

FOR LEASE

## MEDICAL OFFICE SPACE

1035 SOUTH MAIN AVE | FALLBROOK, CALIFORNIA 92028



REGAL  
PROPERTIES

AVAILABLE  
NOVEMBER 1, 2026 | 6,767 SF

## INVESTMENT OVERVIEW

# Prime Medical Office in Fallbrook's Village Core

Located along South Main Avenue in the heart of Fallbrook's walkable Village Core District, this single-story medical building offers visibility, convenience, and a long-standing presence in the community. The space has functioned as a primary care facility for more than twenty years and provides a practical, adaptable layout suited for a variety of healthcare or professional services.

## LOCATION ADVANTAGES

The property is surrounded by neighborhood retail, cafés, community services, and three major shopping areas within minutes of the site. It offers easy access for patients and staff and connects directly to the area's main transportation corridors.

## NEARBY DESTINATIONS

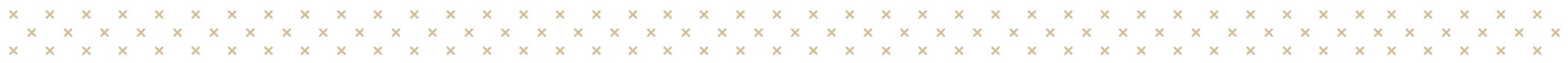
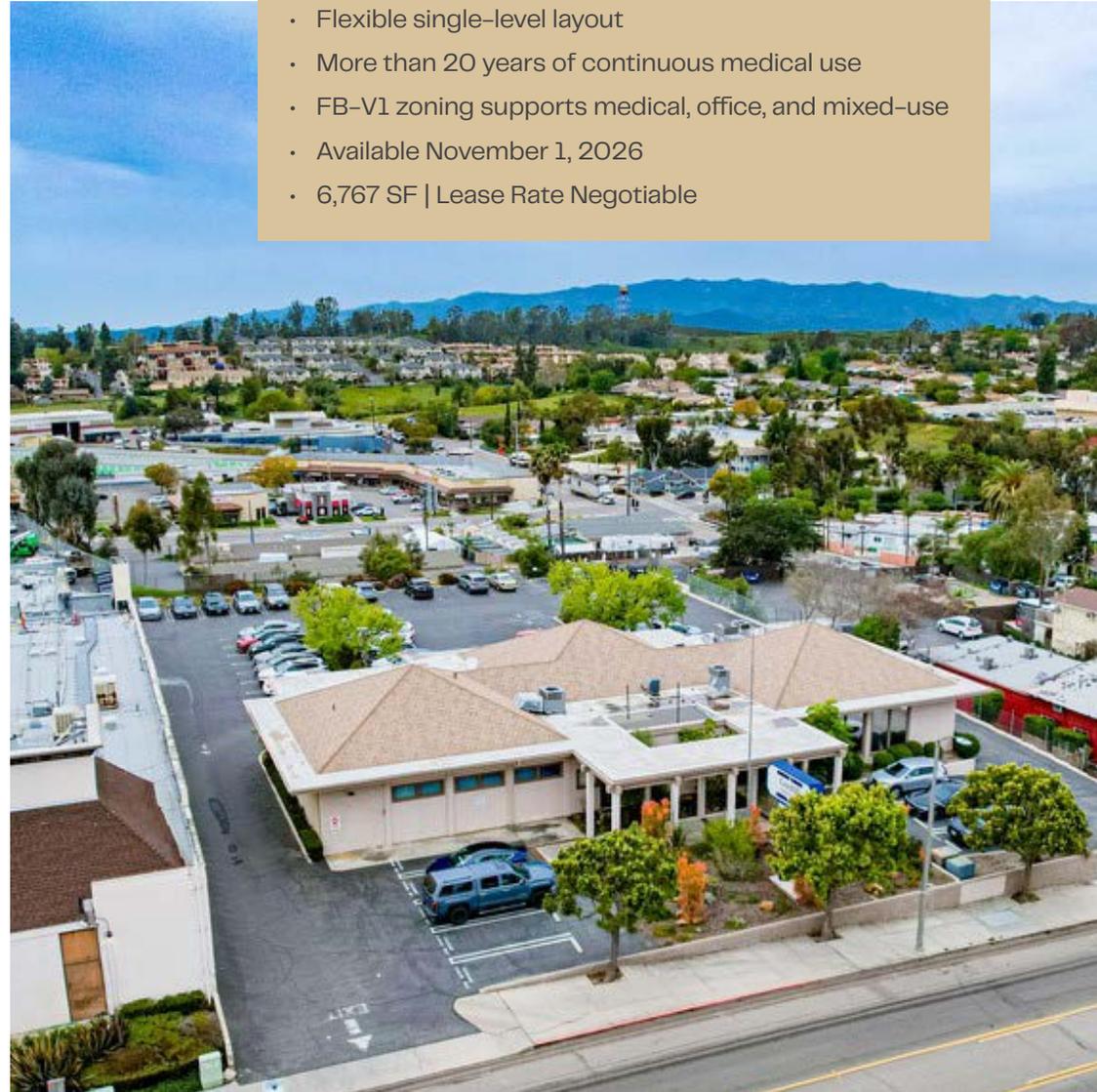
- Local restaurants, coffee shops, and pharmacies
- South Mission Road retail corridor
- Fallbrook Library and community services

## REGIONAL ACCESS

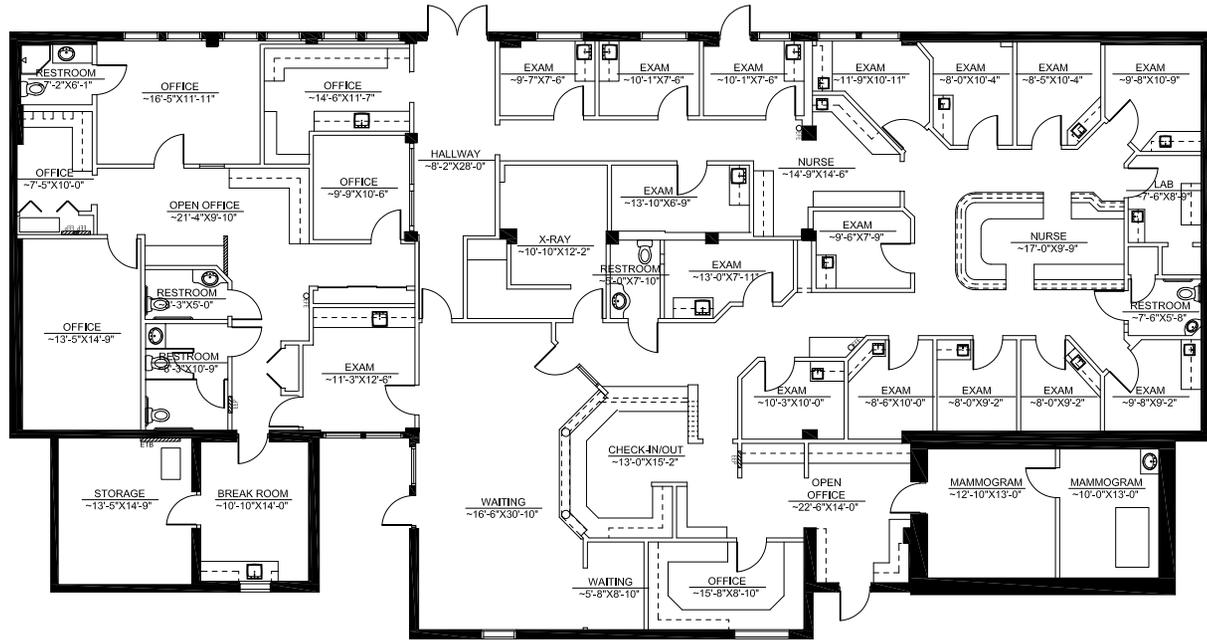
- 5 minutes to Highway 76
- 12 minutes to Interstate 15
- 15 minutes to Temecula
- 25 minutes to Oceanside

## KEY HIGHLIGHTS

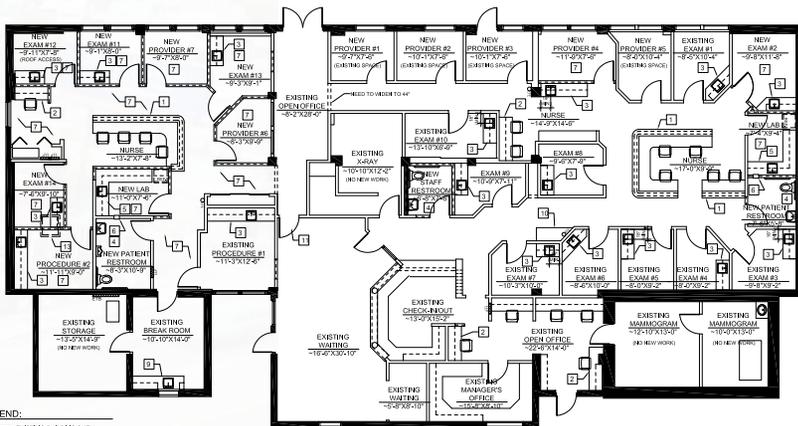
- Main Avenue frontage in the Village Core District
- Positioned between three major shopping centers
- ±30 onsite parking spaces
- Flexible single-level layout
- More than 20 years of continuous medical use
- FB-V1 zoning supports medical, office, and mixed-use
- Available November 1, 2026
- 6,767 SF | Lease Rate Negotiable



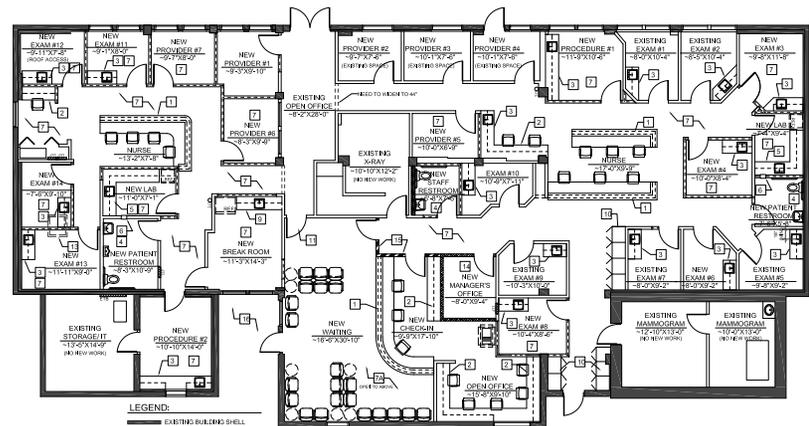
# CURRENT LAYOUT



# OPTIONAL CONFIGURATIONS



LAYOUT A



LAYOUT B



# Area Growth and Community Context

Fallbrook continues to see residential expansion and reinvestment in its downtown commercial core, strengthening demand for local healthcare and professional services. County support for streetscape, mobility, and urban-design improvements adds long-term stability to the Village Core District.

## NEARBY RESIDENTIAL GROWTH

These projects expand Fallbrook's residential base and support increased demand for medical services in the immediate area.

- **The Arbors Subdivision**  
(proposed single-family development)
- **Mission Village** affordable housing community  
(under construction)

## AREA ADVANTAGES

- Established neighborhoods surrounding the Village Core
- Strong community demand for healthcare and wellness providers
- Walkable access to retail, dining, and essential services
- Public-sector investment in downtown improvements

