

130 E ALVARADO ST

130 E Alvarado St | Fallbrook, CA

OFFERING MEMORANDUM



OFFERING SUMMARY

ADDRESS	130 E Alvarado St Fallbrook CA 92028
COUNTY	San Diego
BUILDING SF	2,890 SF
LAND ACRES	.33
LAND SF	14,157 SF
YEAR BUILT	1953
APN	103-264-20

FINANCIAL SUMMARY

PRICE	\$1,050,000
PRICE PSF	\$363.32

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,624	30,367	40,581
2025 Median HH Income	\$70,113	\$90,259	\$101,593
2025 Average HH Income	\$91,303	\$119,559	\$132,045

Flexible Zoning

- Unleash your investment potential with the versatile FB-V2 mixed-use zoning of this property at 130 E Alvarado St. Transform this space into a dynamic hub for live/work environments, medical services, retail, and more.



Freestanding Office Building

- Unleash your companies potential with this rare gem in downtown Fallbrook!
- With a layout that includes a reception area, spacious conference room, a modern kitchen, partially renovated private restrooms, and private offices, this property is a prime opportunity waiting to be seized.
- Not to mention, the beautifully landscaped lot with fruit trees, outdoor seating, secure parking with gate controlled access, and a solar system add unparalleled value to this already impressive investment.

PROPERTY FEATURES

BUILDING SF	2,890
LAND SF	14,157
LAND ACRES	.33
YEAR BUILT	1953
# OF PARCELS	BLK 35 LOTS 3&5 TR 000567
ZONING TYPE	FBV2 - Store Multi Story
BUILDING CLASS	C
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	7
PARKING RATIO	2.42/1000 SF
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

MECHANICAL

HVAC	Central
ELECTRICAL / POWER	Solar/SDGE
LIGHTING	Flourescent

CONSTRUCTION

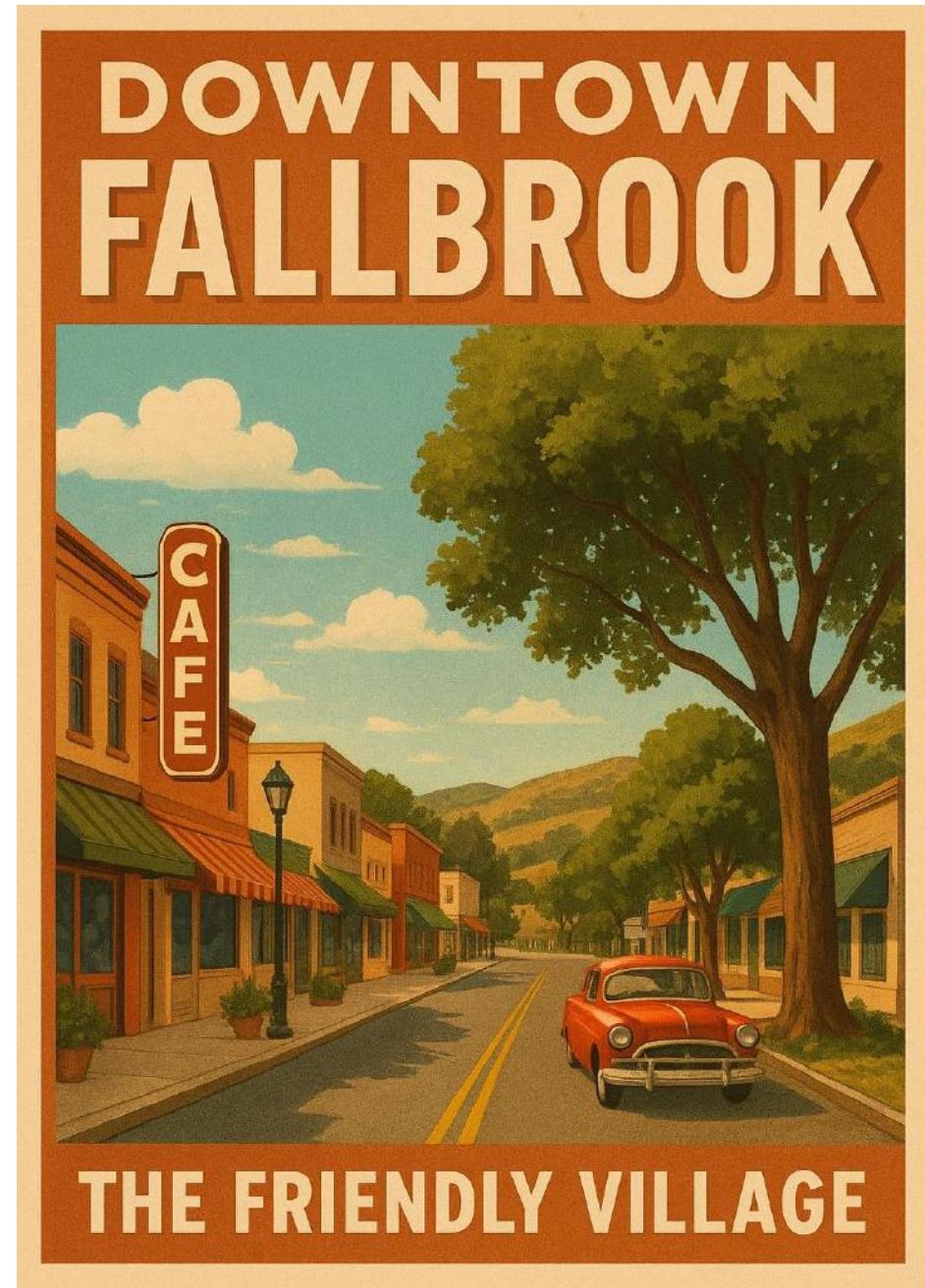
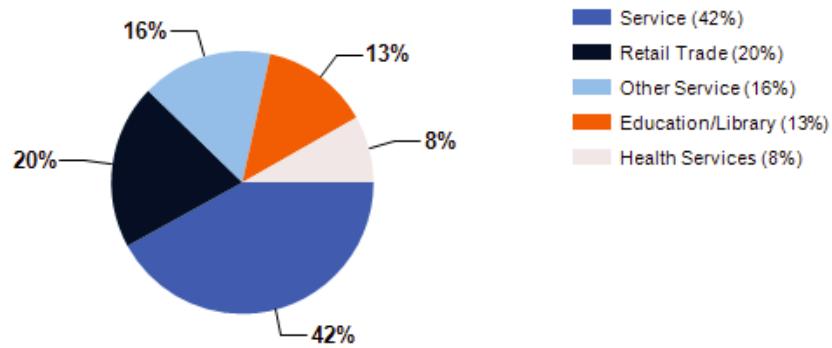
EXTERIOR	Brick
PARKING SURFACE	Asphalt
LANDSCAPING	Fruit Trees

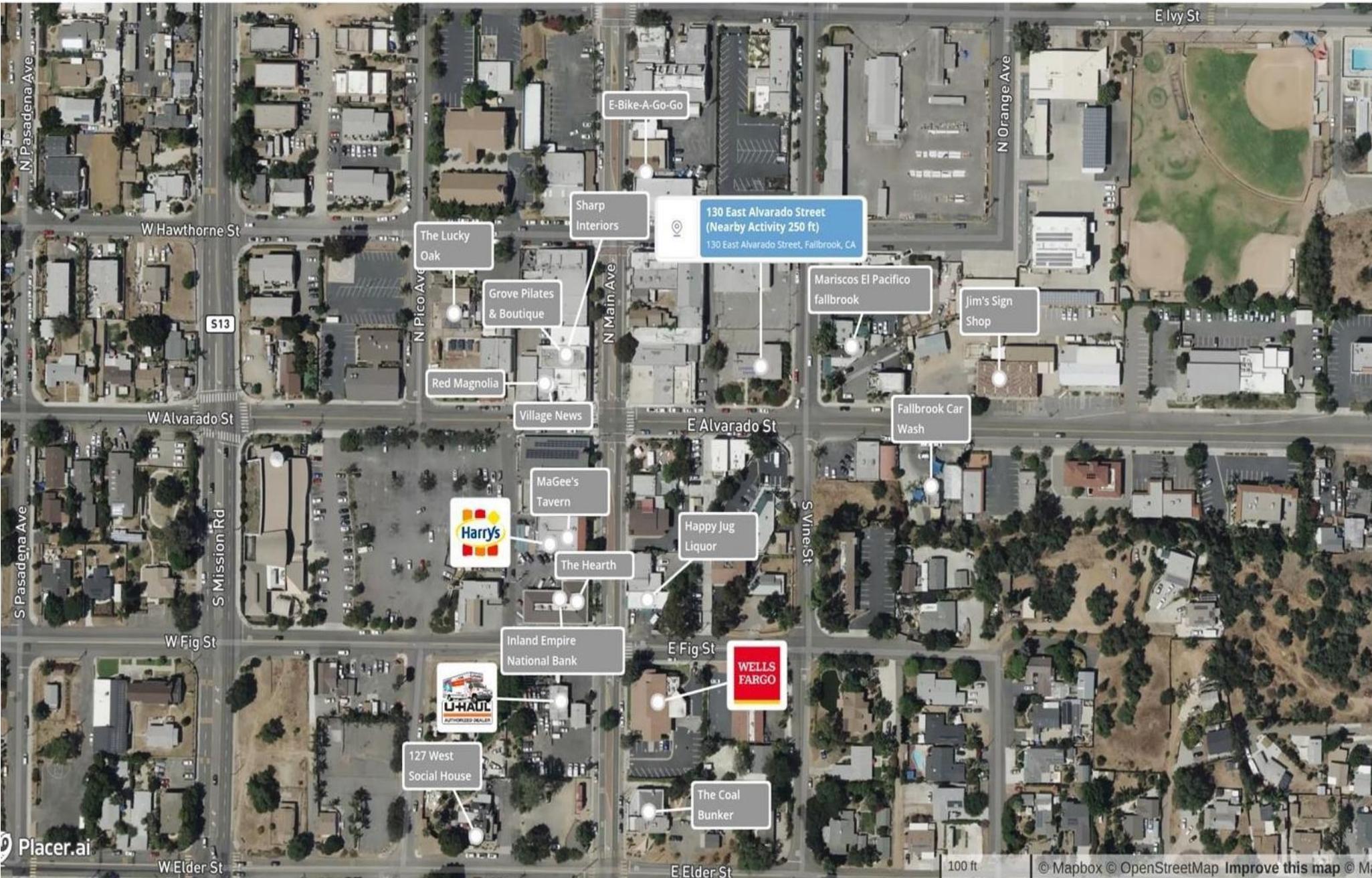


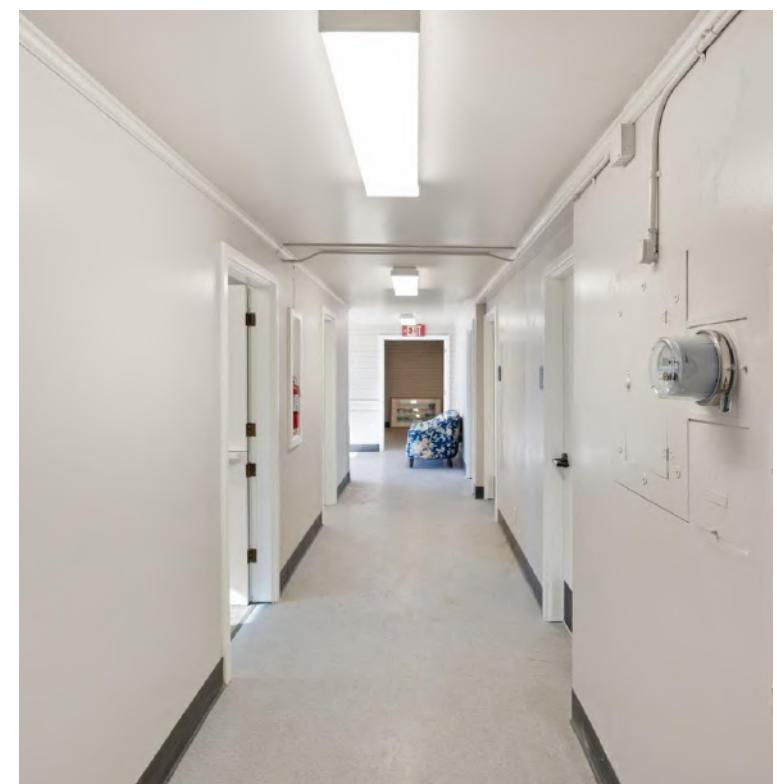
The Friendly Village

- Prime Investment Opportunity: Nestled in the vibrant heart of downtown Fallbrook, this office property at 130 E Alvarado St offers more than just a strategic location. It presents a lucrative chance for a high-return asset with proximity to local hotspots, including restaurants, breweries, coffee shops, yoga studios and more.

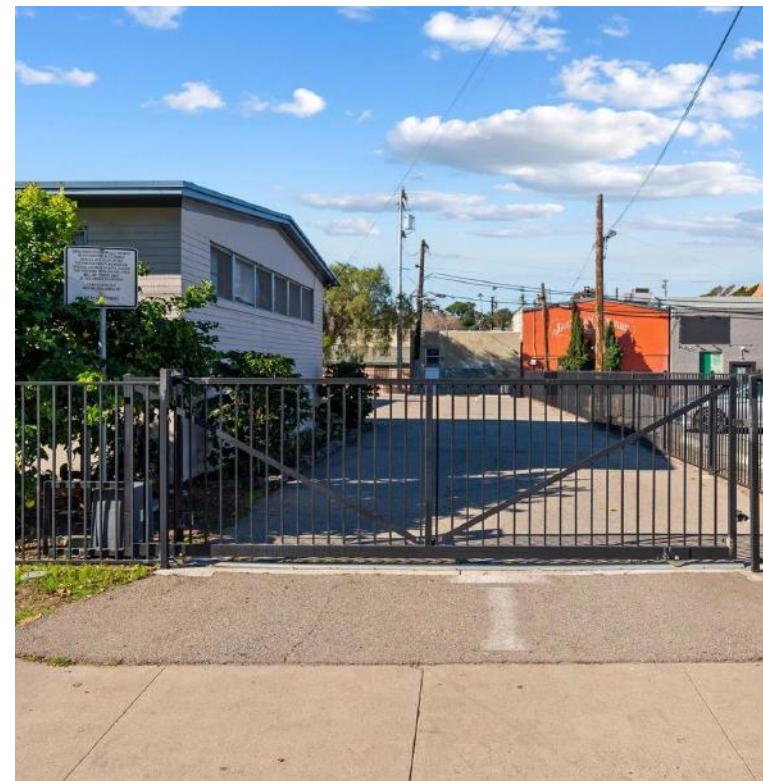
Major Industries by Employee Count





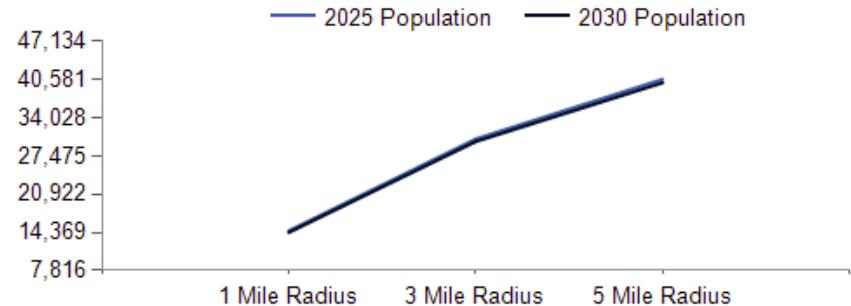




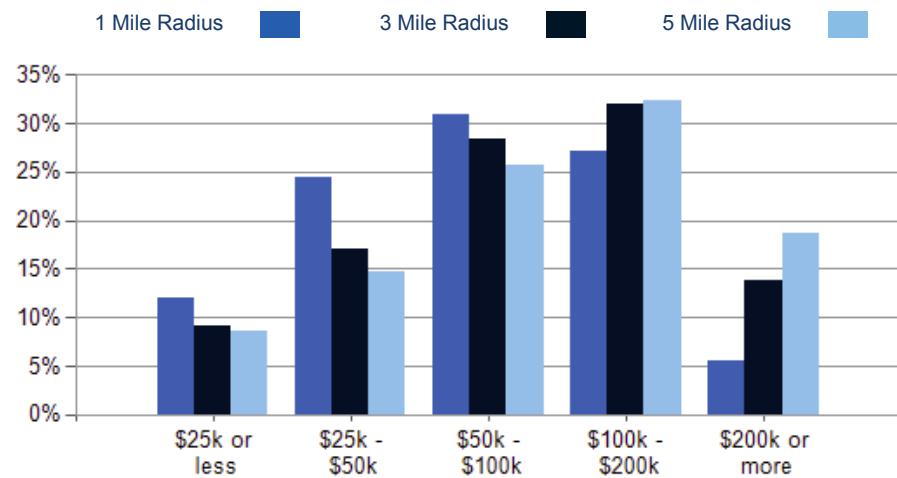


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,284	27,960	36,469
2010 Population	14,363	29,457	39,084
2025 Population	14,624	30,367	40,581
2030 Population	14,369	29,945	40,010
2025 African American	271	493	665
2025 American Indian	477	747	892
2025 Asian	290	764	1,160
2025 Hispanic	10,051	16,024	18,398
2025 Other Race	5,369	8,291	9,094
2025 White	4,901	14,064	21,294
2025 Multiracial	3,257	5,902	7,330
2025-2030: Population: Growth Rate	-1.75%	-1.40%	-1.40%

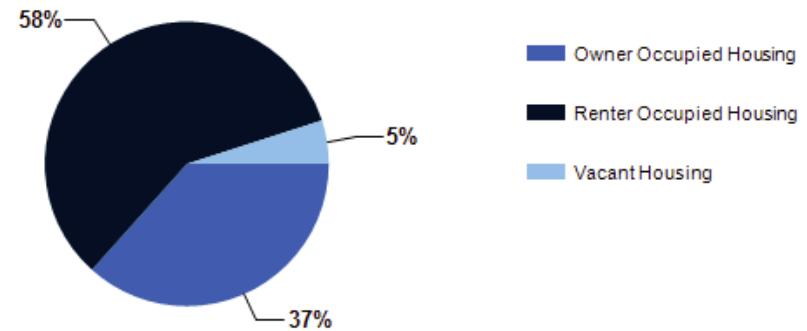
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	295	536	675
\$15,000-\$24,999	230	369	498
\$25,000-\$34,999	383	599	675
\$35,000-\$49,999	692	1,084	1,328
\$50,000-\$74,999	737	1,488	1,763
\$75,000-\$99,999	626	1,323	1,716
\$100,000-\$149,999	655	1,734	2,496
\$150,000-\$199,999	543	1,432	1,885
\$200,000 or greater	247	1,367	2,517
Median HH Income	\$70,113	\$90,259	\$101,593
Average HH Income	\$91,303	\$119,559	\$132,045



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

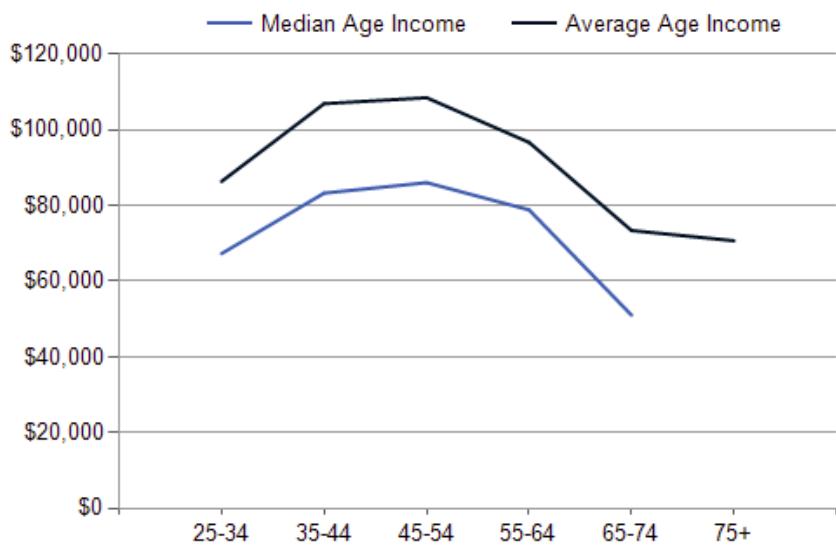
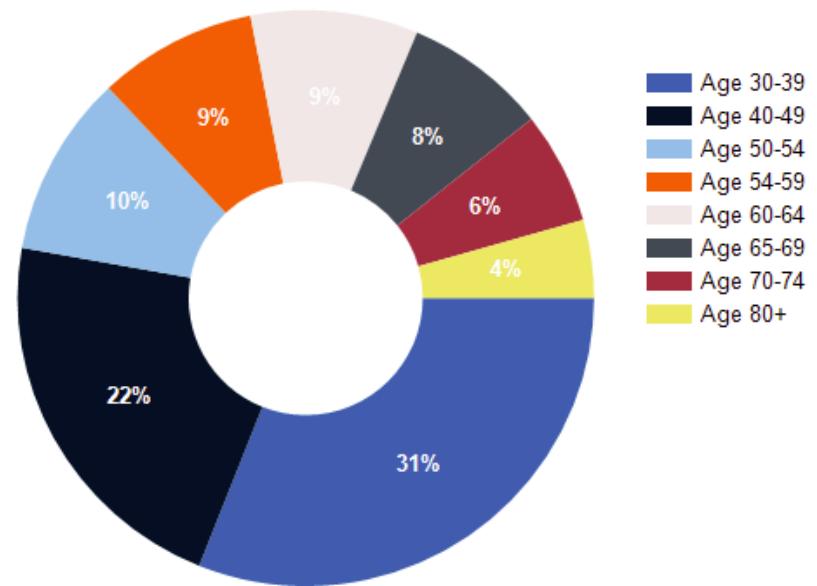


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,252	2,277	2,817
2025 Population Age 35-39	1,025	1,960	2,458
2025 Population Age 40-44	868	1,769	2,288
2025 Population Age 45-49	729	1,567	2,013
2025 Population Age 50-54	750	1,572	2,100
2025 Population Age 55-59	653	1,576	2,199
2025 Population Age 60-64	689	1,742	2,491
2025 Population Age 65-69	587	1,760	2,650
2025 Population Age 70-74	462	1,471	2,276
2025 Population Age 75-79	322	1,159	1,842
2025 Population Age 80-84	230	805	1,221
2025 Population Age 85+	255	769	1,108
2025 Population Age 18+	10,717	23,354	32,033
2025 Median Age	32	38	40
2030 Median Age	33	39	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,292	\$79,983	\$86,271
Average Household Income 25-34	\$86,348	\$102,544	\$111,884
Median Household Income 35-44	\$83,273	\$109,128	\$121,706
Average Household Income 35-44	\$106,909	\$134,872	\$147,669
Median Household Income 45-54	\$86,034	\$115,727	\$132,645
Average Household Income 45-54	\$108,492	\$142,969	\$159,677
Median Household Income 55-64	\$78,847	\$110,454	\$128,019
Average Household Income 55-64	\$96,687	\$140,209	\$157,841
Median Household Income 65-74	\$51,007	\$87,469	\$100,109
Average Household Income 65-74	\$73,375	\$114,049	\$128,788
Average Household Income 75+	\$70,686	\$91,181	\$99,250

Population By Age





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