

# FOR SALE

540 WEST CLEMMENS LANE  
FALLBROOK, CA 92028



LOT LINES ARE APPROXIMATE

±5.98 AC VACANT LAND  
M-52 INDUSTRIAL ZONING

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**Voit**  
REAL ESTATE SERVICES



# THE OFFERING

Voit Real Estate Services is pleased to present the opportunity to purchase 540 West Clemmens Lane in Fallbrook, CA. The ±5.98 AC lot is M-52 zoned and offers an owner-user or investor, the rare opportunity to acquire an industrial land parcel in North County San Diego.

# PROPERTY INFORMATION

TOTAL LOT SIZE	±5.98 AC (±260,488 SF)
APN	104-190-03-00
ZONING	M-52
JURISDICTION	San Diego County

# KEY FEATURES

- » ±5.5 AC net usable land (buyer to confirm)
- » Plans for ±49,426 SF manufacturing building and ±7,200 SF storage building
- » CEQA completed
- » Flat topography

**SALE PRICE \$6,000,000**





LOT LINES ARE APPROXIMATE



AMMUNITION ROAD

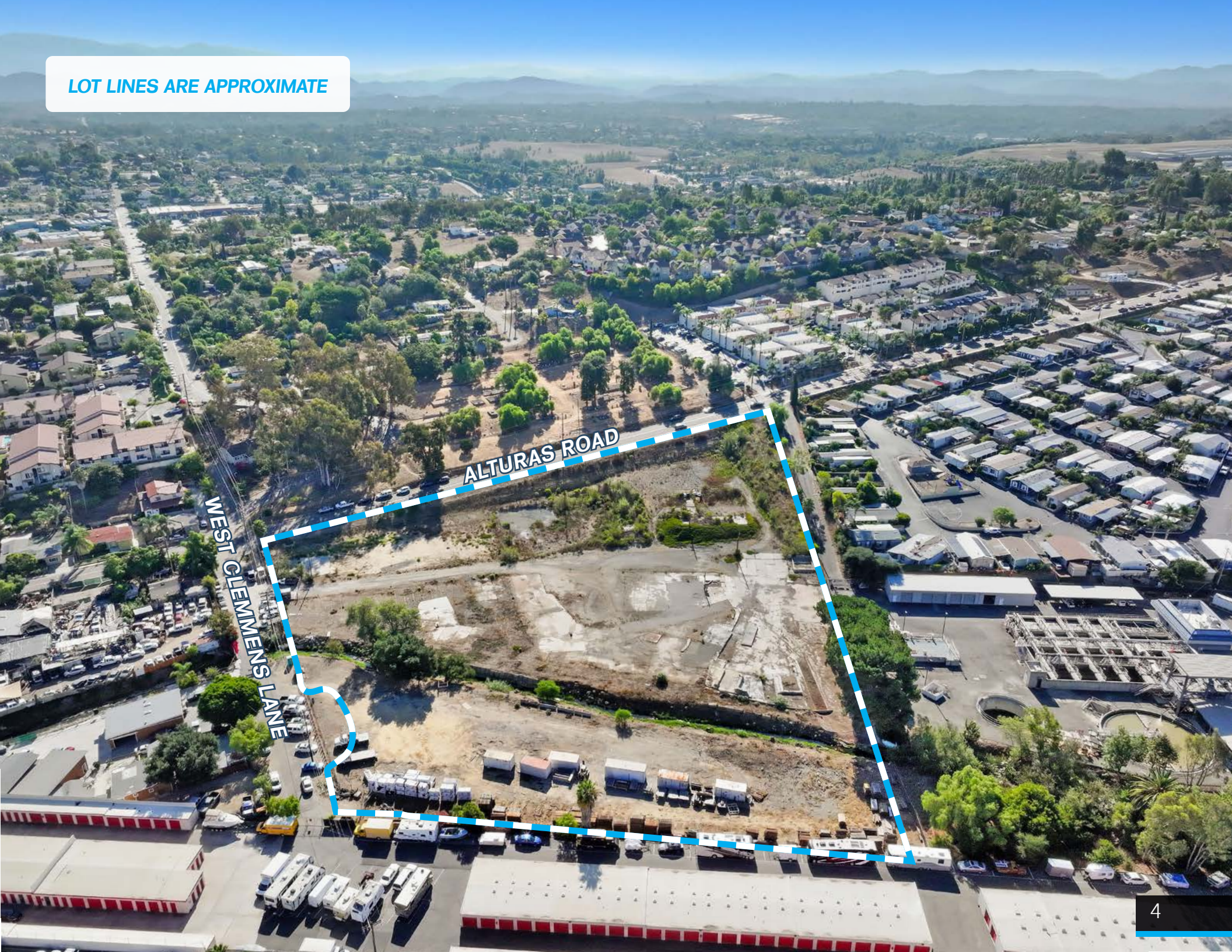
WEST CLEMMENS LANE

ALTURAS ROAD



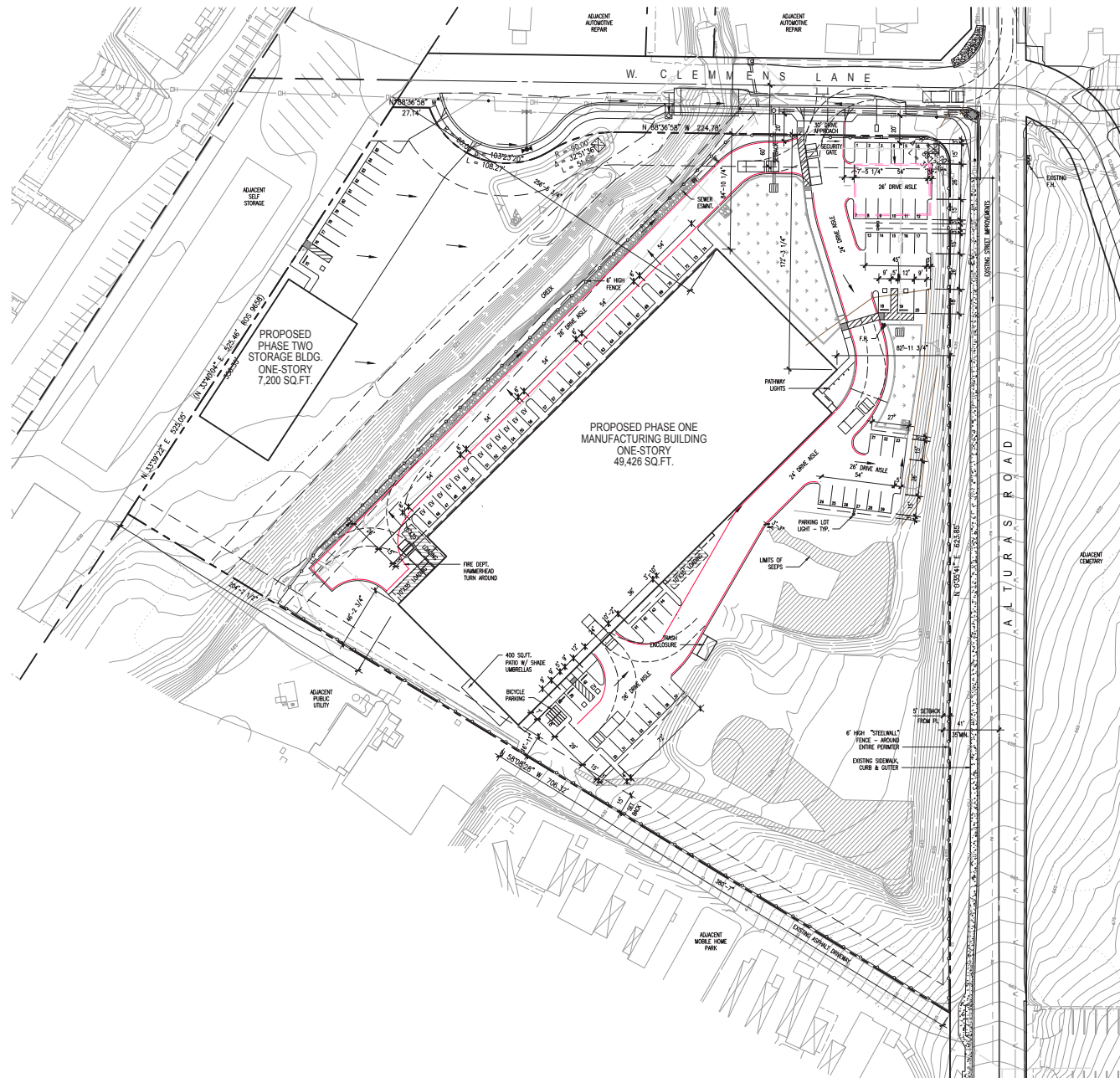


LOT LINES ARE APPROXIMATE





# PROPOSED SITE PLAN

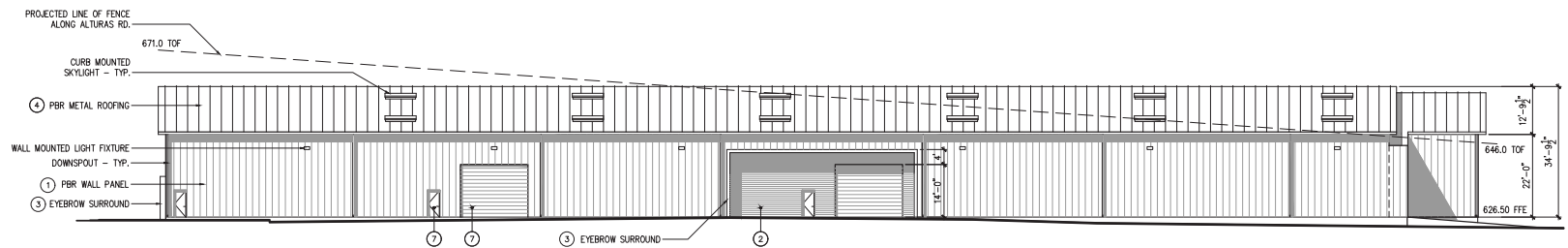


# CONCEPTUAL RENDERINGS



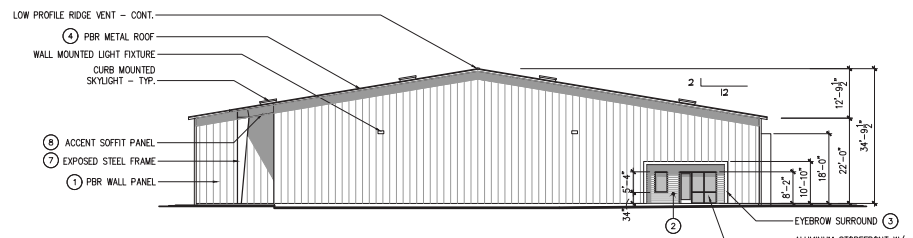
WEST ELEVATION

SCALE: 1/16" = 1'-0"



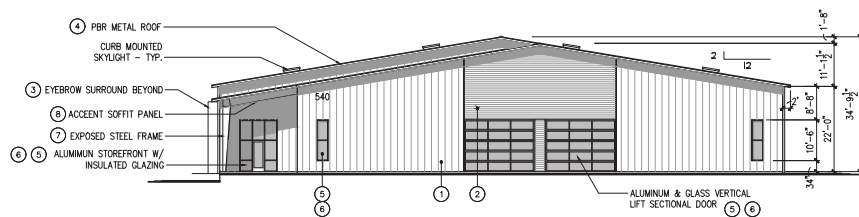
EAST ELEVATION - ALTURAS ROAD

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



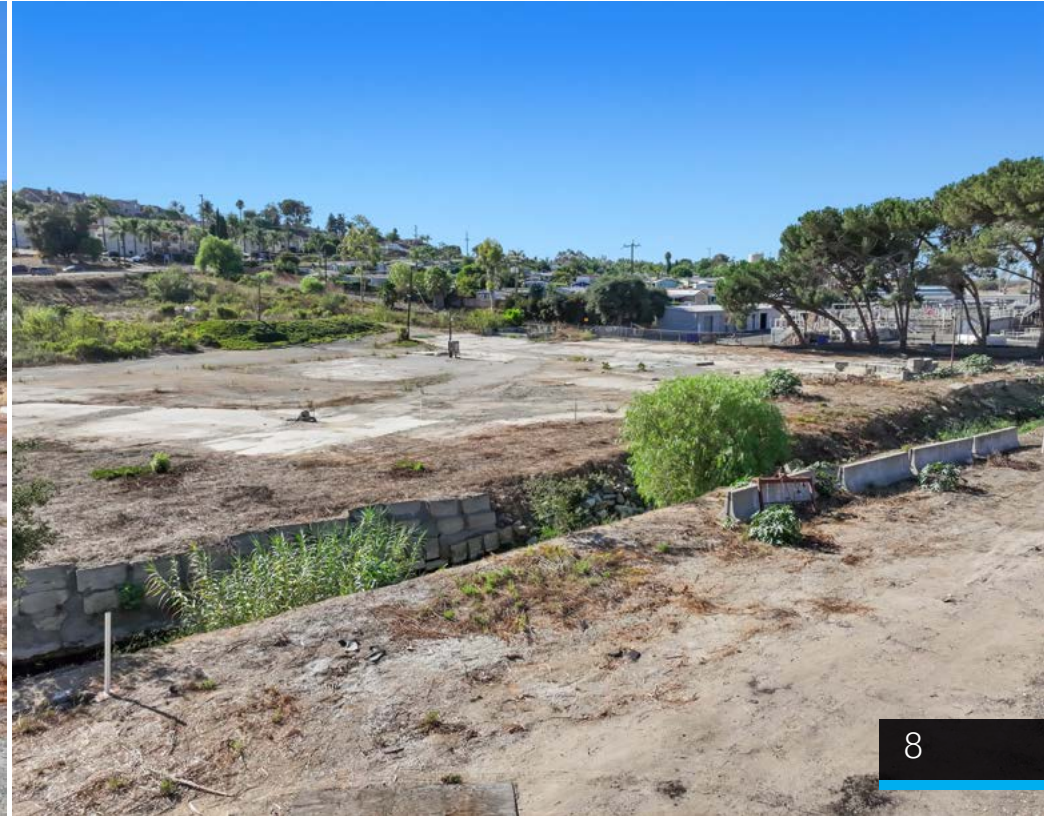
NORTH ELEVATION - CLEMMENS LANE

SCALE: 1/16" = 1'-0"











# ZONING

## M52 LIMITED IMPACT INDUSTRIAL USE REGULATIONS

The provisions of Section 2520 through Section 2529, inclusive, shall be known as the M52 Limited Impact Industrial Use Regulations. The M52 Use Regulations are intended to create and preserve areas where manufacturing and industrial uses which evidence no or very low nuisance characteristics may locate. Non-industrial uses which support or are adjuncts to industrial uses and are compatible with such uses are permitted within the zone particularly administrative, sales, and services uses. Typically, the M52 Use Regulations would be applied in urban or suburban areas where nuisance characteristics involving noise, odor, traffic generation or unsightliness were undesired and where all uses (with certain exceptions) would be conducted entirely within enclosed buildings. Various applications of the M52 Use Regulations with appropriate development designators can create a community of industries in a high quality industrial park or a strip of low impact industrial uses.

### 2522 PERMITTED USES.

#### A. CIVIC USE TYPES.

- Ambulance Services
- Community Recreation
- Emergency Shelters (see Section 6911)
- Essential Services
- Fire Protection Services (Section 6905)
- Law Enforcement Services
- Parking Services
- Postal Services

#### B. COMMERCIAL USE TYPES.

- Administrative and Professional Services
- Automotive and Equipment: Parking
- Participant Sports and Recreation: Indoor
- Business Equipment Sales and Services
- Business Support Services
- Recycling Processing Facility, Wood and Green Materials
- Communications Services
- Laundry Services
- Research Services
- Wholesaling, Storage & Distribution: Mini-Warehouses (see Section 6300 & 6909)

#### C. INDUSTRIAL USE TYPES. Custom Manufacturing (see Section 6300)

#### D. AGRICULTURAL USE TYPES.

- Horticulture (all types)
- Tree Crops
- Row and Field Crops
- Packing and Processing "Limited"
- Packing and Processing "Winery"
- Packing and Processing "General"

### 2523 PERMITTED USES SUBJECT TO LIMITATIONS.

#### A. COMMERCIAL USE TYPES.

- Adult Entertainment Establishments "19"
- Agricultural & Horticultural Sales "8" (all types)
- Automotive & Equipment: Cleaning "8"
- Automotive & Equipment: Repairs, Heavy Equipment "8"
- Recycling Collection Facility, Small or Large "2"
- Automotive & Equipment: Repairs, Light Equipment "8"
- Automotive & Equipment: Sales/Rentals, Farm Equipment "9"
- Automotive & Equipment: Sales/Rentals, Heavy Equipment "9"
- Automotive & Equipment: Sales/Rentals, Light Equipment "9" (see Section 6800)
- Recycling Processing Facility, Light or Heavy "3"
- Building Maintenance Services "8"
- Construction Sales & Services "8" (see Section 6300)
- Food & Beverage Retail Sales "10"
- Gasoline Sales "12"
- Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

#### B. INDUSTRIAL USE TYPES. General Industrial "14"



# ZONING

## 2524 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Minor Use Permit.

### A. CIVIC USE TYPES.

- Minor Impact Utilities
- Small Schools

### B. COMMERCIAL USE TYPES.

- Convenience Sales and Personal Services
- Eating and Drinking Establishments

## 2525 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the M52 Use Regulations upon issuance of a Major Use Permit.

### A. CIVIC USE TYPES.

- Administrative Services
- Clinic Services
- Civic, Fraternal or Religious Assembly
- Major Impact Services and Utilities
- Cultural Exhibits and Library Services
- Child Care Center

### B. COMMERCIAL USE TYPES.

- Funeral and Interment Services: Cremating
- Participant Sports and Recreation: Outdoor
- Transient Habitation: Campground (see Section 6450)
- Wholesaling, Storage and Distribution: Heavy (see Section 6300)

### C. EXTRACTIVE USE TYPES.

Site Preparation

[VIEW FULL ZONING](#)



FALLBROOK OVERVIEW

The community of Fallbrook consists of 36,000 acres and is located south of Riverside County and east of Camp Pendleton. Its neighboring communities are Bonsall to the south, Pala to the east and Rainbow to the northeast.

Most of the area is characterized by rolling hills covered in avocado and citrus orchards. However, as the topography changes, it creates natural buffers that separate Fallbrook from its neighbors. The Santa Margarita River crosses through the rugged terrain in the northern portion of the planning area and the San Luis Rey River runs along the southern boundary that Fallbrook shares with Bonsall. The eastern portion is dominated by steep slopes and Interstate 15.

The busy and vibrant town center is located near the western boundary. The town surrounds a unique historical district that has become the focus of a current revitalization effort.



Each spring, Fallbrook hosts the Avocado Festival, which is a showcase of the area’s rich agricultural heritage. While olives were a significant crop in Fallbrook’s early days, nursery plants account for the greatest revenue numbers today. However, it is the immensely popular avocado that has become Fallbrook’s trademark product.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	11,826	30,747	46,949
2029 Population Projection	11,858	30,640	46,779
2024 Households	3,534	9,782	14,891
2029 Household Projection	3,542	9,731	14,813
Median Household Income	\$61,928	\$72,867	\$85,457
Median Home Value	\$525,787	\$685,154	\$748,257
Median Year Built	1978	1979	1982

STREET	CROSS STREET	CARS/DAY
Ammunition Road	Alturas Road	11,374
Mission Road	Ammunition Road	25,646
Main Avenue	Ammunition Road	18,144
Mission Road	Aviation Road	25,332
Mission Road	Ohearn Road	24,237
Main Avenue	Aviation Road	15,099
Fallbrook Street	Old Stage Road	15,013





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