

FALLBROOK, CA 92028

645 E ELDER ST, SUITE C

Village Professional Center
645 E. ELDER

INTERIOR RENOVATIONS UNDERWAY

FOR LEASE: ±1,400 SF MEDICAL OFFICE BUILDING

PROJECT OVERVIEW

Address:	645 E. Elder St, Suite C, Fallbrook, CA 92028
Submarket:	Fallbrook / Outlying NCSD
Year Built	1979
APN:	105-341-36
Building Size:	6,893 SF
Construction:	Wood Frame
Suite Information:	1 Medical Suites 1,400 SF
Build Out:	100% Medical-Office
Lot Size:	±0.56 AC / ±24,394
Accessibility:	100% Ground-Level Walk-Up Access
Parking:	2.61:1,000 Ratio / ±18 Spaces
Sprinklers:	N/A
Zoning:	C31



FOR LEASE - \$1.95/SF/MO + UTILITIES

VILLAGE PROFESSIONAL CENTER



SUPERCUTS **SUBWAY**
 The UPS Store
ARCO
Cart's Jr. **GROCERY OUTLET**
YAMA SUSHI Little Caesars Pizza
Bank of America **THAI THAI**
ROSA'S MEXICAN RESTAURANT

Denny's
ANYTIME FITNESS
TRUPIANO'S ITALIAN BISTRO **Hidden Treasures Thrift Store**
FIREHOUSE **LAS BRISAS TAQUERIA**

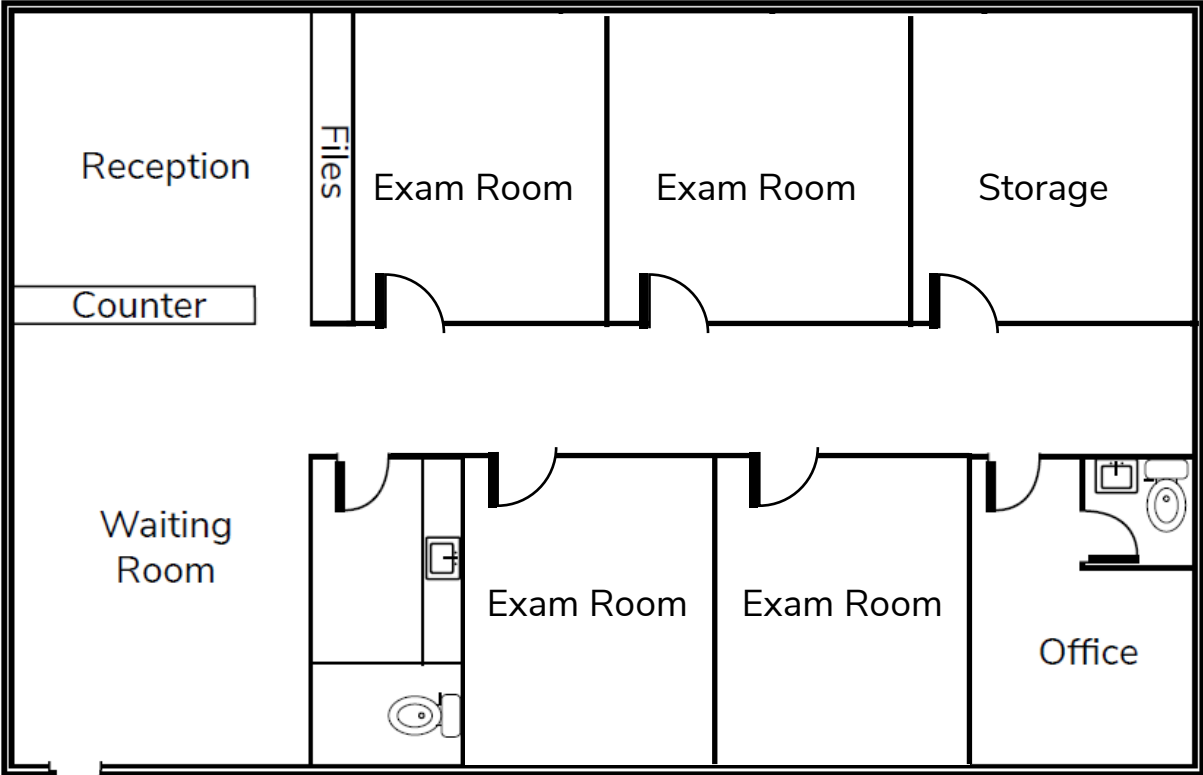
Walgreens
RITE AID
Paradise Fitness

FALLBROOK Air Park

FLOOR PLAN

Suite C: ±1,400 SF

Lease Rate: \$1.95/SF/Mo + Utilities



Not To Scale

VILLAGE PROFESSIONAL CENTER

Located in the heart of Fallbrook's medical zone, home to a diverse mix of medical practitioners & senior care facilities.



SILVERGATE
Retirement Residence
& Memory Care Suites



**REGENCY
PACIFIC**

**FALLBROOK VILLAGE
MEDICAL CENTER**

FALLBROOK EYECARE CENTER
MEMBER *Vision Source* NETWORK



Village Medical Arts



CRESTWOOD
Behavioral
Health



Fallbrook Regional
HEALTH DISTRICT

VILLAGE PROFESSIONAL CENTER



VILLAGE PROFESSIONAL CENTER



VILLAGE PROFESSIONAL CENTER



VILLAGE PROFESSIONAL CENTER

ABOUT THE AREA



32,359
Population



35.2
Average Age



0.5%
Population
Growth



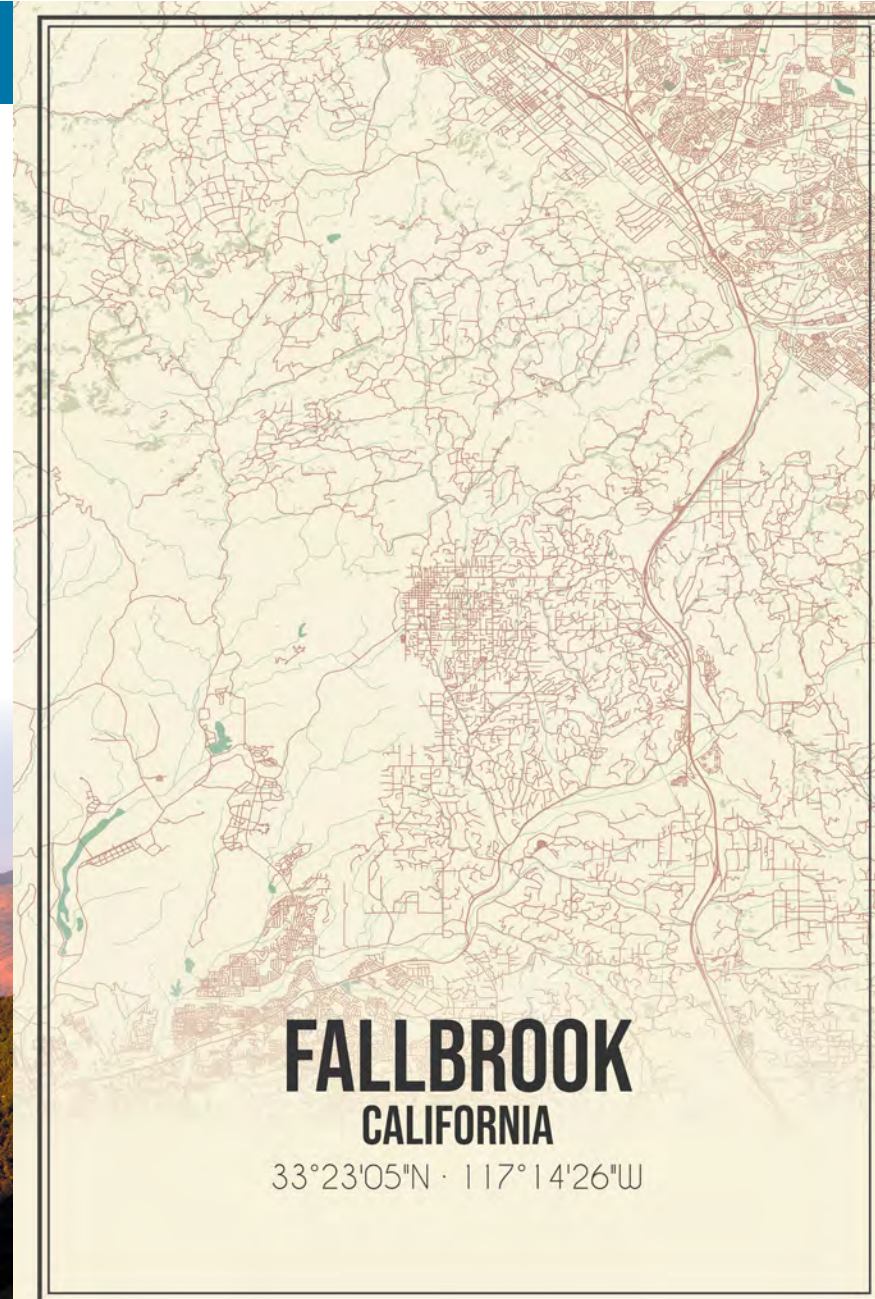
\$83,362
Household Income



10,134
Households



\$848,389
Median Home
Value



FALLBROOK, CA 92028

645 E ELDER ST

VILLAGE PROFESSIONAL CENTER



JAMES BENGALA

jbengala@lee-associates.com

760.208.8798

CaIDRE Lic. #01950077



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.