

# 130 E ALVARADO ST

130 E Alvarado St | Fallbrook, CA

OFFERING MEMORANDUM



FOR SALE OR LEASE



THE OLSON GROUP  
COMMERCIAL REAL ESTATE



## OFFERING SUMMARY

ADDRESS	130 E Alvarado St Fallbrook CA 92028
COUNTY	San Diego
BUILDING SF	2,890 SF
LAND ACRES	.33
LAND SF	14,157 SF
YEAR BUILT	1953
APN	103-264-20

## FINANCIAL SUMMARY

PRICE	\$1,050,000
PRICE PSF	\$363.32

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,624	30,367	40,581
2025 Median HH Income	\$70,113	\$90,259	\$101,593
2025 Average HH Income	\$91,303	\$119,559	\$132,045

## Available For Lease

- \$2.00/psf + NNN

## Flexible Zoning

- Unleash your investment potential with the versatile FB-V2 mixed-use zoning of this property at 130 E Alvarado St. Transform this space into a dynamic hub for live/work environments, medical services, retail, and more.



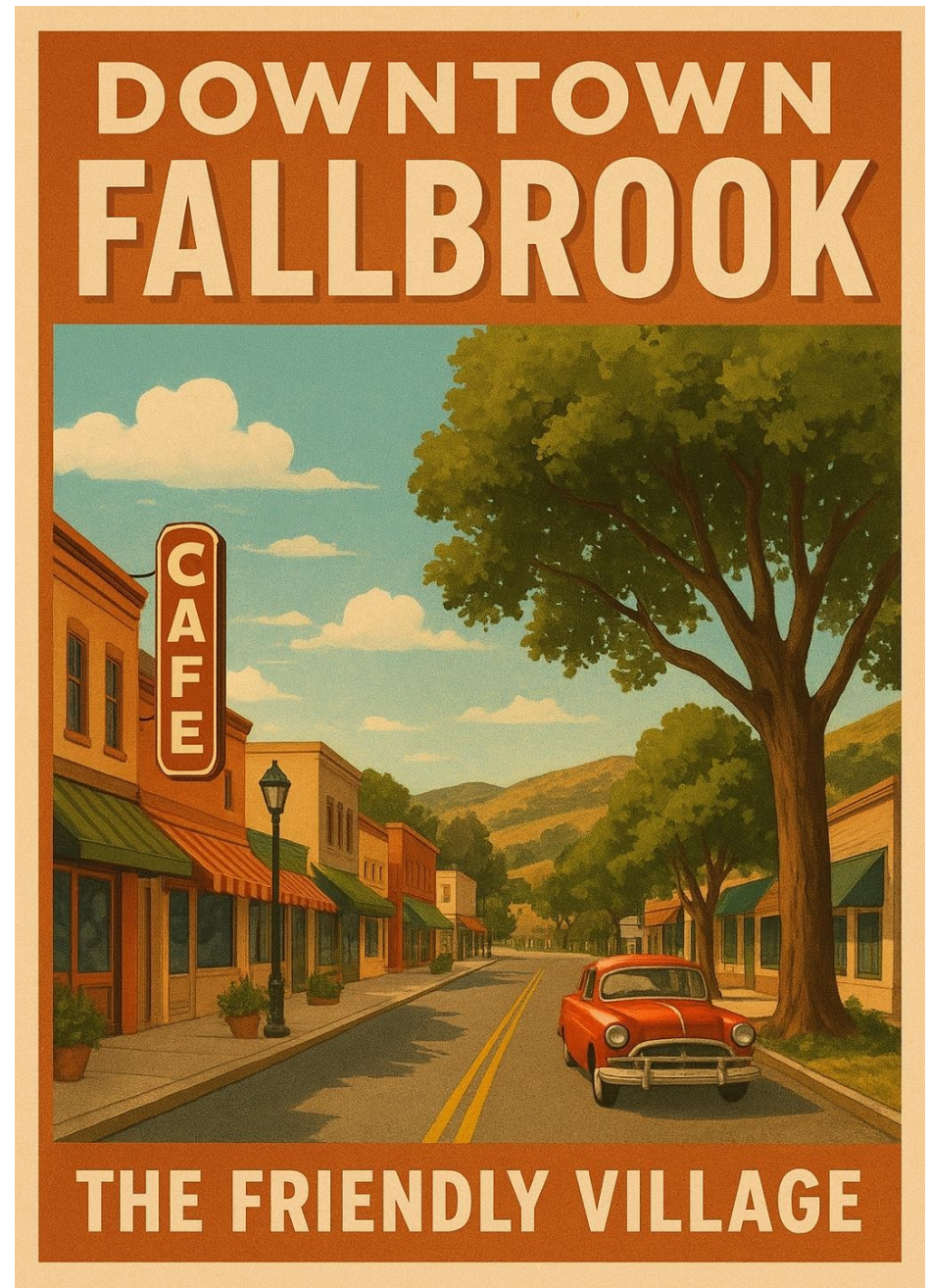
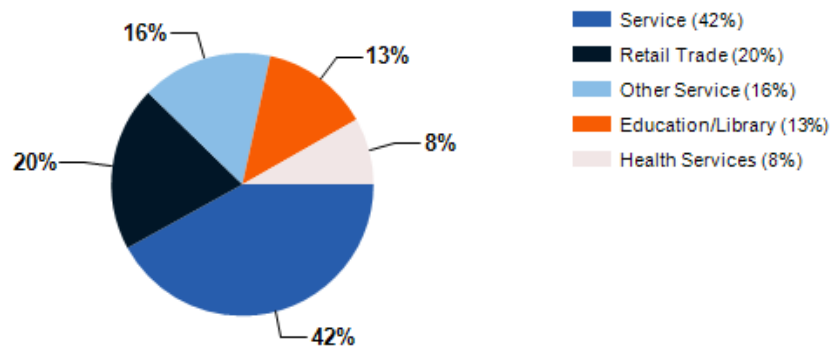
## Freestanding Office Building

- Unleash your companies potential with this rare gem in downtown Fallbrook!
- With a layout that includes a reception area, spacious conference room, a modern kitchen, partially renovated private restrooms, and private offices, this property is a prime opportunity waiting to be seized.
- Not to mention, the beautifully landscaped lot with fruit trees, outdoor seating, secure parking with gate controlled access, and a solar system add unparalleled value to this already impressive investment.

## The Friendly Village

- Prime Purchase or Lease Opportunity: Nestled in the vibrant heart of downtown Fallbrook, this office property at 130 E Alvarado St offers more than just a strategic location. It presents a lucrative chance for a high-return asset with proximity to local hotspots, including restaurants, breweries, coffee shops, yoga studios and more.

### Major Industries by Employee Count





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## PROPERTY FEATURES

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BUILDING SF	2,890
LAND SF	14,157
LAND ACRES	.33
YEAR BUILT	1953
# OF PARCELS	BLK 35 LOTS 3&5 TR 000567
ZONING TYPE	FBV2 - Store Multi Story
BUILDING CLASS	C
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	7
PARKING RATIO	2.42/1000 SF
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

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## MECHANICAL

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HVAC	Central
ELECTRICAL / POWER	Solar/SDGE
LIGHTING	Flourescent

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## CONSTRUCTION

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EXTERIOR	Brick
PARKING SURFACE	Asphalt
LANDSCAPING	Fruit Trees

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Dec 1, 2024 - Nov 30, 2025

Data provided by Placer Labs Inc. (www.placer.ai)

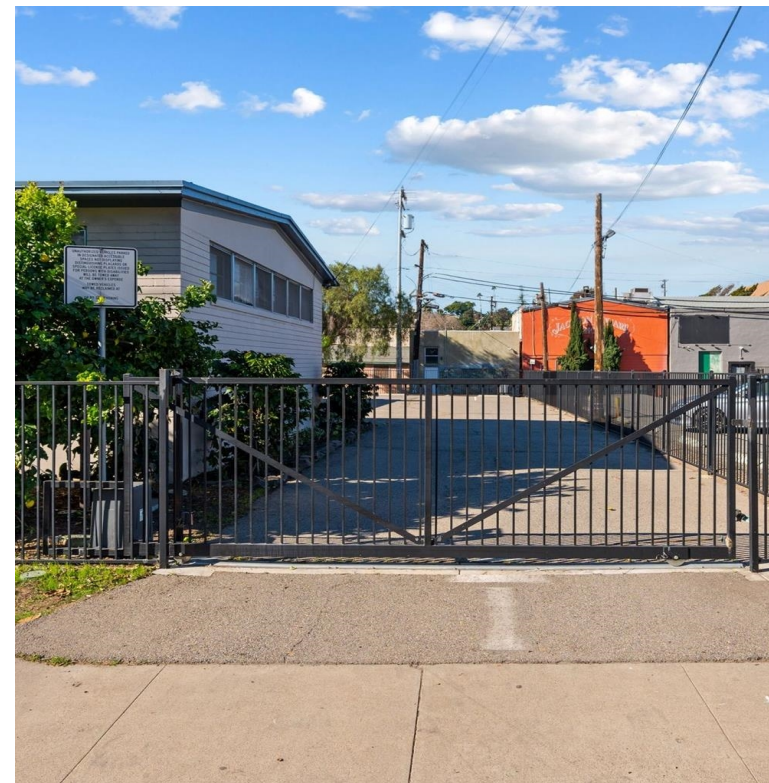










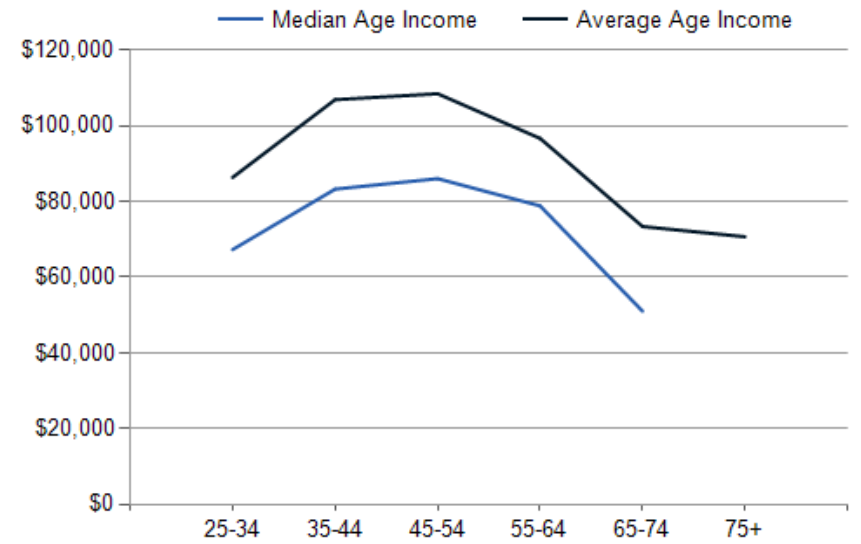
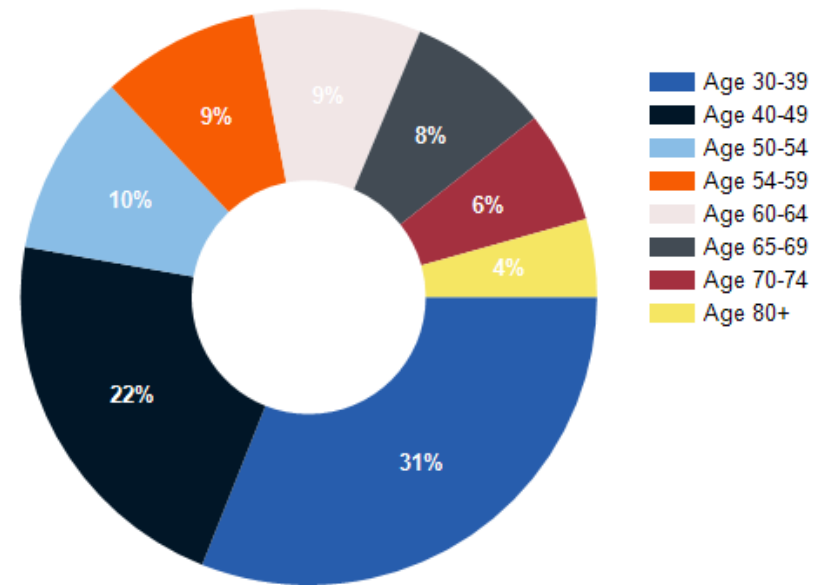




2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,252	2,277	2,817
2025 Population Age 35-39	1,025	1,960	2,458
2025 Population Age 40-44	868	1,769	2,288
2025 Population Age 45-49	729	1,567	2,013
2025 Population Age 50-54	750	1,572	2,100
2025 Population Age 55-59	653	1,576	2,199
2025 Population Age 60-64	689	1,742	2,491
2025 Population Age 65-69	587	1,760	2,650
2025 Population Age 70-74	462	1,471	2,276
2025 Population Age 75-79	322	1,159	1,842
2025 Population Age 80-84	230	805	1,221
2025 Population Age 85+	255	769	1,108
2025 Population Age 18+	10,717	23,354	32,033
2025 Median Age	32	38	40
2030 Median Age	33	39	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,292	\$79,983	\$86,271
Average Household Income 25-34	\$86,348	\$102,544	\$111,884
Median Household Income 35-44	\$83,273	\$109,128	\$121,706
Average Household Income 35-44	\$106,909	\$134,872	\$147,669
Median Household Income 45-54	\$86,034	\$115,727	\$132,645
Average Household Income 45-54	\$108,492	\$142,969	\$159,677
Median Household Income 55-64	\$78,847	\$110,454	\$128,019
Average Household Income 55-64	\$96,687	\$140,209	\$157,841
Median Household Income 65-74	\$51,007	\$87,469	\$100,109
Average Household Income 65-74	\$73,375	\$114,049	\$128,788
Average Household Income 75+	\$70,686	\$91,181	\$99,250

Population By Age







*Exclusively Marketed by:*

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