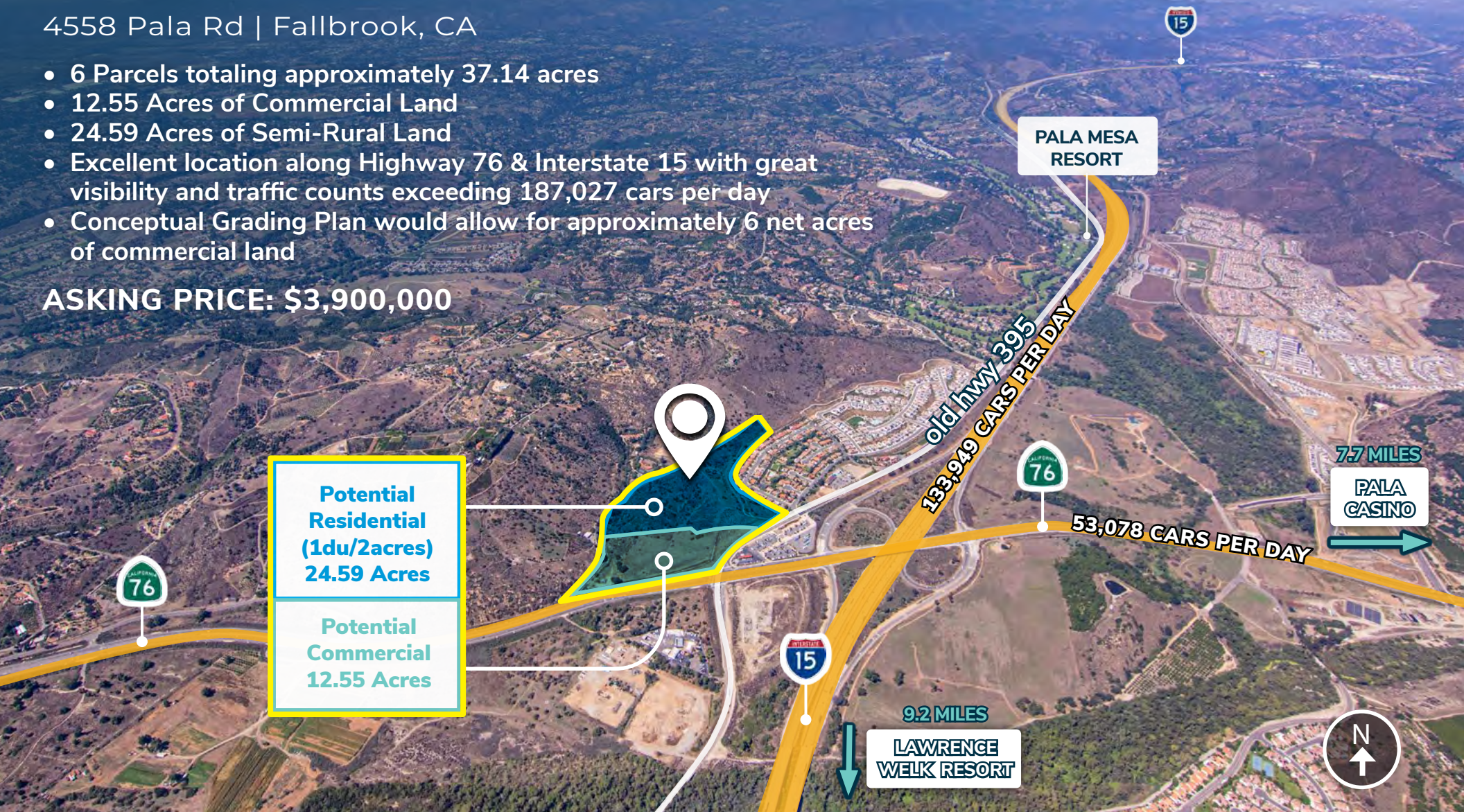


Commercial Development Opportunity with Future Residential Development Potential

4558 Pala Rd | Fallbrook, CA

- 6 Parcels totaling approximately 37.14 acres
- 12.55 Acres of Commercial Land
- 24.59 Acres of Semi-Rural Land
- Excellent location along Highway 76 & Interstate 15 with great visibility and traffic counts exceeding 187,027 cars per day
- Conceptual Grading Plan would allow for approximately 6 net acres of commercial land

ASKING PRICE: \$3,900,000



Potential Residential (1du/2acres) 24.59 Acres

Potential Commercial 12.55 Acres

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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TEMECULA

FALLBROOK

RAINBOW

PALA

HORSE CREEK RIDGE
722 Single Family & Multi Family Units

7.7 MILES

PALA CASINO

MONSERATE WINERY

PALA MESA RESORT



AURORA HEIGHTS
124 Single Family Homes

PARK & RIDE

PALA MESA VILLAGE
92 Single Family Homes

RAINBOW MUNICIPAL WATER DISTRICT

LAKE RANCHO VIEJO
700 Single Family Homes

SUBJECT PROPERTY
4558 Pala Rd

gird rd

133,949 CARS PER DAY

53,078 CARS PER DAY

old hwy 395



9.2 MILES

LAWRENCE WELK RESORT

monserate hill rd

pala rd





TEMECULA

RAINBOW

PALA

PALA CASINO SPA RESORT

PALA MESA RESORT

9.2 MILES
LAWRENCE WELK RESORT

6.3 MILES
FUTURE SITE FOR THE SAN LUIS REY RIVER PARK

133,949 CARS PER DAY

53,078 CARS PER DAY



LAWRENCE WELK RESORT

THE HAVENS
60 Single Family Homes
Currently Under
Construction

FUTURE SITE
for the San Luis
Rey River Park

VALLEY CENTER

VISTA

BONSALL

7.7 MILES
PALA CASINO

53,078 CARS PER DAY

6,396 CARS PER DAY

133,949 CARS PER DAY
State Rte 395



Future Site for the
**SAN LUIS REY
RIVER PARK**

LEUCADIA

VISTA

CARLSBAD

OCEANSIDE

FALLBROOK

BONSALE



6

9.2 MILES

**LAWRENCE
WELK RESORT**



53,078 CARS PER DAY

6,396 CARS PER DAY

133,949 CARS PER DAY

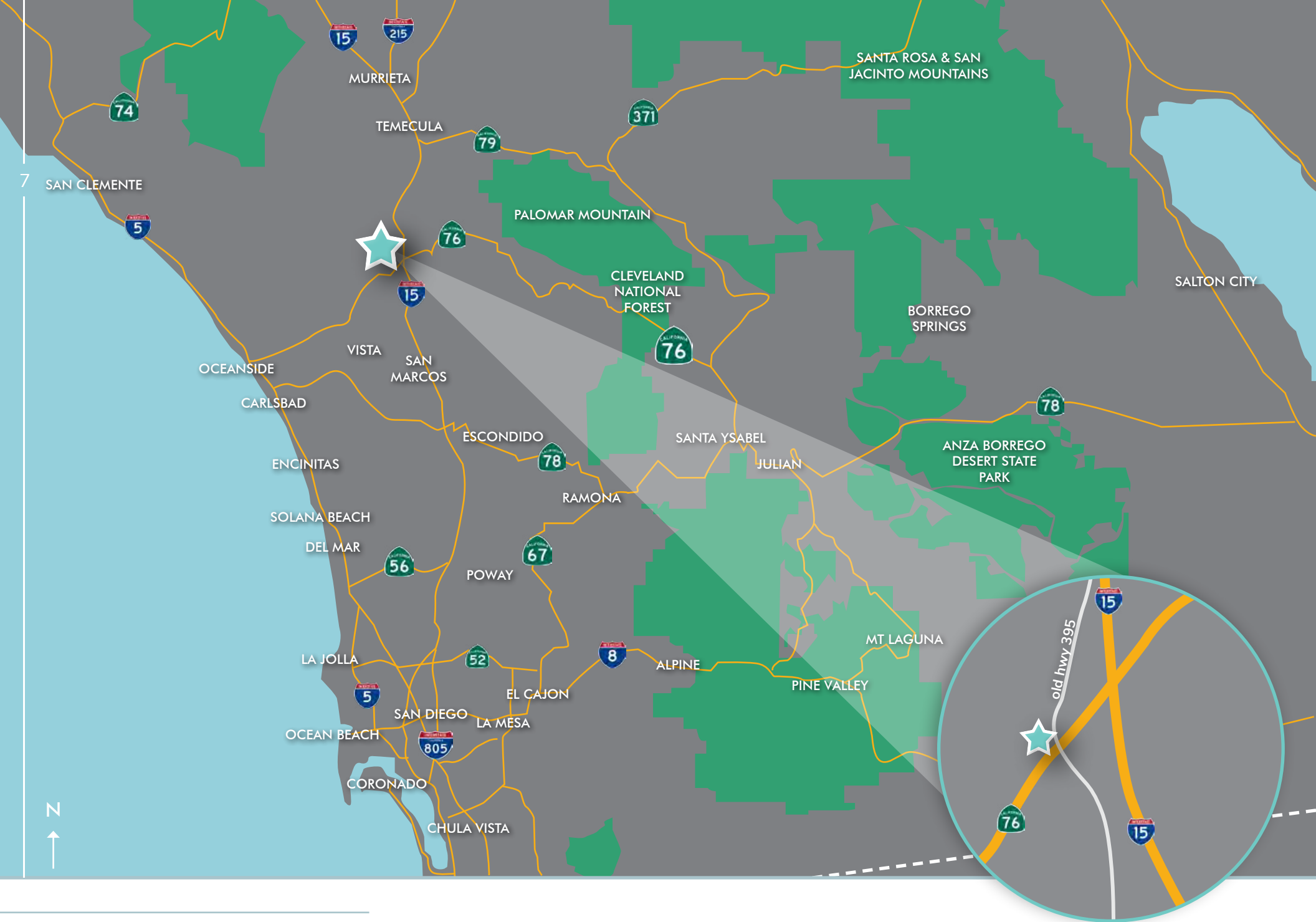
old hwy 395



7.7 MILES

**PALA
CASINO**





location map

property information

location:

The subject property is located at the northwest corner of Hwy 76 and Old Highway 395 on the border of Fallbrook and Bonsall. It is directly west of the I-15 and Highway 76 intersection.

property profile:

The subject property consists of six parcels totaling approximately 37.14 acres of land. The S90 and C44 zoning allow for a variety of uses providing an opportunity for a mixed-use project with freeway fronting commercial and single-family residential. The property is in an excellent location with visibility along I-15 and Highway 76.

jurisdiction:

San Diego County- Fallbrook Planning Area

APN's and acreage:

125-050-61-00	10.80 acres	S90
125-050-62-00	13.79 acres	S90
125-050-74-00	2.26 acres	S90
125-050-75-00	1.24 acres	C44/S90
125-050-76-00	3.27 acres	C44/S90
125-050-77-00	5.78 acres	C44

zoning:

Holding Area (S90)

Freeway Commercial (C44)

general plan:

Semi-Rural Residential (SR-2)
General Commercial (GC)

maximum height:

35' or 2 Stories

permitted uses:

Residential with an approved site plan, automotive, restaurant, office, retail, lodging, and more.

school district:

Bonsall Unified School District

services:

Water/Sewer: Rainbow Municipal Water District

Gas/Electric: SDG&E

Police: San Diego County Sheriff's Department

Fire: North County Fire Protection District

asking price:

\$3,900,000



>>> Click to View DD Documents <<<

[Archeology](#)

[Conceptual Grading Plan](#)

[General Plan SR-2 / GC](#)

[GeoTechnical](#)

[GeoTech Site Plan](#)

[Permitted Uses](#)

[Preliminary Report - CA](#)

[Fallbrook Site Transportation Assessment](#)

[Zoning - Holding Area \(S90\)](#)

[Zoning - Freeway Commercial \(C44\)](#)

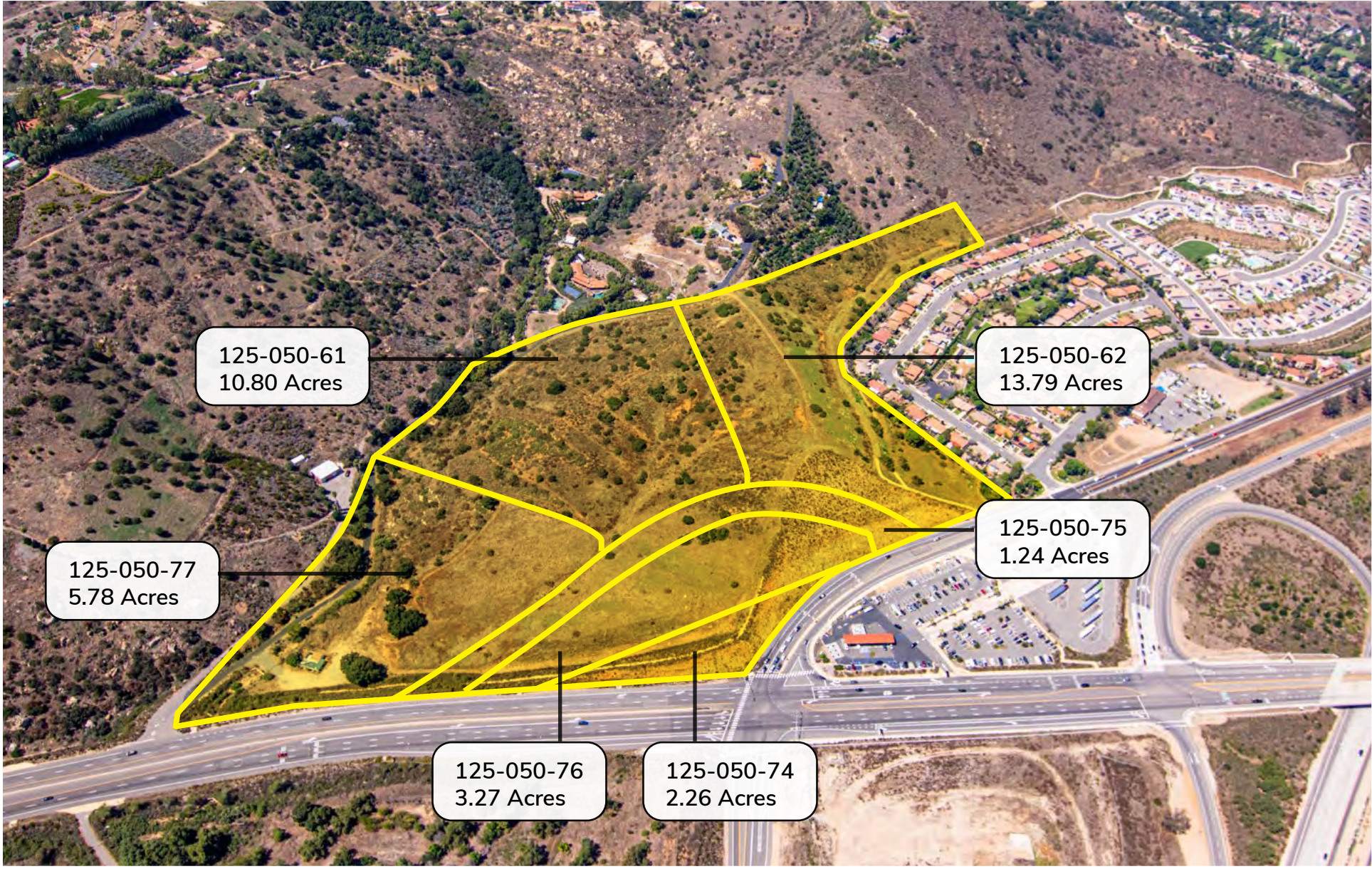
potential zoning layout

10



apn's & acreage

11



125-050-77
5.78 Acres

125-050-61
10.80 Acres

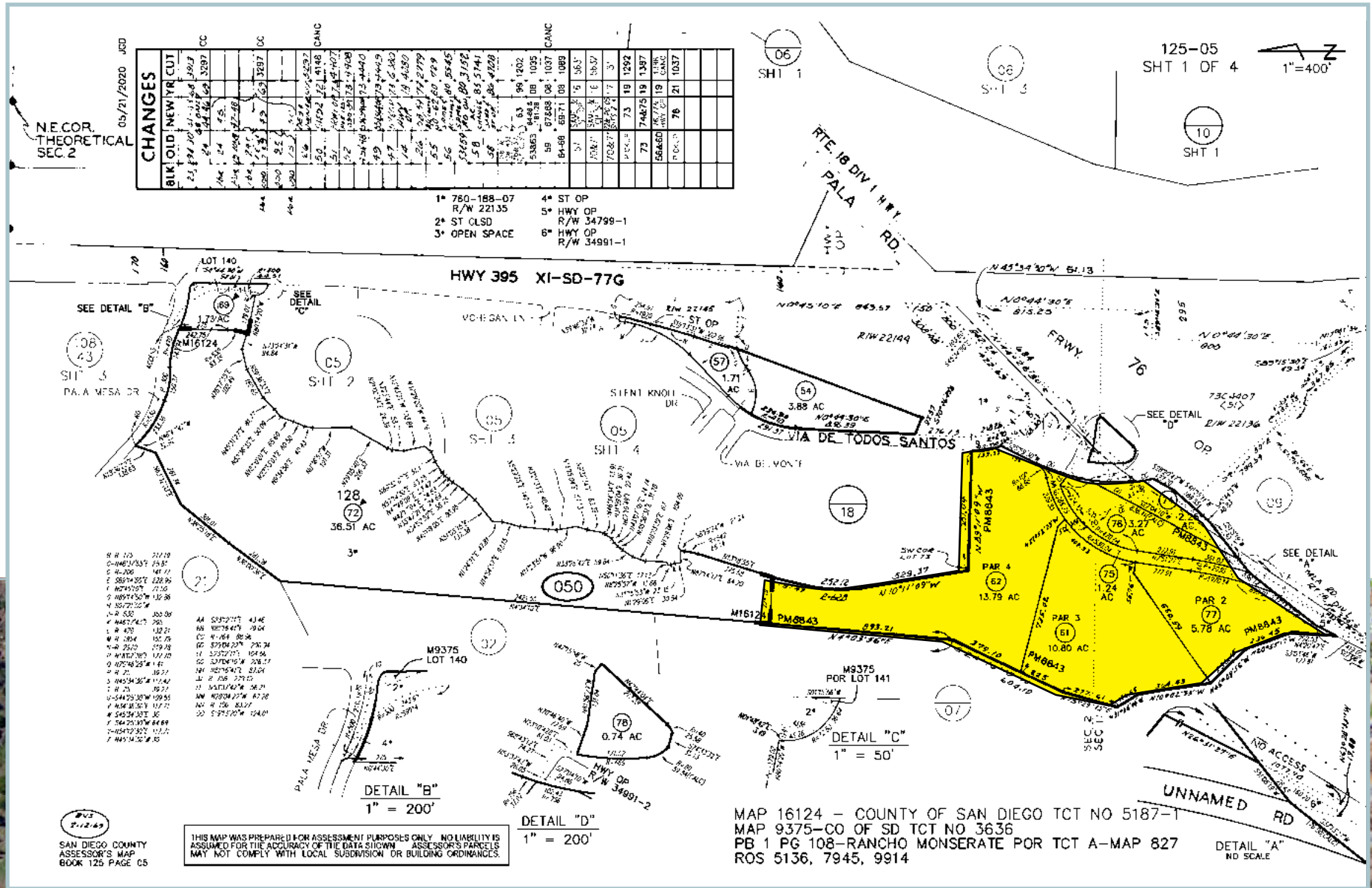
125-050-62
13.79 Acres

125-050-75
1.24 Acres

125-050-76
3.27 Acres

125-050-74
2.26 Acres

plat map



2023 demographics

1 mile



population
3,188



estimated households
1,106



average household income
\$164,941



median household income
\$133,034



total employees
316

3 miles



population
11,358



estimated households
4,275



average household income
\$160,350



median household income
\$125,661



total employees
1,441

5 miles



population
29,278



estimated households
10,857



average household income
\$155,561



median household income
\$121,344



total employees
6,201

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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