



FOR SALE

\$2,200,000

ASKING PRICE · \$325 PER BUILDING SF

A rare opportunity to own a proven medical location that has served Fallbrook as a primary care facility for more than two decades. Nearly a full acre of prominent Main Avenue frontage with flexible commercial zoning gives an owner-user room to grow — establish operations at a patient-familiar address today, then expand or redevelop over time into a premier medical facility sized to the community's needs.

FOR LEASE

\$2.10 / SF / Mo NNN

±\$14,211 PER MONTH · TRIPLE NET

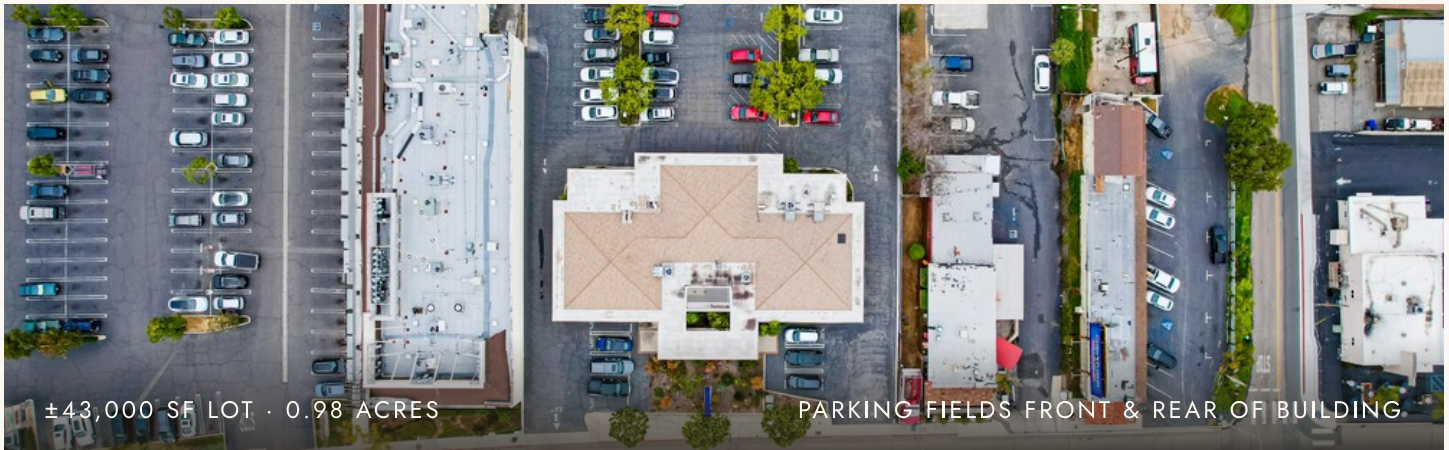
The full ±6,767 SF building is available November 1, 2026 — a whole-building opportunity on Main Avenue. Favorable configuration, ample on-site parking, strong visibility beside a major shopping center, and dual driveway access suit outpatient, urgent care, specialty, and other professional service uses, with easy circulation for patients, staff, and deliveries.

THE OPPORTUNITY

A well-maintained medical office building on ±43,000 SF of Main Avenue land in the heart of the Fallbrook Village core — a rare, established position in one of the area's most visible and sought-after commercial corridors. Flexible Village-core zoning accommodates a wide range of uses, from medical and professional office to retail, service, and mixed-use, giving exceptional versatility to an owner-user, investor, or developer — a location-driven asset positioned for long-term value. Full property characteristics, zoning, and development analysis follow on pages 2–3.

A full-acre Main Avenue parcel with dual approaches

1035 S MAIN AVE · FALLBROOK

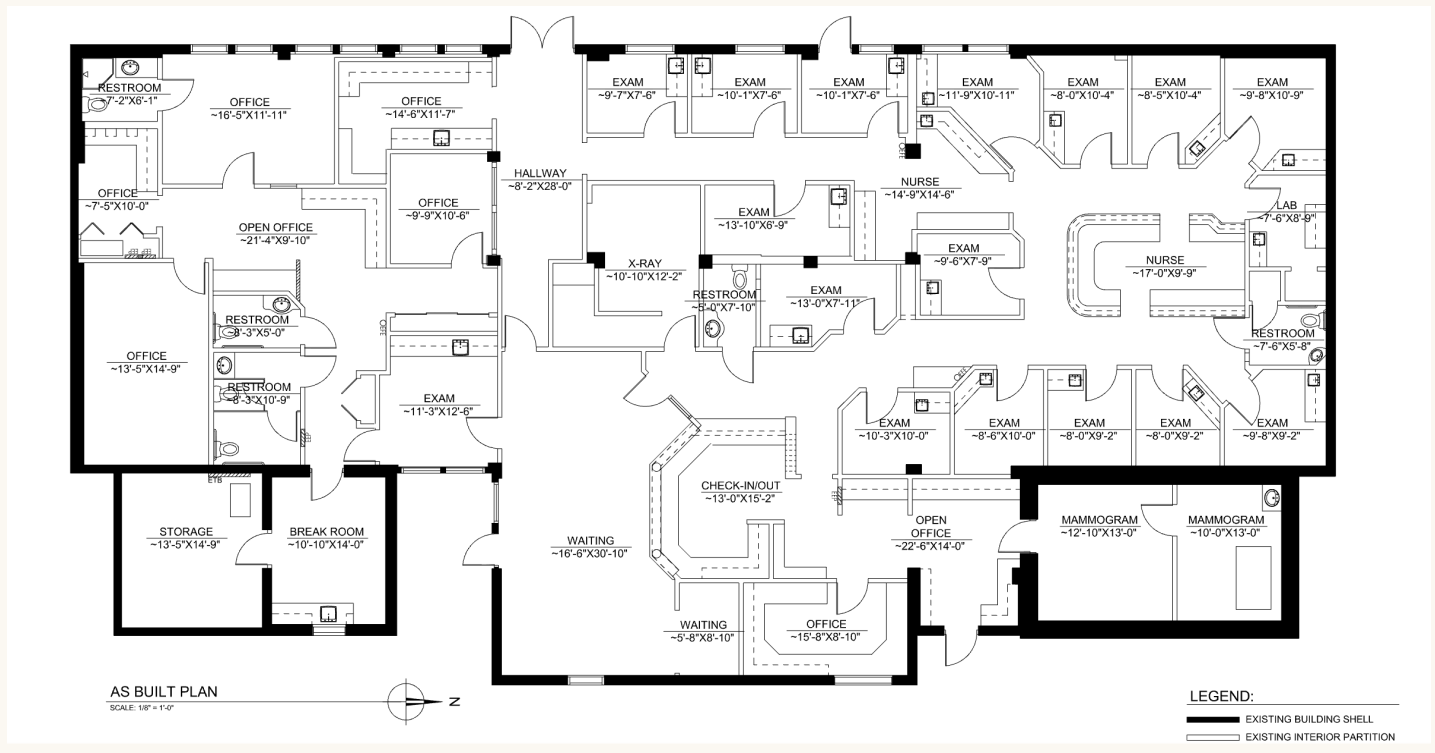


Dual Approaches — the parcel is served by two separate driveway approaches, so the front and rear parking fields each have their own curb cut. Patients and staff circulate without crossing a single choke point — a meaningful advantage for high-turnover medical use and a flexible starting point for any redevelopment site plan.

Building Size	6,767 SF	Lot Size	±43,000 SF · 0.98 Acres
Usage	Medical Office / Clinic / Outpatient	Parking	Ample Surface Parking, Front & Rear
Access	Dual Driveway Approaches	Year Built	1966
APN	104-123-03-00	Zoning	C37 Heavy Commercial · “B” Overlay
Signage	Excellent Main Ave Street Signage	Layout	Exam Rooms, Offices, X-Ray, Lab

AS-BUILT PLAN — CURRENT LAYOUT

Room dimensions as noted · not to scale for reproduction



ZONING

Base Zoning	C37 — Heavy Commercial
Overlay	“B” Community Design Review
Planning Context	Fallbrook Village / Town Center
Height — Zoning Max	Up to ±60 ft / 4 Stories
Height — Town Center	2–3 Stories Encouraged
Medical Parking Ratio	4–6 Stalls per 1,000 SF

Low Entitlement Risk — medical office, clinic, and outpatient uses are generally permitted within C37 Heavy Commercial zoning, which also accommodates a broad range of commercial uses for the area — from drive-thru and retail to professional services — and review under the “B” overlay is design-focused and advisory. For a medical owner-user, the zoning supports a phased path: occupy today, then redevelop into a premier medical facility as demand grows.

VILLAGE CORE DISTRICT CONTEXT — FALLBROOK VILLAGE REGULATIONS

Floor Area Ratio	2.0 (Village 1 Zone)	Setbacks	Zero Lot Line Permitted
Village Height Standard	35 ft Maximum	Residential Density	Up to 24 DU / Acre as Secondary Use
Special Parking District	Up to 25% Parking Reduction	Shared Parking	Permitted Within 900 Ft of Site

Per San Diego County Zoning Ordinance, Part Eight: Fallbrook Village Regulations. Clinic and medical services are permitted uses throughout the village zones.

LOCATION



Main Avenue frontage in the Fallbrook Village core

Strong arterial exposure in a walkable town center, directly across from the community's daily-needs retail — and minutes from Highway 76 and I-15 for regional access.

Fallbrook Plaza	Grocery Outlet, Dollar Tree, Starbucks, Carl's Jr.
Fallbrook Towne Centre	Albertsons, Chase, Taco Bell, AutoZone
Regional Access	Minutes to Highway 76 and Interstate 15

DEVELOPMENT POTENTIAL — ILLUSTRATIVE BUILD-OUT SCENARIOS

SCENARIO	PARKING APPROACH	FAR RANGE	EST. BUILDING SF
Conservative	Surface parking	±1.0–1.5x	±40,000–65,000 SF
Moderate	Partial structured / efficient layout	±1.5–2.0x	±65,000–85,000 SF
Maximized	Structured parking + design approval	2.0x+	±85,000–100,000+ SF

FAR ranges are illustrative; buildable area is governed by parking, setbacks, design standards, and DRB approval. Buyer to independently verify all zoning and development information.

REGAL PROPERTIES

INVESTING IN PEOPLE & PROPERTY

1035 S MAIN AVE · FALLBROOK, CA 92028

For Sale \$2,200,000 · For Lease \$2.10 / SF NNN



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Buyer and tenant to independently verify all information, including zoning, development potential, and lease terms.