

# Alvarado Street Office

605 E. Alvarado Street, Fallbrook, CA 92028

**FOR LEASE**



**2,200± SF**  
2ND FLOOR  
OFFICE SUITE AVAILABLE



**\$1.68 PSF/MG**  
STARTING MONTHLY  
LEASE RATE



## BEAUTIFUL SECOND STORY OFFICE

- Large open front area, large kitchen/break room, private restroom and four private offices (potential for additional private offices/rooms).
- Ample parking with additional on-street parking capability
- Great location in/near Downtown Fallbrook close to several amenities and restaurants.
- Potential for elevator to accommodate medical office at higher lease rate (contact Broker for details).

### Demographics

Source: CoStar 2024	1 mile	3 mile	5 mile
2024 Population (Estimated)	16,610	31,627	41,883
2029 Population (Projected)	16,572	31,506	41,696
Daytime Employee Population	5,264	8,661	9,610
Average Household Income	\$84,725	\$98,832	\$112,002



**Exclusively Marketed By:**

**Scott Forest**

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41623 Margarita Road, Suite 100, Temecula, CA 92591 | Ph: 951.491.6300 | [www.WestMarCRE.com](http://www.WestMarCRE.com)  
The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Floor plan, site plan, price, tenant mix, and availability subject to change without notice.

# Alvarado Street Office

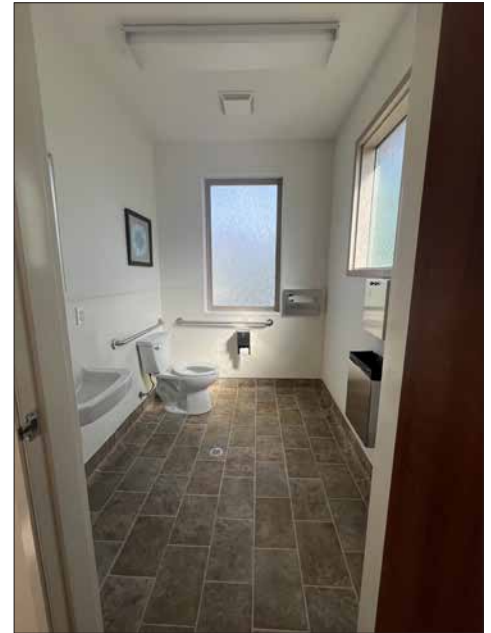
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## 2nd Floor Office Suite



<https://shorturl.at/Cznq5>

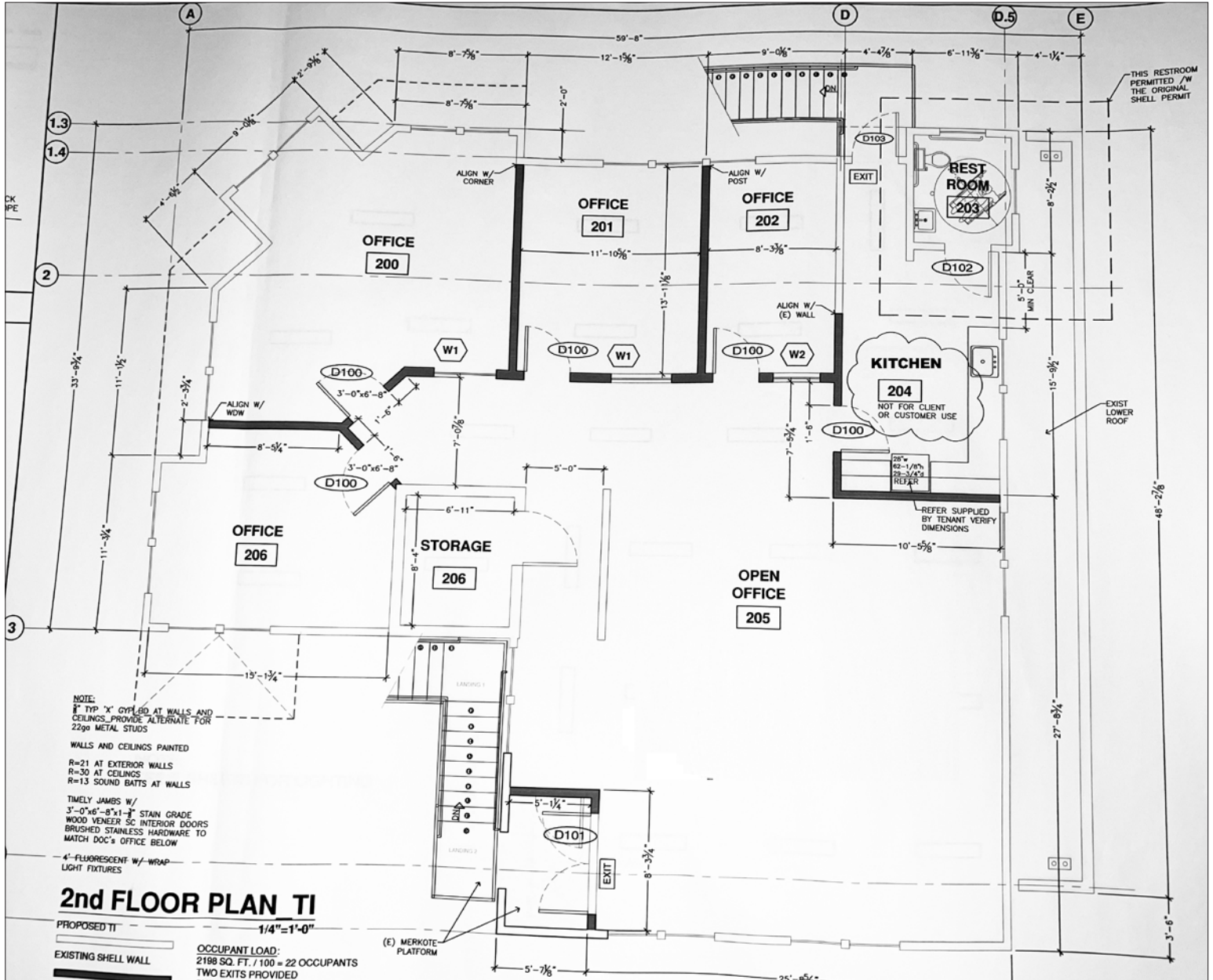


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## 2nd Floor Floor Plan TI

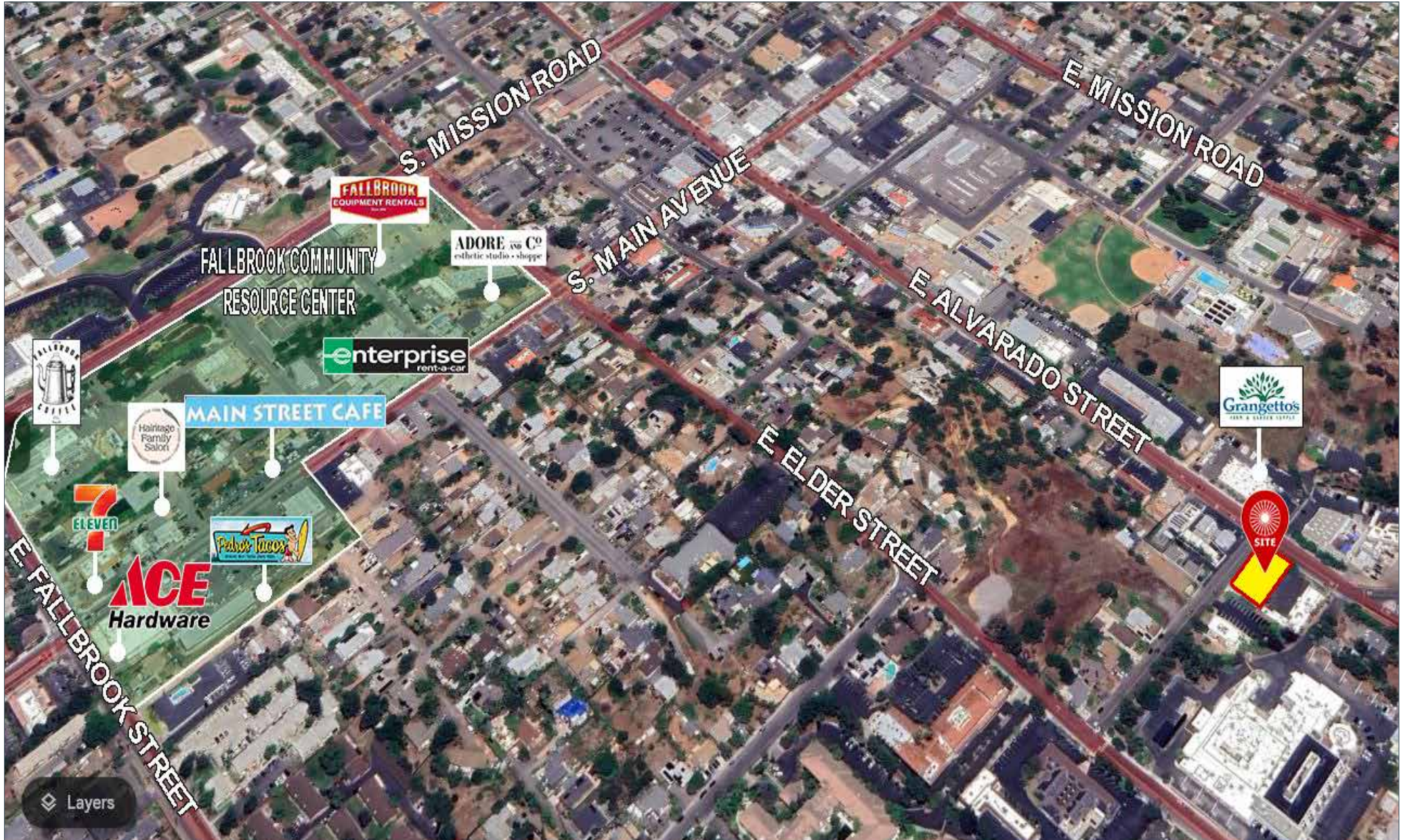


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