

Improved Medical / Dental / Office Space

FOR LEASE



1672-1680 S. Mission Rd.

Fallbrook, CA 92028

Peppertree Village

- ♦ **Suite 1680A - 2,700 SF**
(Improved Orthodontics Space)
- ♦ **Suite 1676 C - 800 SF**

- Monument signage available
- Neighborhood strip center with over 10,000 people in a 1-mile radius
- Join Union Bank, State Farm, and the top deli in Fallbrook: Dominick's
- High Traffic Counts on a main thoroughfare

AVAILABLE

800 - 2,700 SF

Rental Rate Negotiable



This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v12

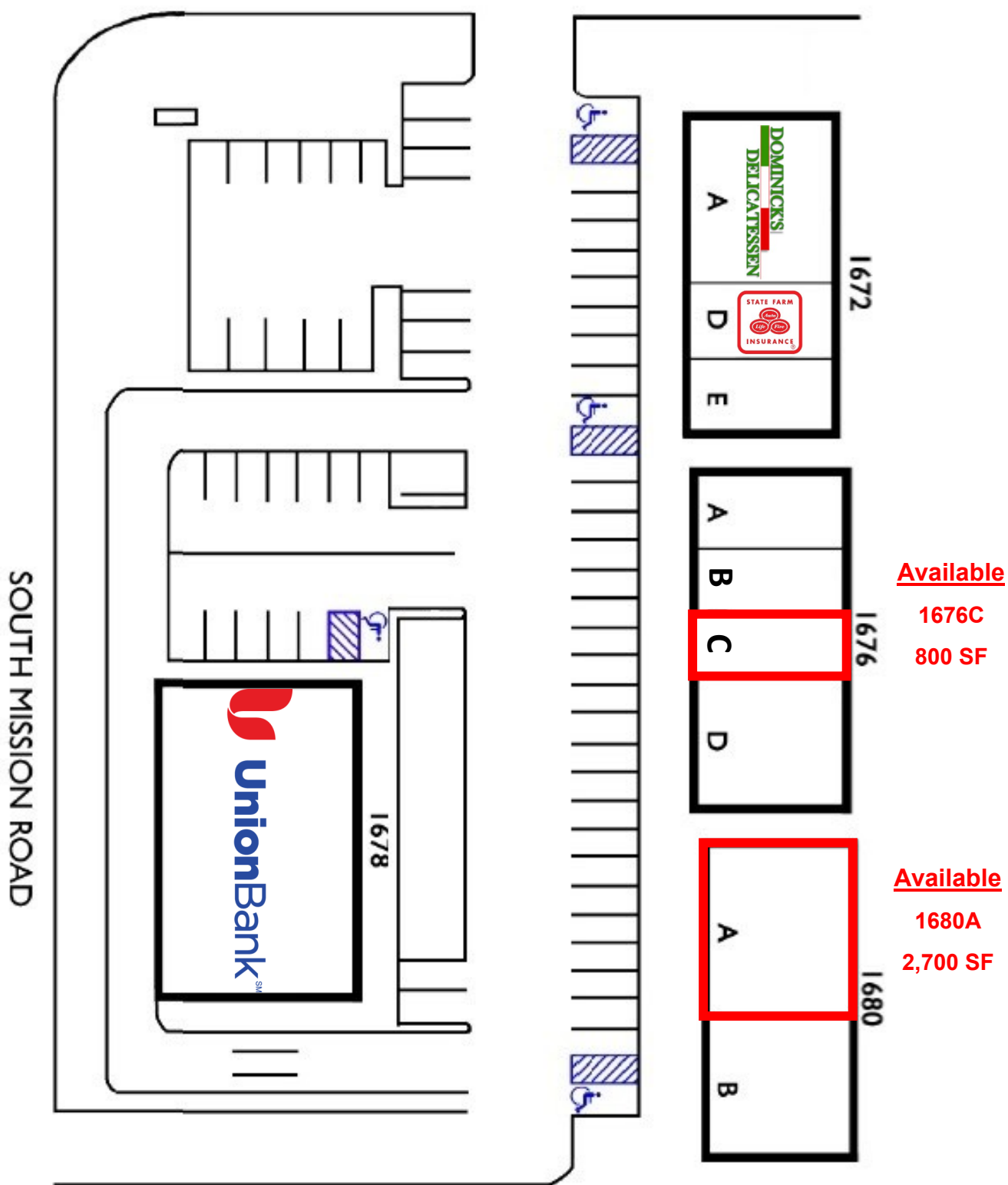
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11440 W Bernardo Ct, #300, San Diego, CA 92127 | Ph 760-743-8500 | DRE Lic. #02242358

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Site Plan



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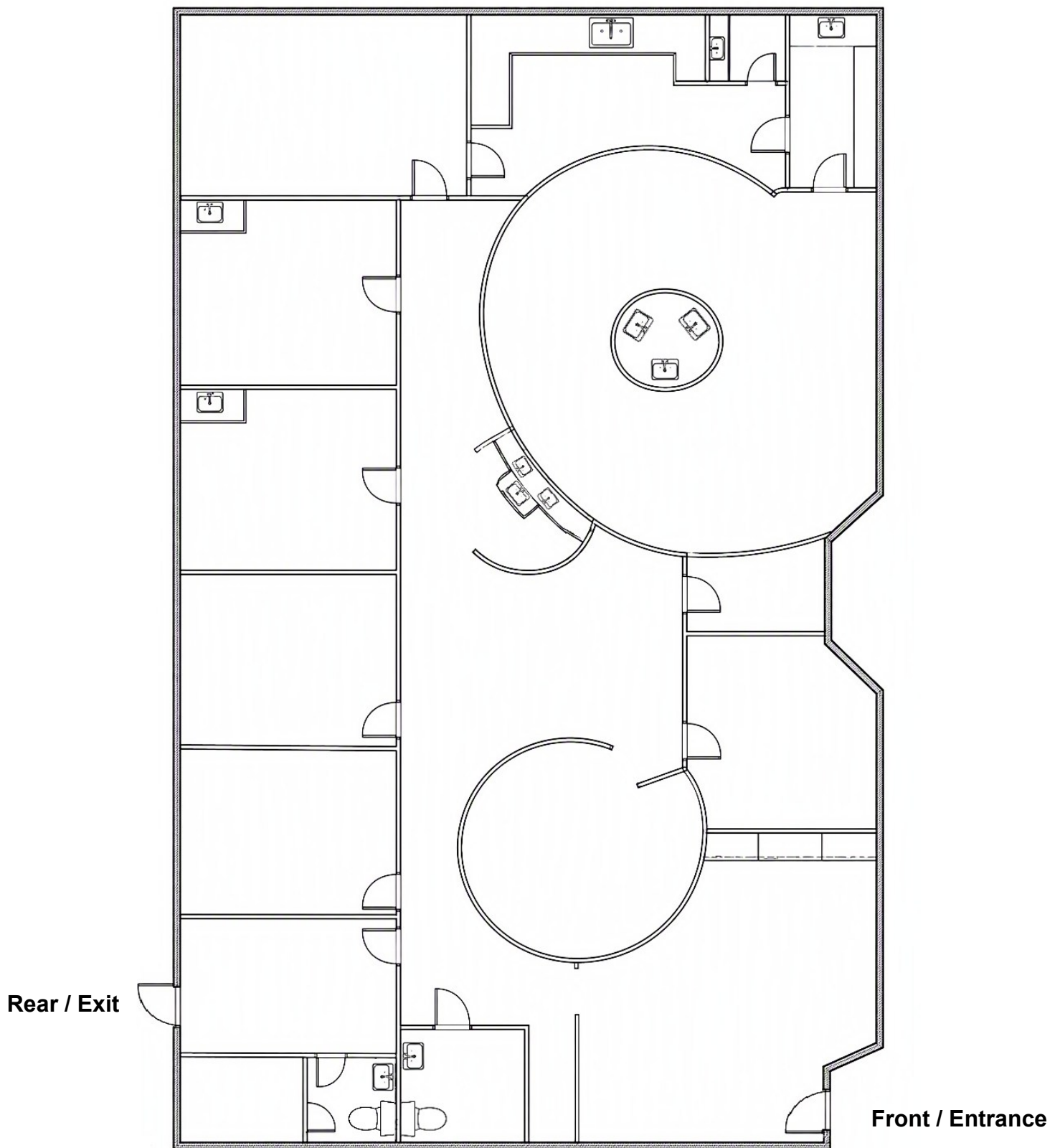
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Floor Plan - 1680 A



Floor plans are provided for reference purposes only. No representation or warranty is made regarding their accuracy or completeness. Not drawn to scale.
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Map



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Demographics

Population	2 Mile	5 Mile	10 Mile
2020 Population:	26,612	48,076	160,168
2025 Population:	27,331	49,294	160,858
2030 Population Projection:	27,586	49,739	161,593
Median Age:	36.1	37.8	38.2
Households			
2025 Total Households:	8,542	15,799	51,202
2030 Household Projection:	8,608	15,921	51,373
Median Household Inc:	\$82,884	\$97,296	\$106,719
Avg Household Size:	3.0	2.9	2.9
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$754,841	\$845,275	\$782,153
Median Year Built:	1979	1983	1986

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