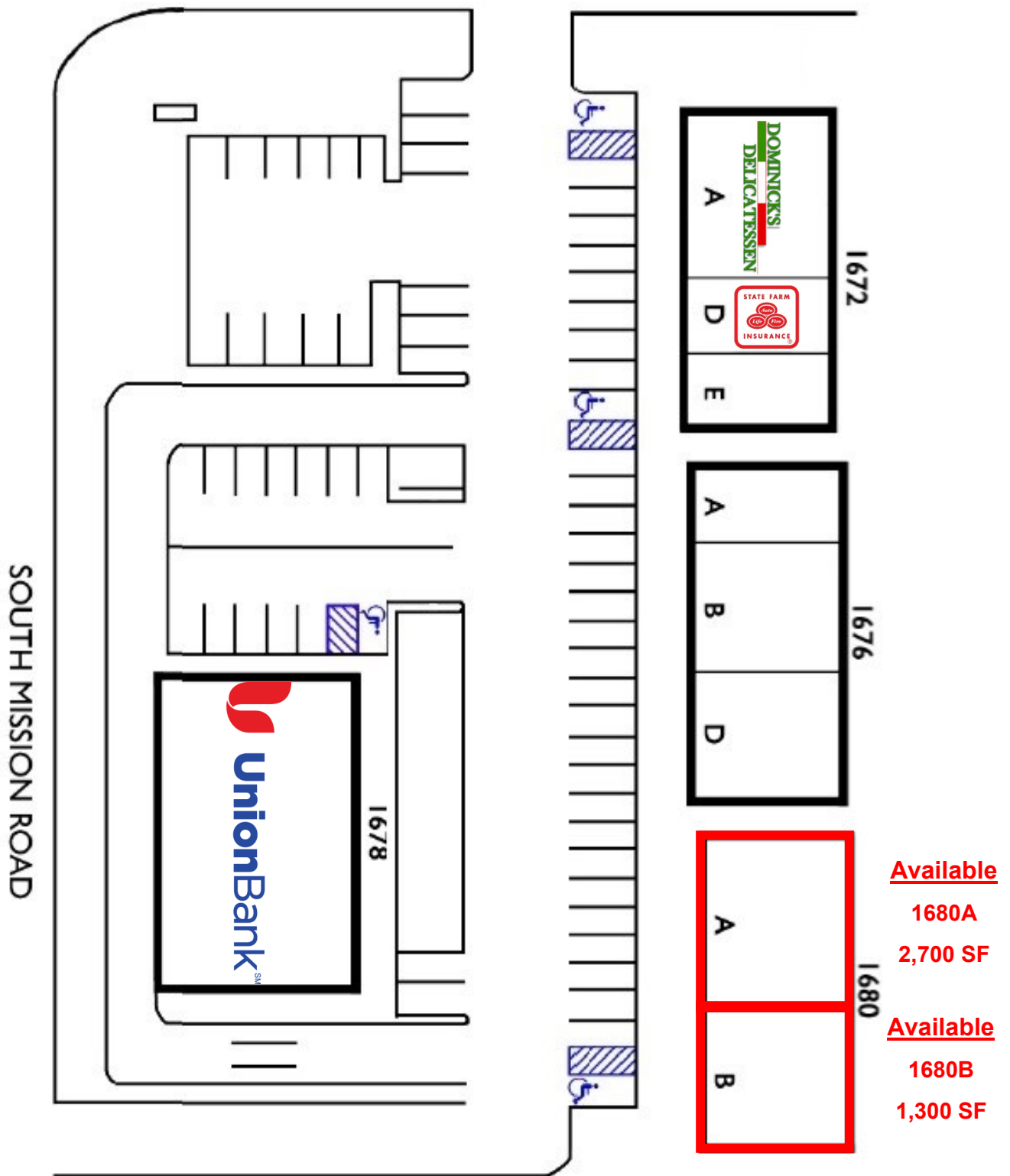
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Site Plan



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Demographics

Demographics			
2015 (Est.)	1 Mile	3 Miles	5 Miles
Total Population	10,848	34,068	49,344
Average Income	\$54,069	\$57,852	\$62,139

Radius	1 Mile		3 Mile		5 Mile	
Population						
2020 Projection	11,517		36,048		52,287	
2015 Estimate	10,848		34,068		49,344	
2010 Census	9,966		31,803		45,755	
Growth 2015 - 2020	6.17%		5.81%		5.96%	
Growth 2010 - 2015	8.85%		7.12%		7.84%	
2015 Population by Hispanic Origin	6,261		15,459		18,329	
2015 Population By Race	10,848		34,068		49,344	
White	9,594	88.44%	30,832	90.50%	44,195	89.57%
Black	366	3.37%	725	2.13%	1,287	2.61%
Am. Indian & Alaskan	194	1.79%	483	1.42%	660	1.34%
Asian	263	2.42%	826	2.42%	1,368	2.77%
Hawaiian & Pacific Island	35	0.32%	117	0.34%	194	0.39%
Other	395	3.64%	1,085	3.18%	1,640	3.32%

Households						
2020 Projection	3,566		11,962		17,114	
2015 Estimate	3,353		11,289		16,120	
2010 Census	3,062		10,489		14,836	
Growth 2015 - 2020	6.35%		5.96%		6.17%	
Growth 2010 - 2015	9.50%		7.63%		8.65%	
Owner Occupied	1,612	48.08%	6,840	60.59%	10,198	63.26%
Renter Occupied	1,741	51.92%	4,449	39.41%	5,922	36.74%
2015 Households by HH Income	3,352		11,289		16,120	
Income: <\$25,000	586	17.48%	2,093	18.54%	2,827	17.54%
Income: \$25,000 - \$50,000	937	27.95%	2,778	24.61%	3,681	22.83%
Income: \$50,000 - \$75,000	869	25.92%	2,252	19.95%	3,043	18.88%
Income: \$75,000 - \$100,000	296	8.83%	1,288	11.41%	2,035	12.62%
Income: \$100,000 - \$125,000	225	6.71%	1,065	9.43%	1,603	9.94%
Income: \$125,000 - \$150,000	169	5.04%	574	5.08%	942	5.84%
Income: \$150,000 - \$200,000	127	3.79%	642	5.69%	998	6.19%
Income: \$200,000+	143	4.27%	597	5.29%	991	6.15%
2015 Avg Household Income	\$70,375		\$77,768		\$82,669	
2015 Med Household Income	\$54,069		\$57,852		\$62,139	

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