

FOR LEASE

MEDICAL OFFICE SPACE

1035 SOUTH MAIN AVE | FALLBROOK, CALIFORNIA 92028



REGAL PROPERTIES
INVESTING IN PEOPLE & PROPERTY

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

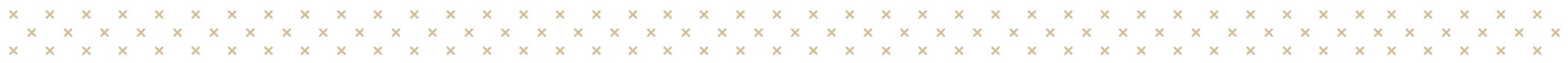
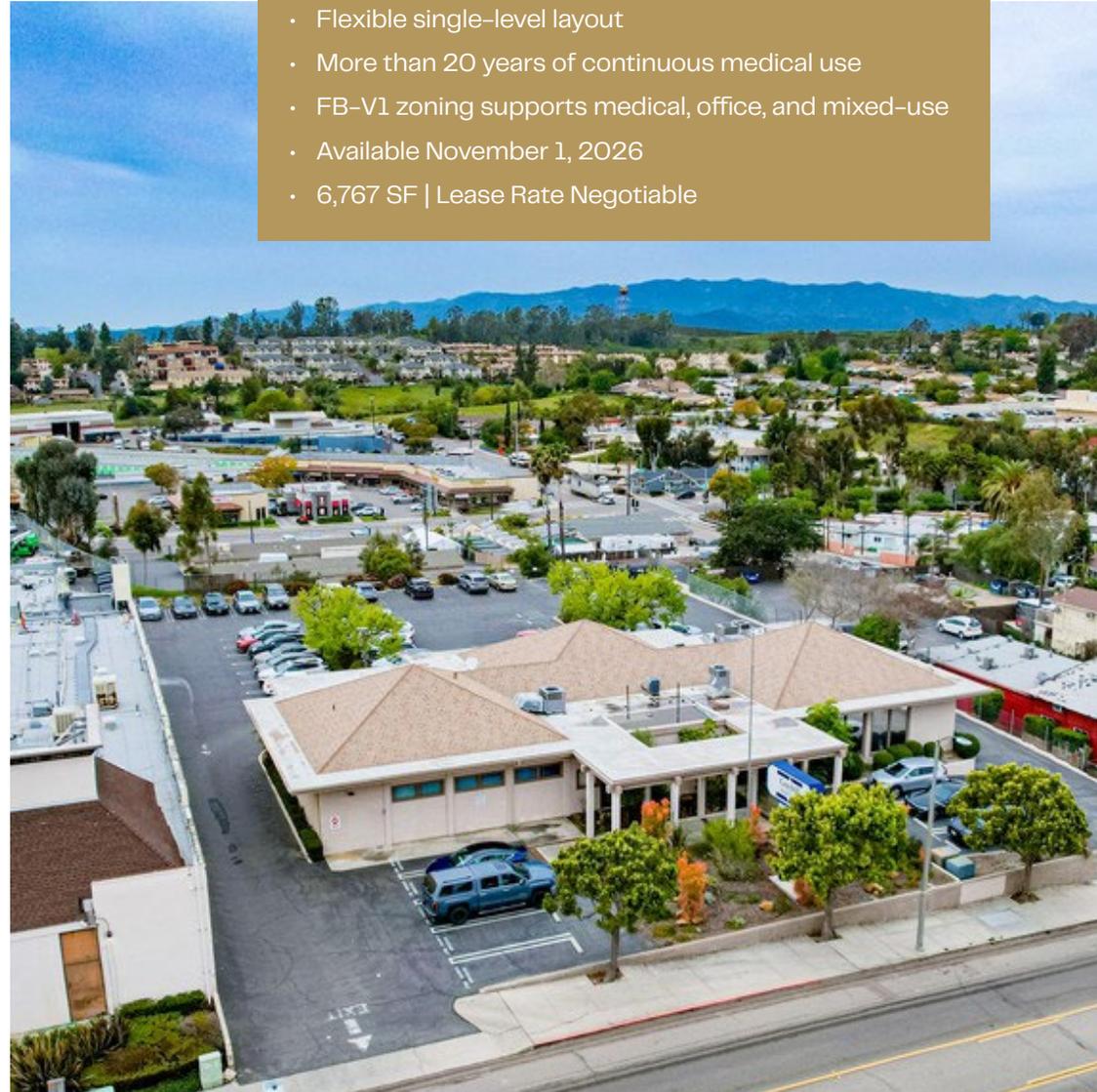
- Local restaurants, coffee shops, and pharmacies
- South Mission Road retail corridor
- Fallbrook Library and community services

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
- ±50 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



DEMOGRAPHIC OVERVIEW

Trade Area Profile & Market Fundamentals

The Fallbrook Medical trade area is defined by demographic stability and strong household formation, creating reliable long-term demand for healthcare services. Nearly 45,000 residents within five miles anchor a consistent patient base for primary care, pediatrics, and specialty practices. Household sizes of 2.8–3.3 and median ages in the mid-30s reflect a community centered around young families, established professionals, and aging adults—an ideal mix for multi-disciplinary medical tenancy.

Income levels remain solid across all radii, with median household incomes between \$55,000–\$67,000 and per-capita income above \$27,000, supporting the community's ability to access and prioritize local medical care. Strong net-worth indicators and broad consumer spending further reinforce market stability and the reliability of recurring healthcare utilization.

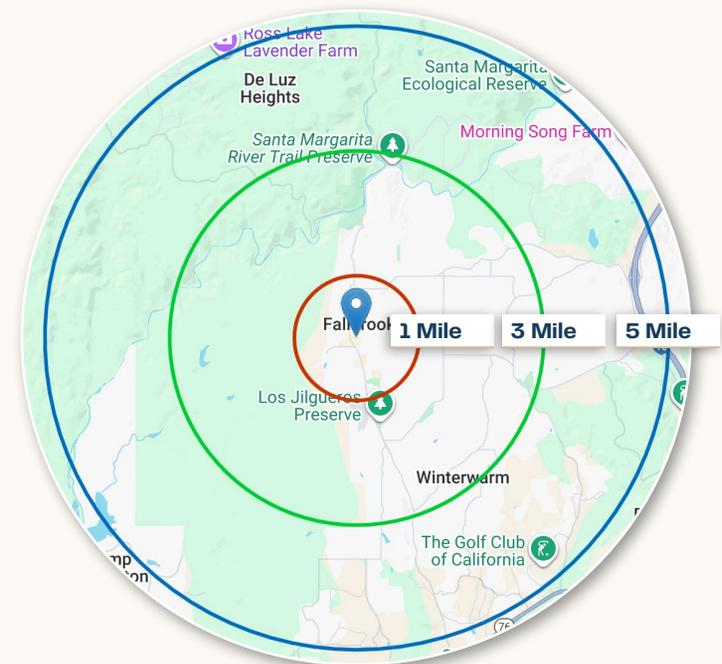
Indicator	1 Mile	3 Miles	5 Miles
Population	16,194	30,981	44,905
Median Age	32	37.9	38.4
Avg Household Size	3.25	3.05	2.82
Total Households	4,985	10,737	15,279

Income

Median HH Income	66,825	64,969	55,302
Per Capita Income	27,160	27,330	25,411
Avg Net Worth	83,311	85,834	81,663

Sector

Retail Employees	1,425	1,696	2,259
Manufacturing	172	483	594
Finance/Insurance/RE	462	541	645
Unemployment Rate	5.7%	6.9%	7.1%



DEMOGRAPHIC OVERVIEW

Demand Drivers & Psychographic Insights

The local employment base, rooted in retail, education, healthcare-adjacent services, and light manufacturing, creates a **high daytime population** and steady weekday activity, driving appointment flow, referrals, and walk-in potential. **More than 10,000 employees work within the five-mile radius**, enhancing both visibility and accessibility for medical tenants.

Dominant Tapestry profiles, **Exurbanites, Pleasantville, Rural Resort Dwellers, and Military Proximity**—represent long-term, locally committed households with reliable insurance coverage and consistent healthcare utilization. These segments are known for strong retention, preference for nearby providers, and predictable demand across primary, pediatric, dental, and specialty services.

Collectively, Fallbrook's demographic and psychographic composition reflects a low-volatility, high-loyalty population, offering investors a stable foundation for durable medical occupancy and long-term cash-flow performance.

DOMINANT TAPESTRY PROFILES

This represents the leading lifestyle and demographic segments within the trade area. They describe the behaviors, household patterns, and service preferences of the residents.



EXURBANITES

Higher-income, stable homeowners; often professionals or mature couples seeking comfort and routine.



PLEASANTVILLE

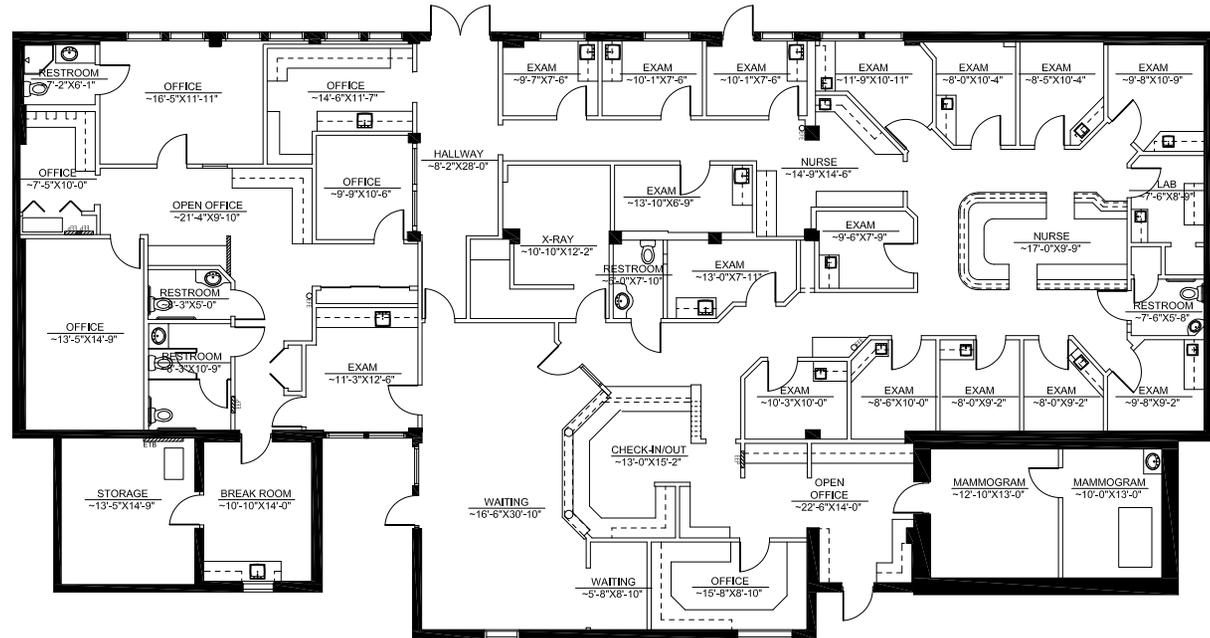
Family-oriented suburban households with school-age children; high routine healthcare users.



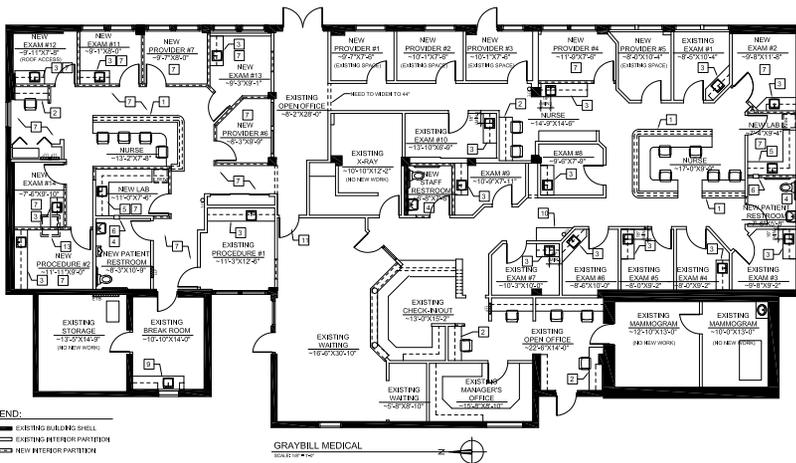
RURAL RESORT DWELLERS

Long-tenured, community-rooted households; practical, loyal, local.

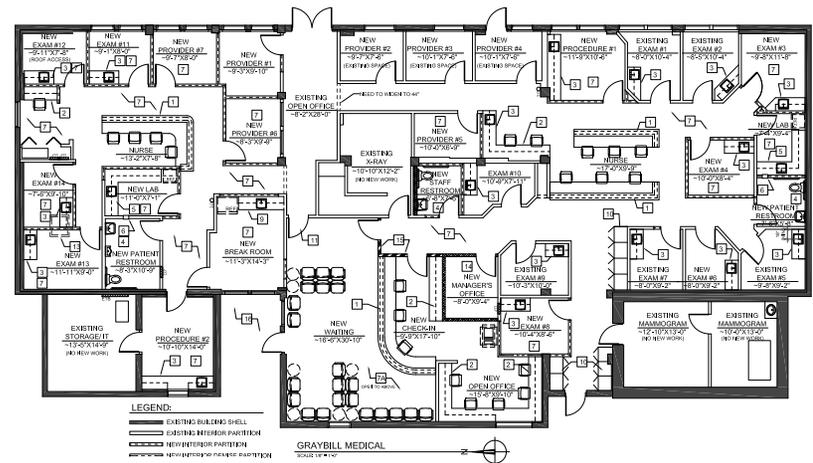
CURRENT LAYOUT



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.

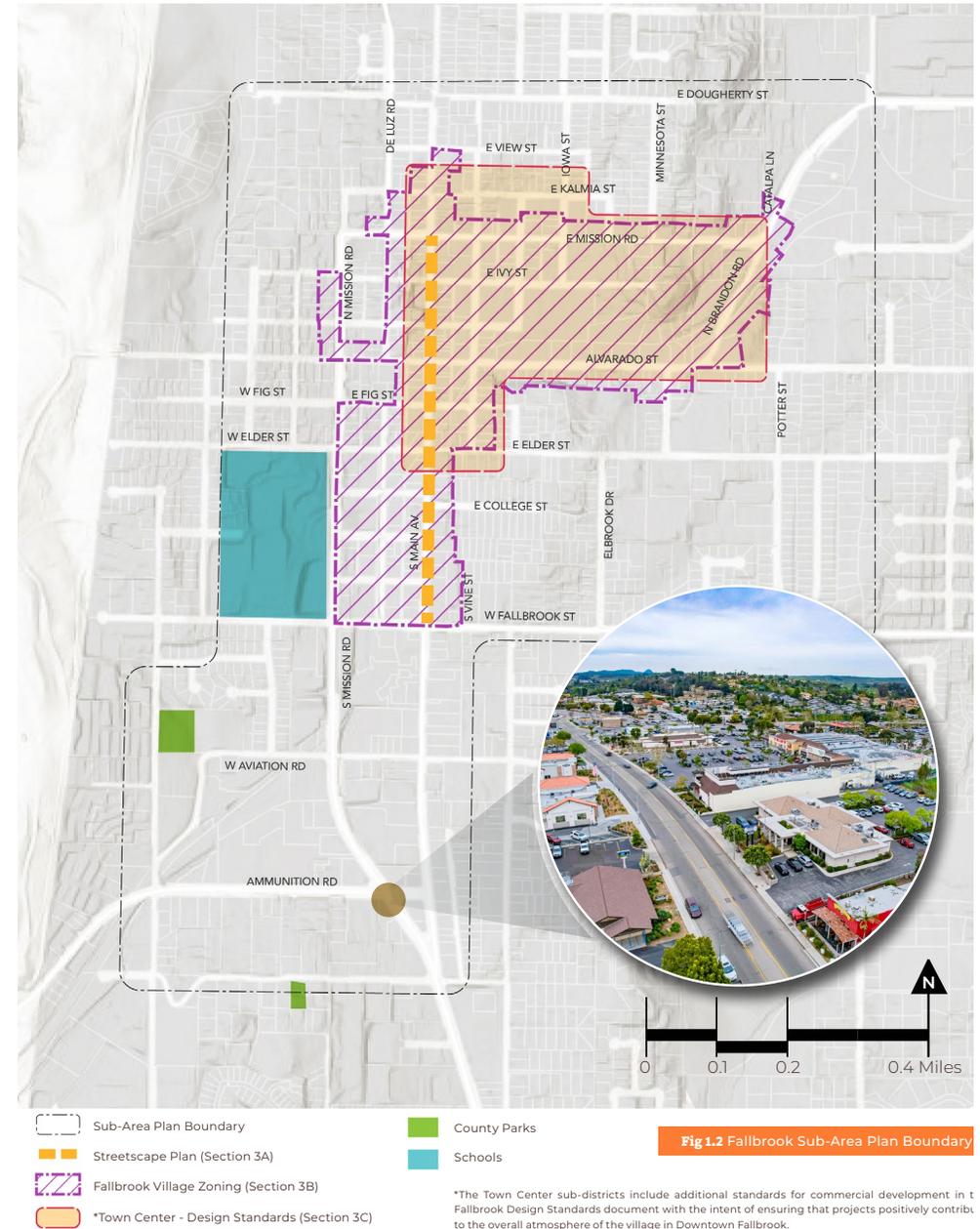
NEARBY RESIDENTIAL GROWTH

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





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