

VILLAGE PROFESSIONAL CENTER

645 E. Elder St. Suite C., Fallbrook, CA

FOR SALE

Asking Price: \$550,000

village Professional Center
645 E. ELDER

Realty

INCORPORATED

337 E. Mission Rd., Fallbrook, CA 92028

760-728-8410

Provided By: Michael J. Crain, Broker

DRE LIC# 01946750

MULTI-TENANT MEDICAL BUILDING

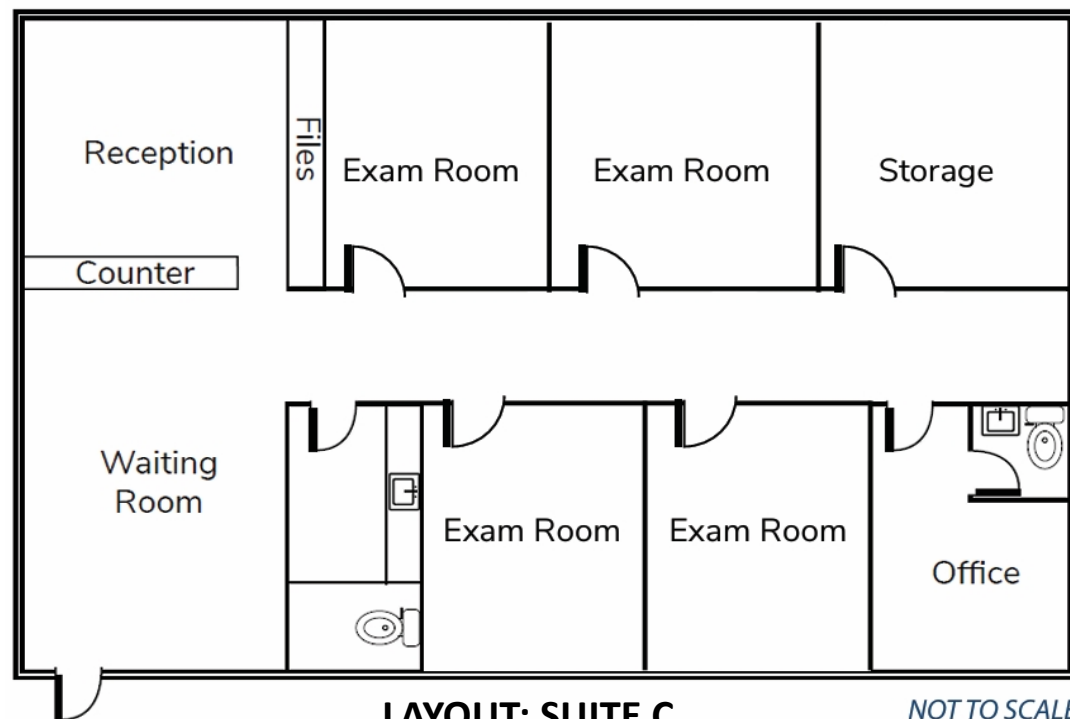


Business Owners Association

APN: 105-41-36-00

PROPERTY DETAILS:

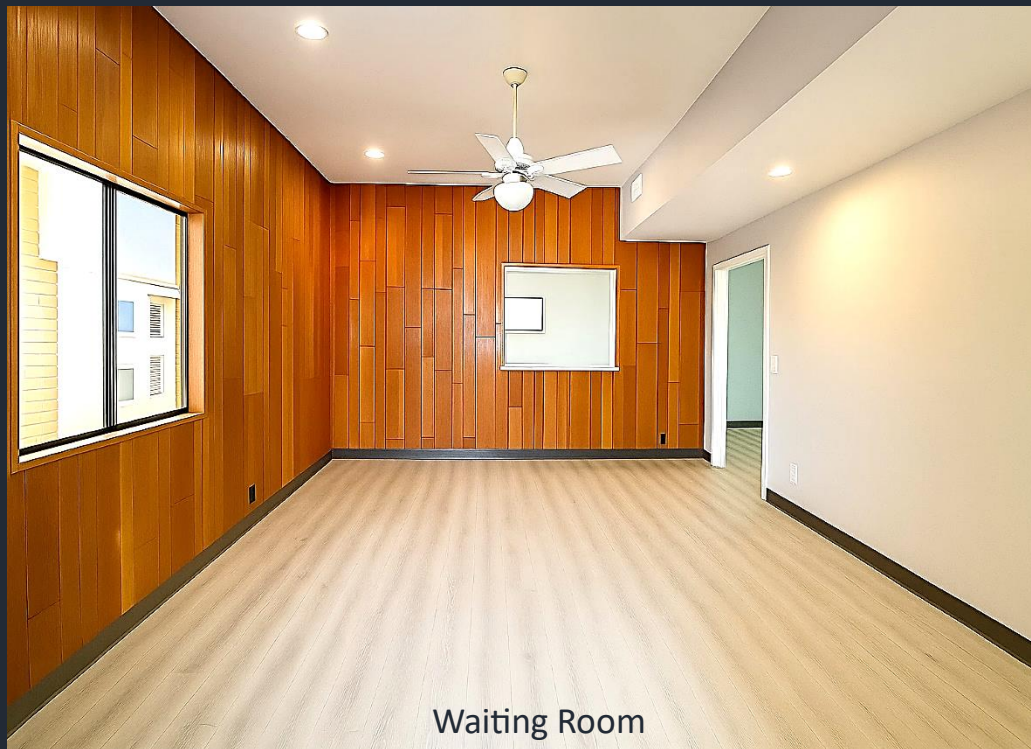
Land:	C-31/Commercial/Medical/Office
Lot Size:	0.56 acres / 24,394 Sq.Ft.
Building Size:	6,893 Sq.Ft.
Parking:	18 Shared Spaces + Street Parking
Walkways:	Extra Large Walkways For Patient Accessibility.
Occupancy:	Suite A: Fallbrook Dental Care Suite B: Branham Counseling Suite C: - FOR SALE - Suite D: Fallbrook Eyecare Center
Signage:	Large Monument Signage
Year Built:	1979
Landscape:	Beautiful Serene Landscape Surrounding The Property and Interior Courtyard.



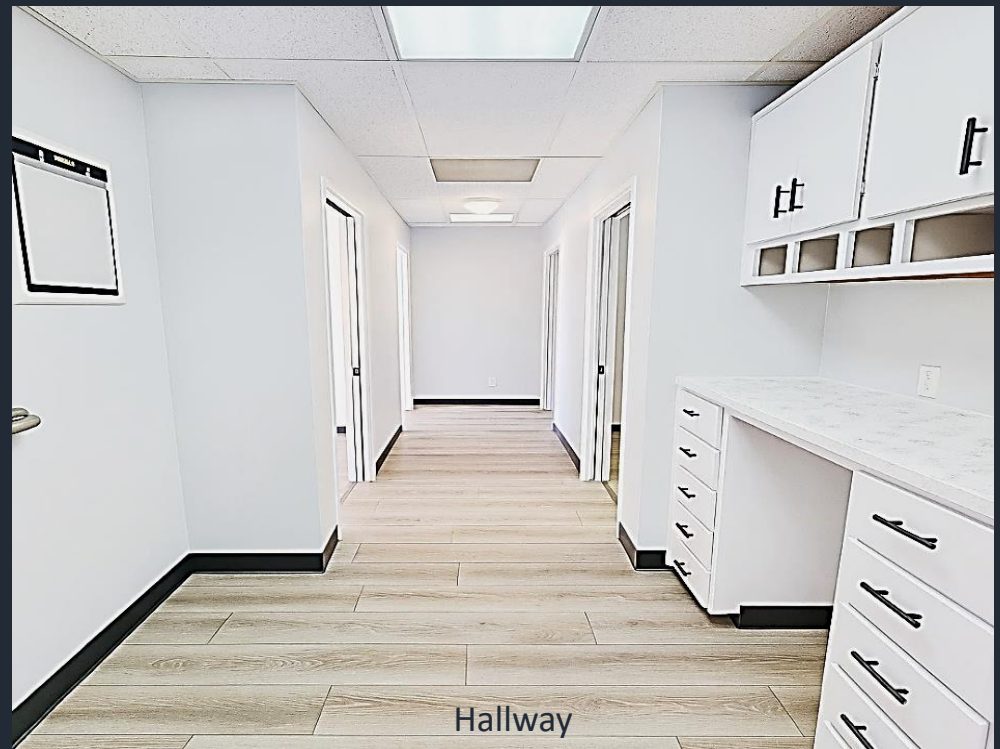
SUITE C. DETAILS:

Asking Price: \$550,000

Suite Size:	1,400 Sq.Ft.
Suite Layout:	Waiting Room, Reception, 4 Exam Rooms – Each With A Sink, Large Patient Restroom, Doctor Office w/ Private Restroom, and a Storage/Office Room With a Sink.
Utilities Connected:	Phone, Water/Sewer, and Electricity. HVAC throughout.
Construction Materials:	Asphalt, Block, Concrete, Drywall.



Waiting Room



Hallway



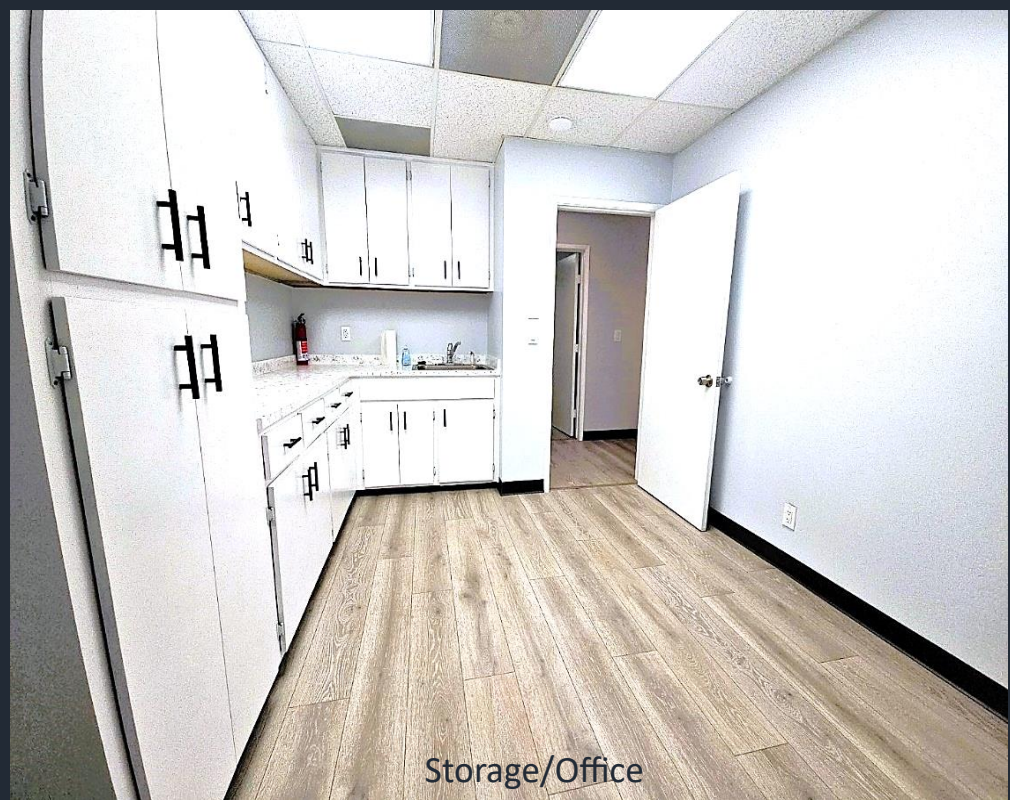
Reception



Reception & Filing



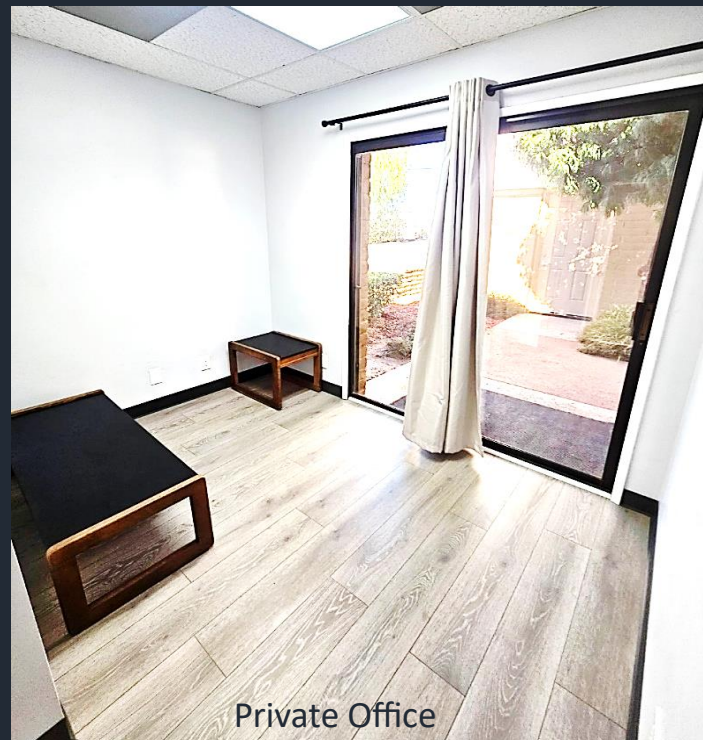
Exam Room



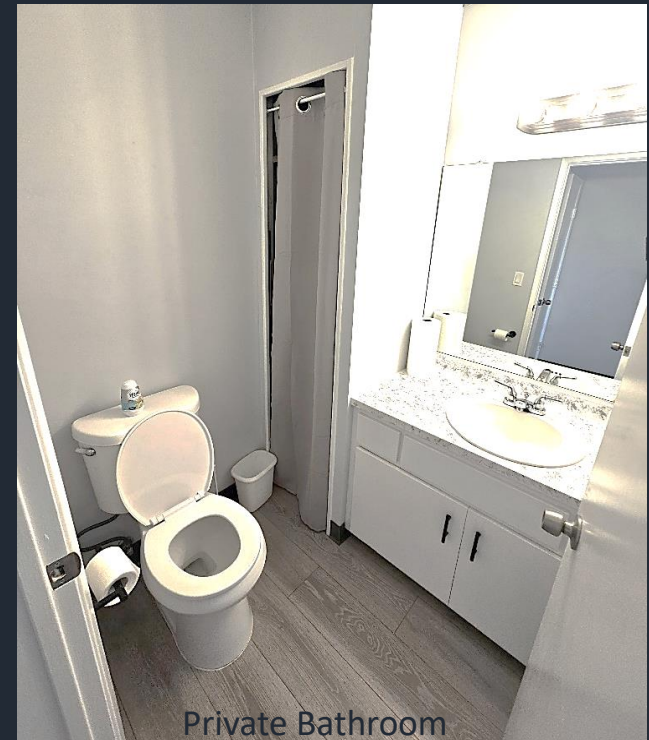
Storage/Office



Large Patient Bathroom



Private Office



Private Bathroom



LOCATION MATTERS

Rare opportunity to own a medically-built commercial office in the heart of Fallbrook's established medical district. This turnkey space is surrounded by essential healthcare services and offers exceptional convenience for medical professionals, specialists, or investors.

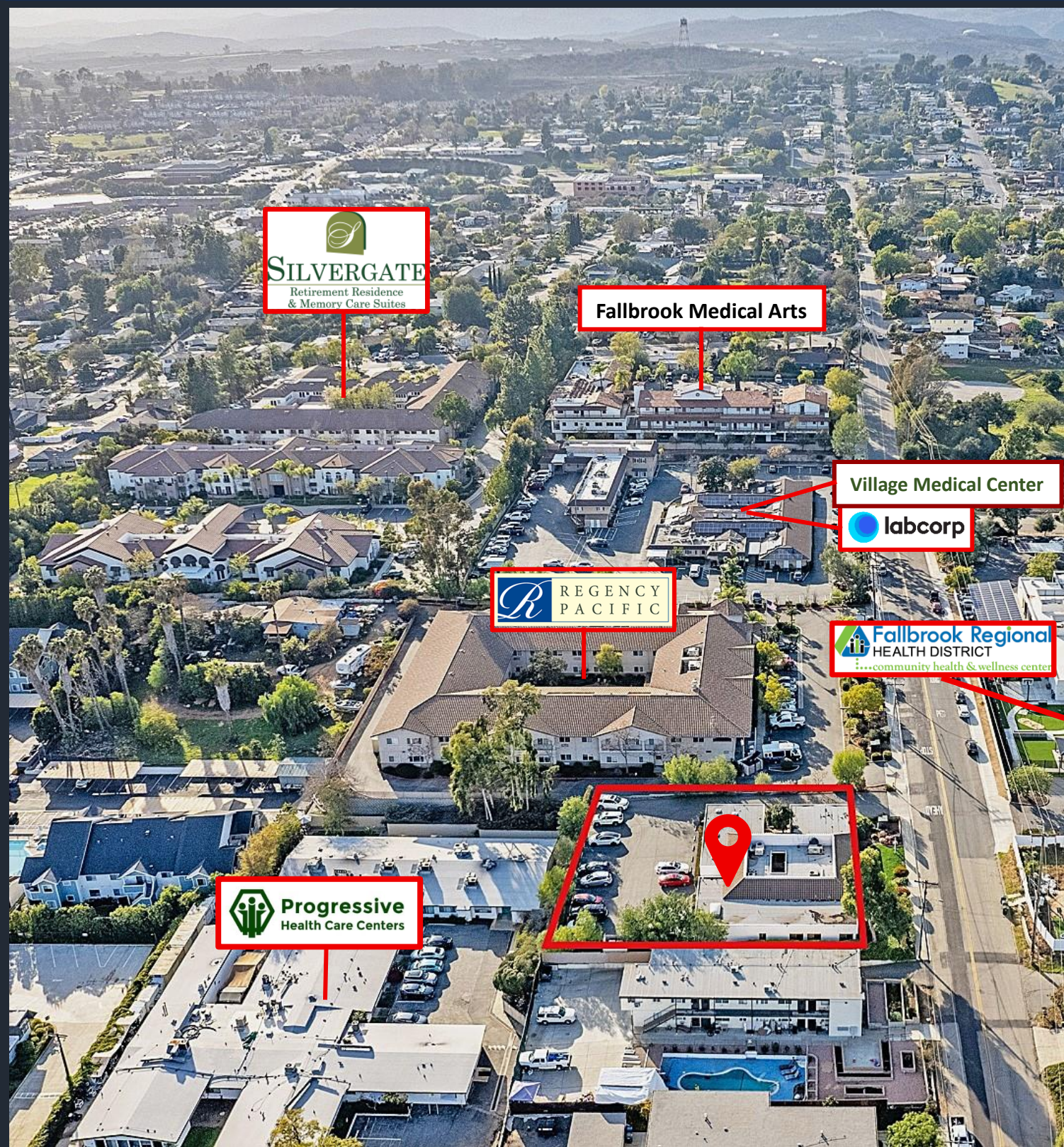
Situated near Labcorp, Fallbrook Regional Health District, multiple retirement assisted-living facilities, pharmacies, numerous doctor offices, specialist offices and medical clinics. This Office is in a prime location with high-visibility and strong patient traffic.

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FALLBROOK



Fallbrook is strategically positioned for medical, professional, and service-based businesses thanks to its stable population, growing healthcare demand, and proximity to a strong military community. Located just east of the Marine Corps Base Camp Pendleton, one of the largest military installations in the country, Fallbrook benefits from a steady flow of military personnel, veterans, and their families who rely on nearby medical and support services. Combined with Fallbrook's 300,000+ residents, including families and retirees, this creates a broad and diverse patient base with consistent demand for accessible, high-quality care. With limited commercial competition, strong community loyalty, and excellent visibility opportunities, Fallbrook offers long-term stability and underserved market ready for growth. It's an ideal location for investors or owner-users seeking a thriving community with both civilian and military-driven economic strength.