

# 1.98 ACRE SITE AVAILABLE FALLBROOK, CA



## LOCATION

2715 S. Mission Road, Fallbrook CA 92028  
NWC of So. Mission Rd and Overland Trl

## AVAILABLE

1.98 Acres

## TRAFFIC COUNTS

Mission Rd: 20,100 VPD (Q3 2022)

## HIGHLIGHTS

Site improvements for 48-bed assisted living center  
\$150,000 sewer and water credits paid with FPUD

## 2022 DEMOGRAPHICS

5 MILE POPULATION: 54,165 (2.15% YOY)

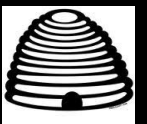
MEDIAN AGE: 36.2 (-1.74% YOY)

HOUSEHOLD INCOME: \$85,811 (7.26% YOY)

MEDIAN PROP. VALUE: \$666,600 (12% YOY)

**RYAN NESTMAN**  
760.877.5744  
ryan@nestcor.com

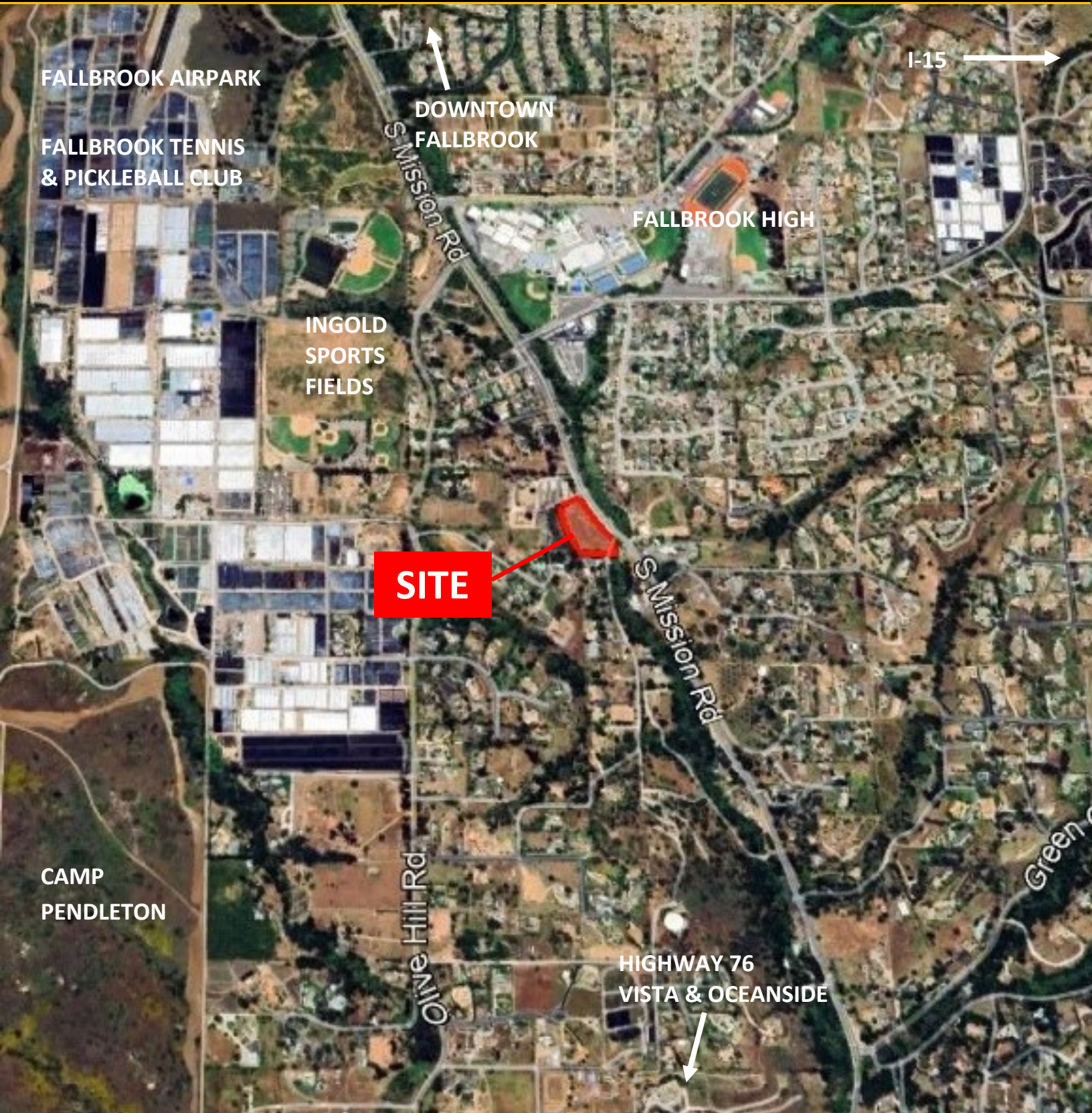
Deseret Realty  
372 S. Rancho Santa Fe Rd  
San Marcos, CA 92078



# AERIAL



Deseret Realty



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**FOR SALE**  
1.98 ACRES  
FALLBROOK, CA