

HISTORIC  
LANDMARK

*El Real Hotel*  
FALLBROOK, CA 92028

**DARVISHIAN**  
REAL ESTATE INVESTMENT SERVICES



# 125 SOUTH MAIN AVENUE

*Repurposed as a mixed-use property*

Popular sports bar on the ground floor | Professional office spaces on the second floor

# 125 SOUTH MAIN AVENUE

FALLBROOK, CA 92028



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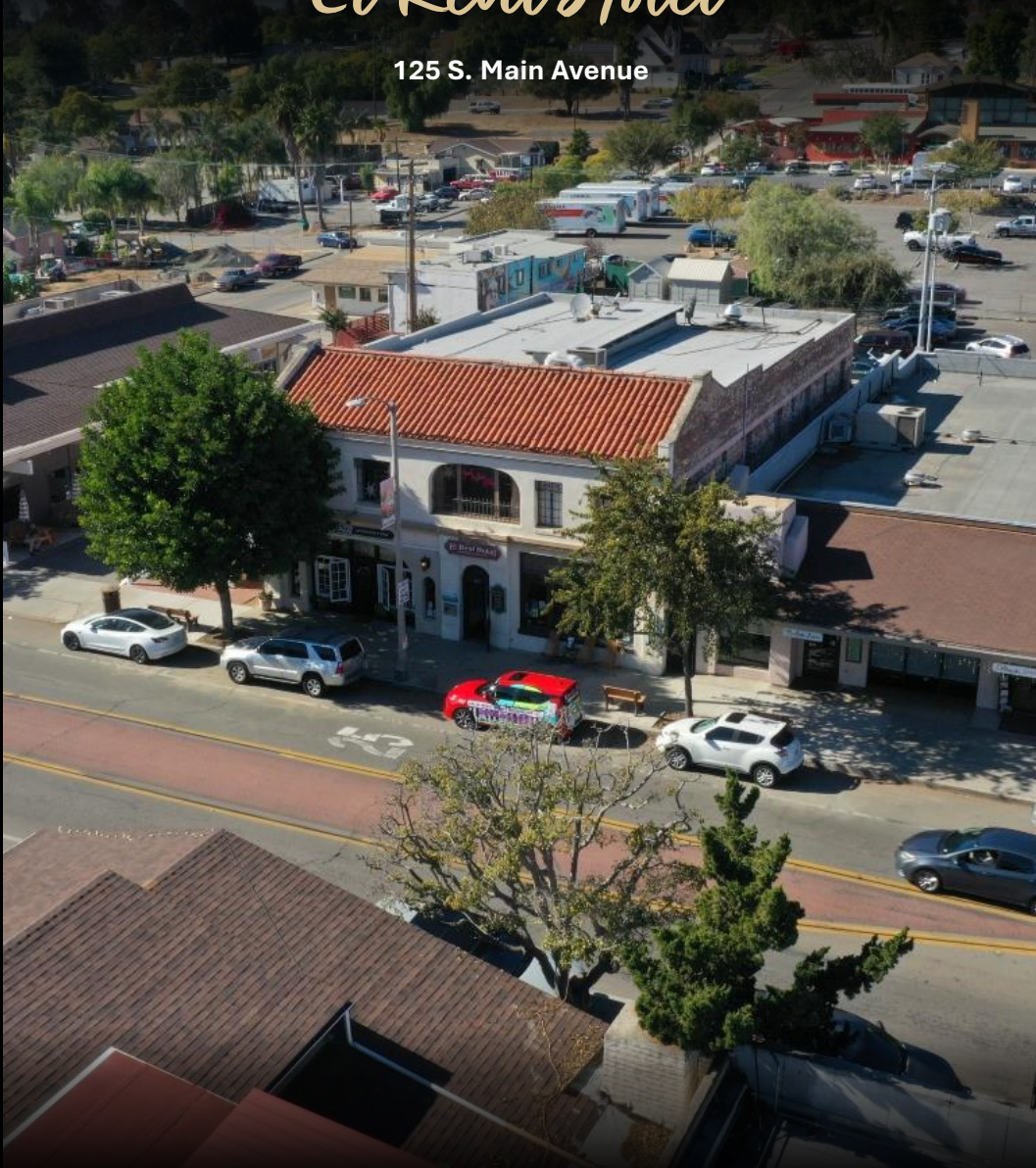


# SECTION 1

## **EXECUTIVE SUMMARY**

# El Real Hotel

125 S. Main Avenue



An Iconic Landmark in Fallbrook, CA

## PROPERTY SUMMARY

### PRICING

OFFERING PRICE	\$2,100,000
PRICE/SF	\$256.10
NOI	\$114,453
CAP RATE	5.45%

### THE ASSET

Units	10 Units   Mixed-Use
Year Built	1930
Gross SF	± 8,200*
Lot SF	11,694
APN	103-221-11, 103-221-18
Historic	Yes
Parking	Open Spaces

\***Disclosure:** Broker has not independently verified the building size. Prospective buyers are advised to conduct their own independent measurements and verification.

# The Location

Situated on Main Avenue in the heart of Downtown Fallbrook, the El Real Hotel holds a prominent place in the community as both a geographical and historical landmark. Renowned for its rich history and significance within Fallbrook, the property is well-positioned within a vibrant downtown area, surrounded by local businesses, shops, and dining options that draw residents and visitors alike. The building's iconic status, combined with its central location, enhances its desirability and potential as a valuable investment.



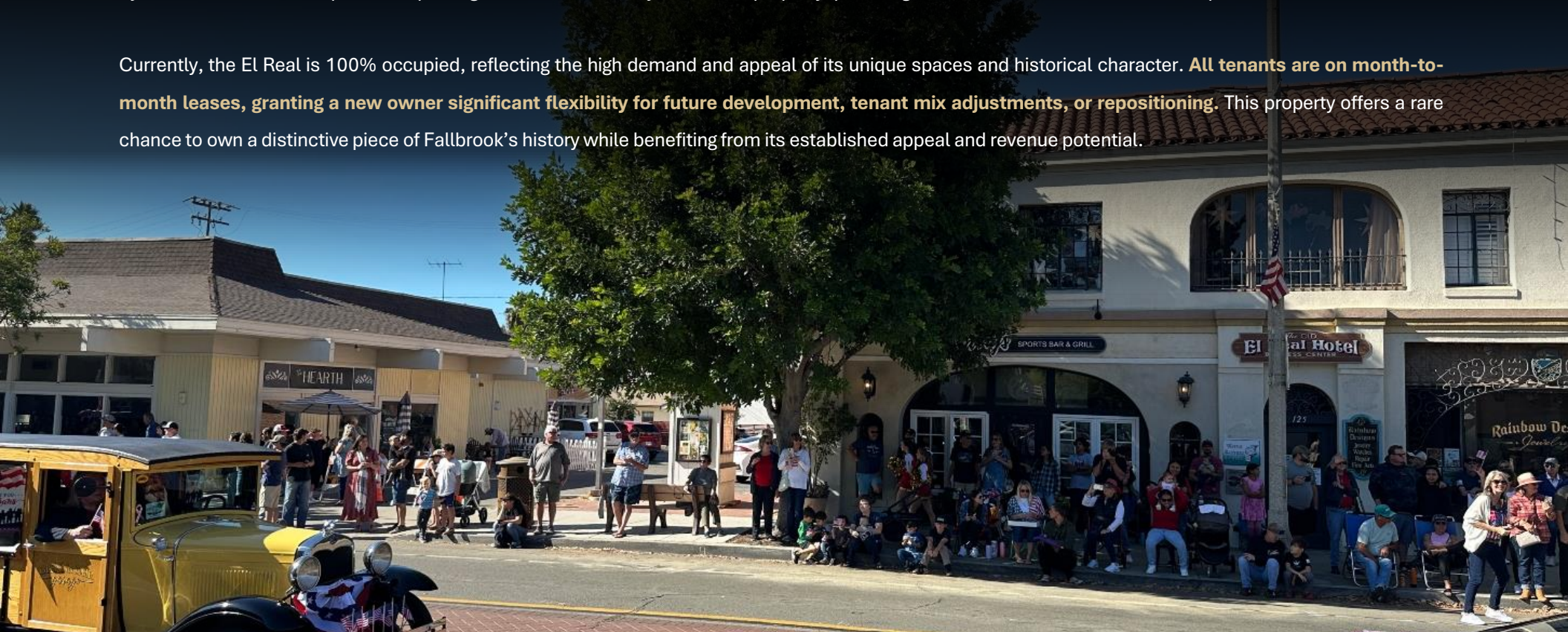
# OVERVIEW

## *El Real Hotel*

The El Real Hotel, a **historic landmark originally built in 1930**, is located on Main Avenue in Downtown Fallbrook. This charming and iconic building has been thoughtfully repurposed as a mixed-use property, combining the energy of a **popular sports bar on the ground floor with professional office spaces on the second floor**.

The property offers approximately **± 8,200 square feet of gross leasable area, comprising eight upstairs office suites, a single ground-floor retail unit, and the well-established sports bar**, known as a lively destination for locals and visitors alike. The building occupies a 6,992-square-foot lot, supplemented by an additional 4,702-square-foot parking area located directly behind the property, providing convenient access for tenants and patrons.

Currently, the El Real is 100% occupied, reflecting the high demand and appeal of its unique spaces and historical character. **All tenants are on month-to-month leases, granting a new owner significant flexibility for future development, tenant mix adjustments, or repositioning**. This property offers a rare chance to own a distinctive piece of Fallbrook's history while benefiting from its established appeal and revenue potential.





El Real Hotel



Iconic Repurposed, Mixed-Use Building

# INVESTMENT HIGHLIGHTS

## El Real Hotel

**An Iconic Landmark in Fallbrook: CA** Situated in the heart of the "Avocado Capital of the World," this property embodies the charm of Fallbrook—a picturesque community in northern San Diego County known for its tranquil small-town vibe, rich agricultural heritage, and thriving artistic culture.

**Prime Location in Downtown Village of Fallbrook:** Positioned on Main Avenue in the heart of Downtown Fallbrook, the El Real enjoys a central location amidst the town's charming storefronts. Surrounded by boutique shops, art and yoga studios, coffeehouses, wineries, and the Chamber of Commerce, the property is perfectly situated to capture the vibrant energy of this small but thriving community

**Historic El Real Hotel Repurposed for Modern Use:** Originally built in 1930 as the El Real Hotel, this landmark has been carefully reimagined into a vibrant mixed-use property, combining the lively atmosphere of a popular sports bar on the ground floor with thoughtfully designed artistic office spaces on the second floor

**Fully Occupied with Flexible Leasing Options:** The property is currently 100% occupied by seven tenants, all on month-to-month leases. This arrangement provides a prospective owner with unparalleled flexibility to implement their vision and unlock the full potential of this unique asset.







# SECTION 2

## FINANCIAL ANALYSIS

# Rent Roll

125 S. MAIN AVENUE

Suite	Tenant	Location	Mo. Rent	Annually	Tenancy*	Lease Expire Date
BAR	Harry's Sports Bar & Grill	Downstairs Bar	\$8,000	\$96,000	7 Years	MTM
A	Watch Repair	Downstairs Retail	\$450	\$5,400	25 Years	MTM
B	Jack K.	Upstairs office	\$500	\$6,000	25 Years	MTM
C	Kids Music Workshop	Upstairs office	\$500	\$6,000	1 Year	MTM
I,D	Party Rental	Upstairs office	\$1,200	\$14,400	2 Years	MTM
E,F	Blue Grass	Upstairs office	\$800	\$9,600	5 Years	MTM
G,H	Master Engineer	Upstairs office	\$1,000	\$12,000	10 Years	MTM
<b>Totals</b>			<b>\$12,450</b>	<b>\$149,400</b>		

\*Approximate times.

# Financial Analysis

## PRICING

**OFFERING PRICE** **\$2,100,000**

PRICE/SF \$256.10

NOI \$114,453

CAP RATE 5.45%

## THE ASSET

Units 10 Units | Mixed-Use

Year Built 1930

Gross SF ± 8,200\*

Lot SF 11,694

APN 103-221-11, 103-221-18

Historic Yes

Parking Open Spaces

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**Monthly Scheduled Gross Income** **\$12,450**

**ANNUALIZED INCOME** **Current**

Gross Potential Rent \$149,400

Less: Vacancy/Deductions 0% \$0

Effective Gross Income \$149,400

**ANNUALIZED EXPENSES** **Current**

Building Insurance\* \$6,500

General Supplies\* \$1,200

Repairs\* \$1,200

Taxes - Real Estate [1.06891%]\* \$22,447

Utility – Electricity\* \$3,600

**ESTIMATED EXPENSES** **\$34,947**

Expenses/SF \$4.26

% of GOI 23.4%

**RETURN** **Current**

NOI \$114,453

Harry's Bar pays their own electricity and 100% of the property water, sewer and gas expenses.



SECTION 3  
**LOCATION OVERVIEW**

# Fallbrook, CA



**33,710**

POPULATION



**\$78,479**

MEAN HH INCOME



**\$666,600**

MEDIAN HOME VALUE

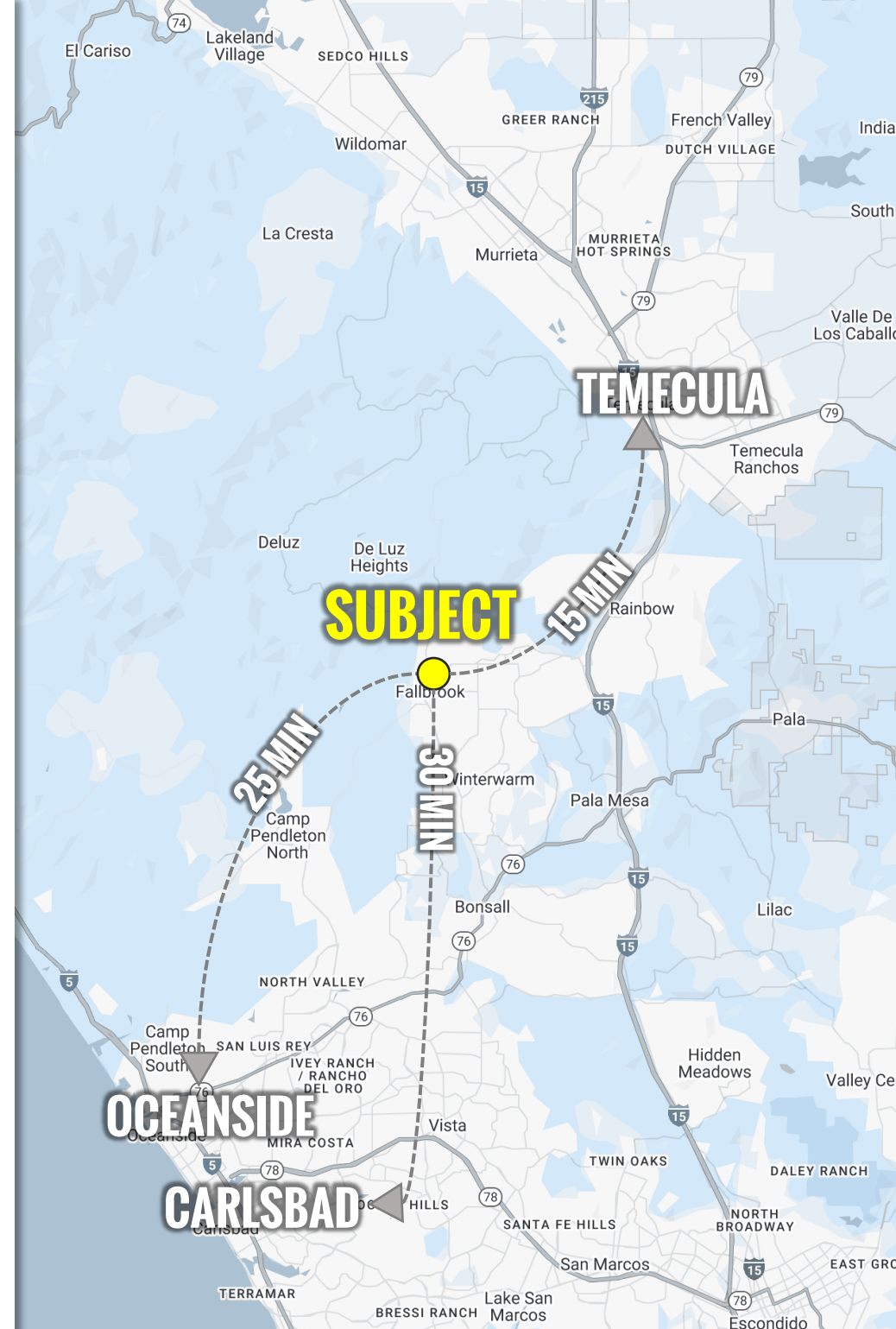
## PREMIER LOCATION

*Nestled in the rolling hills of North County Inland, Fallbrook is known as the "Avocado Capital of the World" due to its fertile soil and thriving agricultural industry. The city boasts a picturesque landscape with scenic views, lush vineyards, and sprawling orchards, creating a serene and idyllic atmosphere. Fallbrook is also conveniently located near major transportation routes, making it easy to access nearby cities and attractions.*



# Location Highlights

- **Strategic Positioning:** The community of Fallbrook consists of 36,000 acres and is located south of Riverside County and east of Camp Pendleton.
- **Area Amenities:** The location world-class golf, resorts & casinos, unique art galleries & shops, and numerous nature trails
- **Historic Location:** Fallbrook is an historic, vibrant, and friendly community that serves as a destination for arts, antiques, entertainment, retail, and as the center for commerce, education and cultural life for Fallbrook.
- **Resort-like setting:** Located in the foothills of North San Diego and just South of Temecula Wine Country, Fallbrook provides an urban escape offering the perfect setting for leisure getaways, weddings, and conferences.
- **Accessibility:** With its proximity to Interstate 15, residents have quick and convenient access to San Diego, Orange County, and Riverside County. The city is also within a short drive to pristine beaches, scenic golf courses, wineries, and popular destinations like Temecula and the iconic San Diego Zoo.



125 S. Main Avenue

# LOCATION SYNERGY



**SUBJECT**

**Fallbrook Mercantile Center**

**Fallbrook Mercantile Center**

**Fallbrook Plaza**

**GRAND TRADITION**  
ESTATE & GARDENS

**DOMINICK'S SANDWICHES**  
ITALIAN DELICATESSEN

# LOCATION

## **SAN DIEGO, CA**

Currently the eighth largest U.S. city and one of the nation's top travel and retirement destinations, San Diego's CBD has become one of the country's premier 24/7 urban metropolises. Petco Park earns rave reviews, as does the Children's and Contemporary Art Museums, the acclaimed Gaslamp Quarter, local mass transit services (Trolley, Coaster and Amtrak), and the Midway Naval Museum. Balboa Park houses the world-renowned San Diego Zoo, the Old Globe Theatre, and a variety of popular museums.

The City of  
**SAN  
DIEGO**







Qualcomm

ProFlowers®

petco illumina



Viasat



Sempra Energy®

*San Diego is home to the fifth best rated business community in the country, according to Forbes.*

*The backbone of San Diego's economy: international trade, manufacturing, military and tourism*

*San Diego has the highest concentration of life sciences lab space in the U.S. – more than San Francisco and Boston combined*

*Adding to the quality of life, San Diego has the third lowest average commute time in the U.S.*

*Rated #1 in concentration of military/defense assets in the world*

## Business Snapshot

**3**

**Fortune 500  
Companies**

**39**

**Fortune 1000  
Companies**

**35M**

**SF of Class A  
Office Space**



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