

RETAIL FOR LEASE

RETAIL SPACE AVAILABLE AT 936 E. MISSION BLVD, FALLBROOK CA

936 E Mission Road, Suite C, Fallbrook, CA 92028



PROPERTY SUMMARY

Available SF:	1,350 SF
Lease Rate:	\$2.10 SF/month (+ NNN \$0.40)
Lot Size:	1.68 Acres
Building Size:	2,150 SF
Ceiling Height:	12.0 FT
Year Built:	2014
Zoning:	C
Sub Market:	North County, San Diego
Cross Streets:	Catalpa Ln & Santa Margarita Dr

PROPERTY HIGHLIGHTS

- In Center: C-Market, Full Service Carwash & Detail Center, Propane with Gas Station
- Subway Restaurant Next Store
- Grease Trap Installed for Restaurant Use
- Private Bathroom
- Free Parking
- Easy Ingress and Egress

KW COMMERCIAL
7050 Friars Road
San Diego, CA 92108

TONI-DIANE DONNET 01848593
Broker
619.549.8072
toni.donnet@gmail.com
BRE #01848593 Broker

CHRISTOPHER PARRINO, J.D.
Senior Associate
619.308.6860
cparrino@kwcommercial.com
BRE #01938322

www.kwcommercial.com

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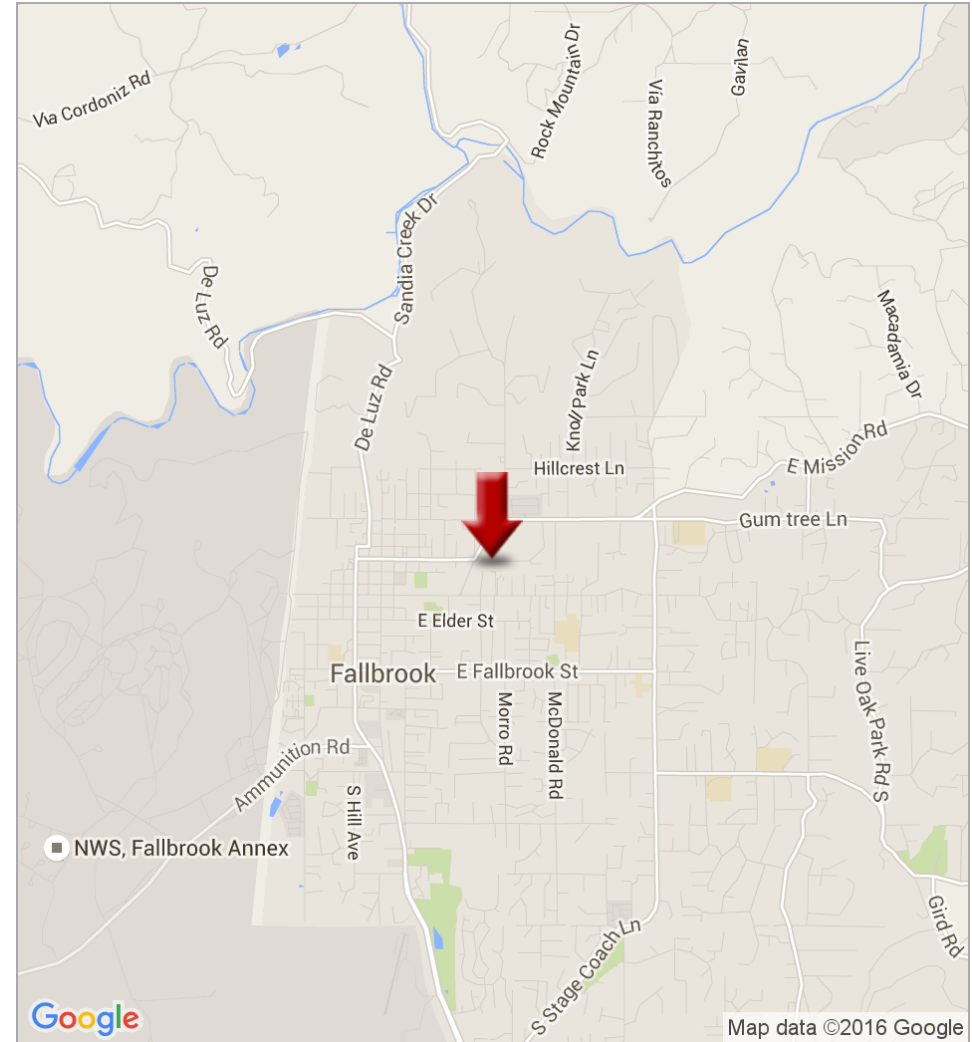
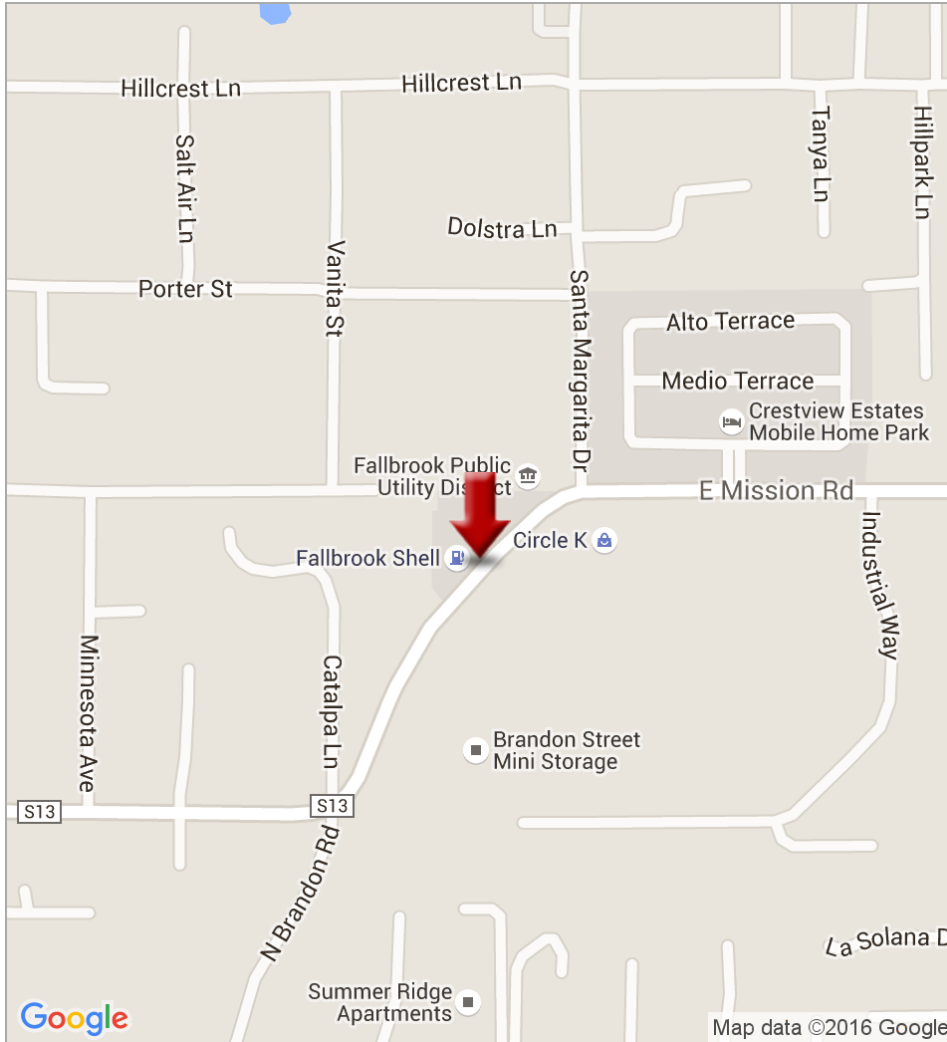
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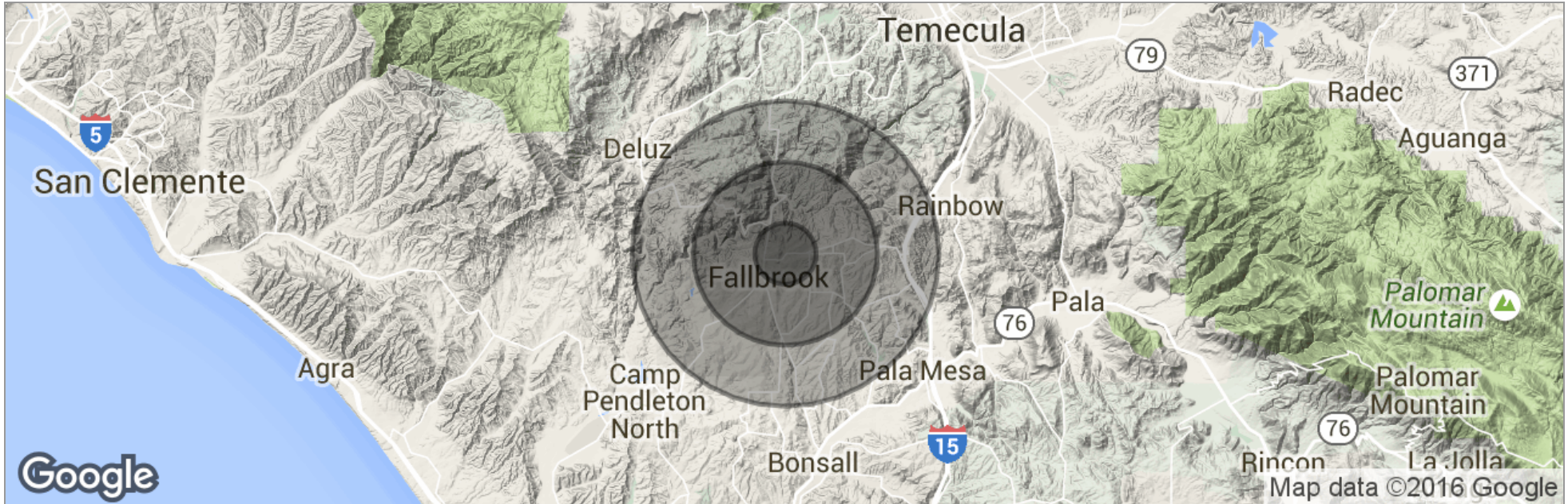
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	1 Mile	3 Miles	5 Miles
Total Population	10,191	31,021	43,645
Population Density	3,244	1,097	556
Median Age	31.4	32.8	35.4
Median Age (Male)	28.9	30.3	33.5
Median Age (Female)	33.6	35.3	37.3
Total Households	3,323	10,346	14,381
# of Persons Per HH	3.1	3.0	3.0
Average HH Income	\$63,427	\$70,005	\$79,849
Average House Value	\$442,867	\$487,056	\$570,235

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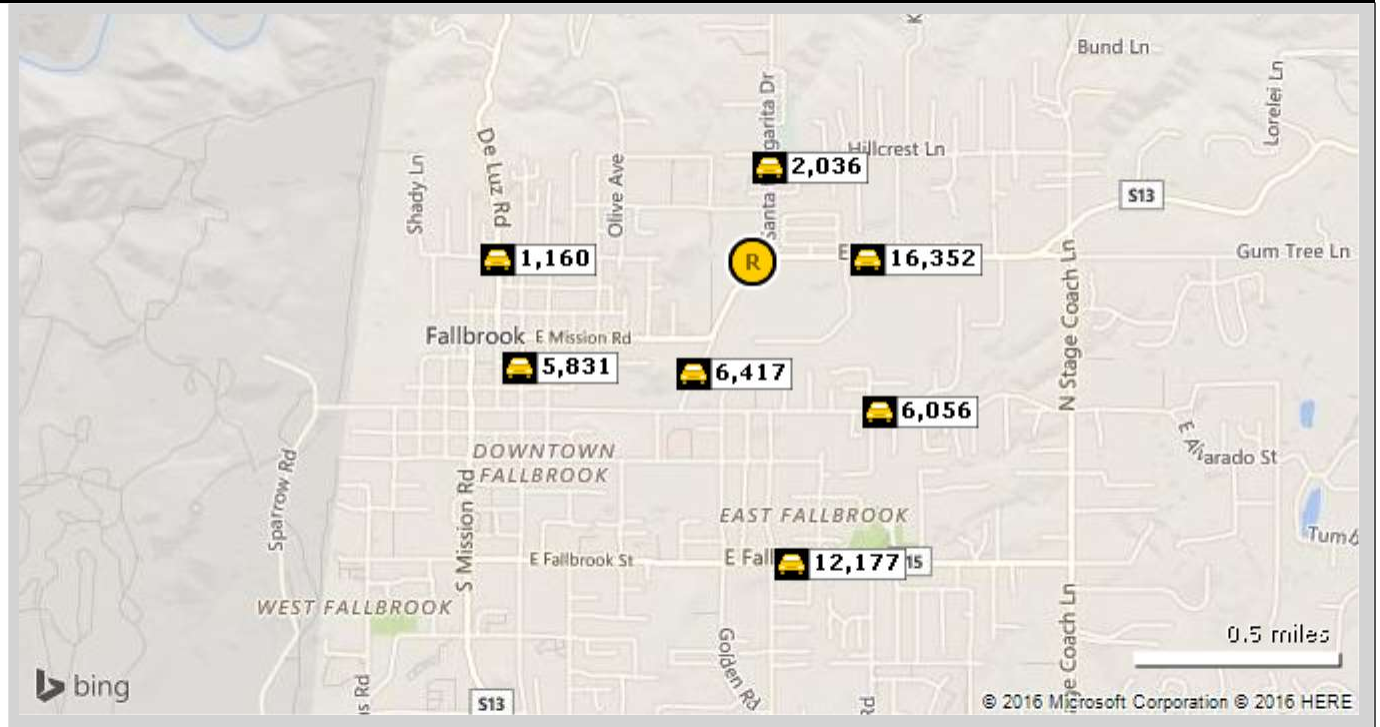
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Traffic Count Report

936 E Mission Rd, Fallbrook, CA 92028

Building Type: General Retail
 Secondary: Freestanding
 GLA: 2,470 SF
 Year Built: 2014
 Total Available: 1,350 SF
 % Leased: 45.34%
 Rent/SF/Yr: Negotiable



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Santa Margarita Dr	Hillcrest Ln	0.03 N	2014	2,036	MPSI	.24
2	E Mission Rd	Industrial Way	0.06 W	2014	16,352	MPSI	.29
3	N Brandon Rd	Industrial Way	0.06 NE	2012	6,291	MPSI	.31
4	N Brandon Rd	E Mission Rd	0.10 NE	2014	6,417	MPSI	.31
5	E Alvarado St	Barhaven Ln	0.02 W	2012	5,833	MPSI	.49
6	E Alvarado St	Barhaven	0.02 W	2014	6,056	MPSI	.49
7	N Main Ave	E Ivy St	0.01 N	2014	5,831	MPSI	.63
8	de Luz Rd	W Dougherty St	0.01 S	2012	1,185	MPSI	.63
9	de Luz Rd	W Dougherty St	0.01 N	2014	1,160	MPSI	.63
10	E Fallbrook St	Morro Rd	0.05 W	2014	12,177	MPSI	.76

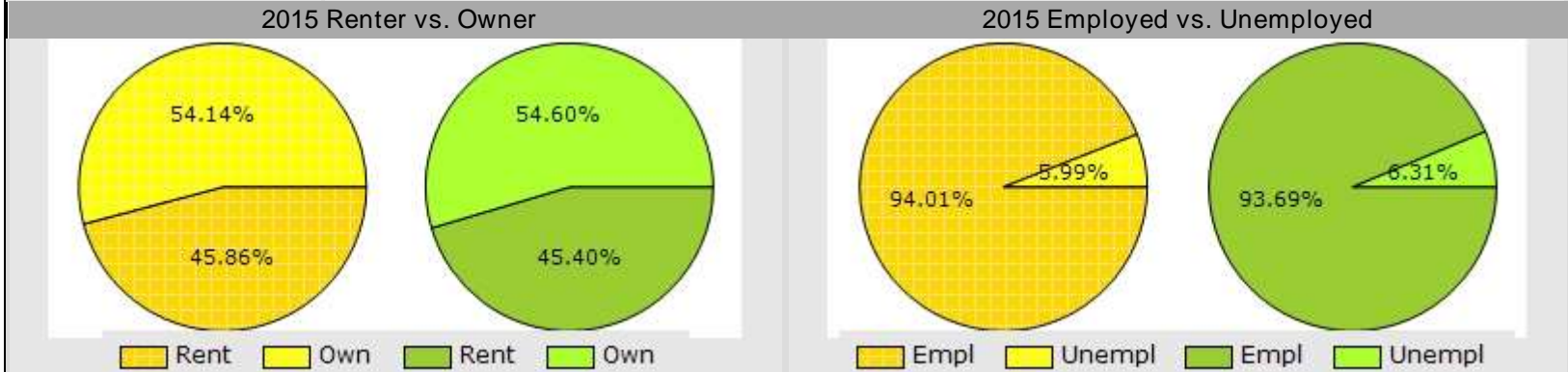
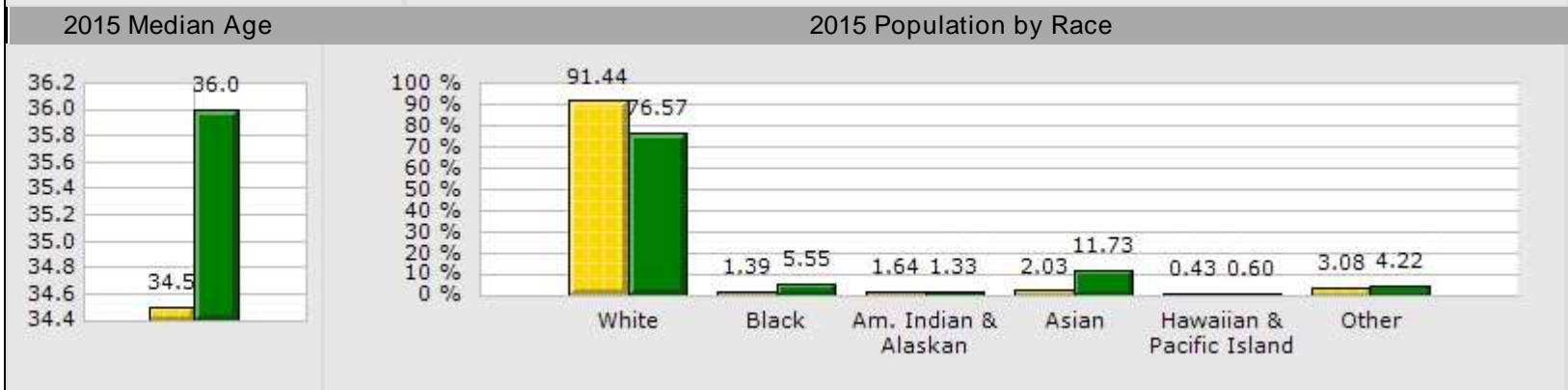
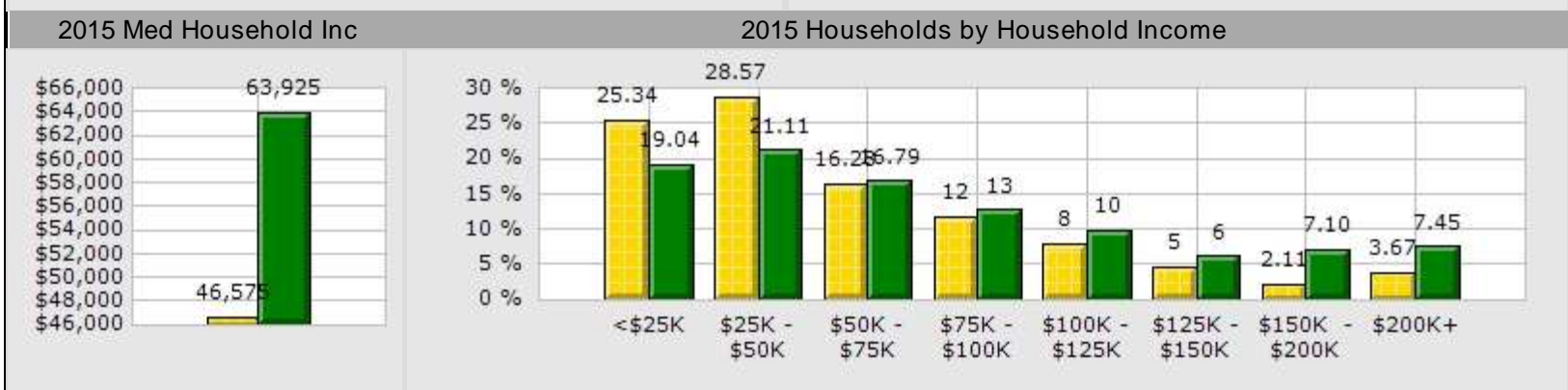
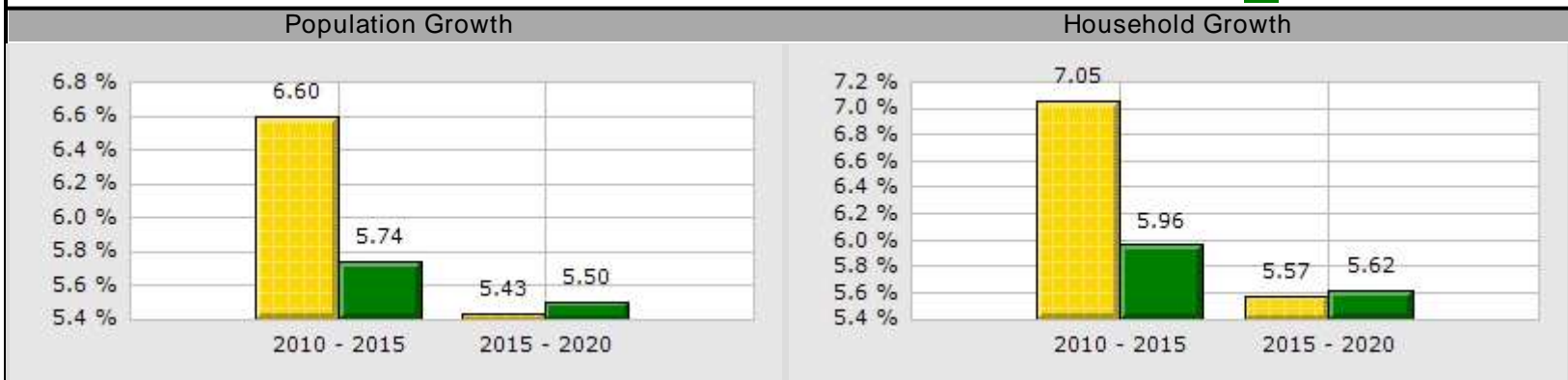
Demographic Market Comparison Report

1 mile radius

936 E Mission Rd, Fallbrook, CA 92028

Type: Retail/Freestanding
 County: San Diego

1 Mile
 County



Demographic Market Comparison Report

1 mile radius

936 E Mission Rd, Fallbrook, CA 92028

Type: Retail/Freestanding
 County: San Diego

	1 Mile		County	
Population Growth				
Growth 2010 - 2015	6.60%		5.74%	
Growth 2015 - 2020	5.43%		5.50%	
Empl	4,803	94.01%	1,516,055	93.69%
Unempl	306	5.99%	102,078	6.31%
2015 Population by Race				
White	10,602	91.44%	2,506,279	76.57%
Black	161	1.39%	181,725	5.55%
Am. Indian & Alaskan	190	1.64%	43,518	1.33%
Asian	235	2.03%	383,795	11.73%
Hawaiian & Pacific Island	50	0.43%	19,643	0.60%
Other	357	3.08%	138,173	4.22%
Household Growth				
Growth 2010 - 2015	7.05%		5.96%	
Growth 2015 - 2020	5.57%		5.62%	
Renter Occupied	1,762	45.86%	522,850	45.40%
Owner Occupied	2,080	54.14%	628,813	54.60%
2015 Households by Household Income				
Income <\$25K	973	25.34%	219,261	19.04%
Income \$25K - \$50K	1,097	28.57%	243,061	21.11%
Income \$50K - \$75K	625	16.28%	193,340	16.79%
Income \$75K - \$100K	446	11.61%	146,085	12.68%
Income \$100K - \$125K	302	7.86%	111,965	9.72%
Income \$125K - \$150K	175	4.56%	70,308	6.10%
Income \$150K - \$200K	81	2.11%	81,790	7.10%
Income \$200K+	141	3.67%	85,853	7.45%
2015 Med Household Inc	\$46,575		\$63,925	
2015 Median Age	34.50		36.00	

Demographic Summary Report

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 Year Built: 2014

Radius	1 Mile		3 Mile		5 Mile	
Population						
2020 Projection	12,225		34,367		44,731	
2015 Estimate	11,595		32,488		42,292	
2010 Census	10,877		29,903		38,959	
Growth 2015 - 2020	5.43%		5.78%		5.77%	
Growth 2010 - 2015	6.60%		8.64%		8.56%	
2015 Population by Hispanic Origin	5,981		15,540		17,346	
2015 Population	11,595		32,488		42,292	
White	10,602	91.44%	29,395	90.48%	38,380	90.75%
Black	161	1.39%	706	2.17%	810	1.92%
Am. Indian & Alaskan	190	1.64%	469	1.44%	550	1.30%
Asian	235	2.03%	759	2.34%	1,106	2.62%
Hawaiian & Pacific Island	50	0.43%	107	0.33%	133	0.31%
Other	356	3.07%	1,052	3.24%	1,313	3.10%
U.S. Armed Forces	250		817		857	
Households						
2020 Projection	4,056		11,336		15,370	
2015 Estimate	3,842		10,705		14,515	
2010 Census	3,589		9,828		13,326	
Growth 2015 - 2020	5.57%		5.89%		5.89%	
Growth 2010 - 2015	7.05%		8.92%		8.92%	
Owner Occupied	2,080	54.14%	6,257	58.45%	9,530	65.66%
Renter Occupied	1,762	45.86%	4,449	41.56%	4,986	34.35%
2015 Households by HH Income	3,840		10,706		14,516	
Income: <\$25,000	973	25.34%	2,105	19.66%	2,695	18.57%
Income: \$25,000 - \$50,000	1,097	28.57%	2,958	27.63%	3,525	24.28%
Income: \$50,000 - \$75,000	625	16.28%	1,835	17.14%	2,426	16.71%
Income: \$75,000 - \$100,000	446	11.61%	1,396	13.04%	1,994	13.74%
Income: \$100,000 - \$125,000	302	7.86%	821	7.67%	1,258	8.67%
Income: \$125,000 - \$150,000	175	4.56%	530	4.95%	776	5.35%
Income: \$150,000 - \$200,000	81	2.11%	422	3.94%	776	5.35%
Income: \$200,000+	141	3.67%	639	5.97%	1,066	7.34%
2015 Avg Household Income	\$63,979		\$75,283		\$82,734	
2015 Med Household Income	\$46,575		\$53,046		\$58,310	

Daytime Employment Report

1 Mile Radius

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Building Type: General Retail Total Available: 1,350 SF
 Secondary: Freestanding % Leased: 45.34%
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 Year Built: 2014

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	543	3,797	7
Retail & Wholesale Trade	112	600	5
Hospitality & Food Service	18	191	11
Real Estate, Renting, Leasing	33	208	6
Finance & Insurance	34	174	5
Management of Companies	0	0	0
Health Care & Social Assistance	143	1,328	9
Educational Services	18	216	12
Public Administration & Sales	6	81	14
Arts, Entertainment, Recreation	11	38	3
Utilities & Waste Management	12	124	10
Construction	47	290	6
Manufacturing	24	277	12
Agriculture, Mining, Fishing	3	12	4
Other Services	82	258	3

Consumer Spending Report

936 E Mission Rd, Fallbrook, CA 92028

Building Type: General Retail
 Secondary: Freestanding
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 Year Built: 2014
 Total Available: 1,350 SF
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 Rent/SF/Yr: Negotiable

2015 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$105,206	\$326,590	\$469,599
Total Apparel	\$6,154	\$18,028	\$24,556
Women's Apparel	2,366	7,025	9,831
Men's Apparel	1,301	3,909	5,447
Girl's Apparel	496	1,424	1,821
Boy's Apparel	341	962	1,233
Infant Apparel	296	827	1,053
Footwear	1,355	3,882	5,169
Total Entertainment & Hobbies	\$8,027	\$24,135	\$34,890
Entertainment	2,073	6,230	8,934
Audio & Visual Equipment/Service	3,342	9,929	14,094
Reading Materials	366	1,160	1,783
Pets, Toys, & Hobbies	2,246	6,816	10,079
Total Food and Alcohol	\$28,271	\$83,333	\$115,845
Food At Home	16,428	47,360	64,796
Food Away From Home	10,127	30,734	43,561
Alcoholic Beverages	1,716	5,240	7,489
Total Household	\$13,070	\$43,583	\$66,353
House Maintenance & Repair	2,304	7,516	11,782
Household Equip & Furnishings	5,384	17,086	25,224
Household Operations	4,177	14,210	21,591
Housing Costs	1,206	4,771	7,756

Consumer Spending Report

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2015 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$31,968	\$100,120	\$142,395
Vehicle Purchases	10,749	35,465	51,251
Gasoline	15,258	45,232	62,398
Vehicle Expenses	647	2,376	3,790
Transportation	2,017	6,858	10,378
Automotive Repair & Maintenance	3,296	10,189	14,577
Total Health Care	\$5,328	\$16,234	\$23,935
Medical Services	3,100	9,567	14,029
Prescription Drugs	1,747	5,211	7,757
Medical Supplies	482	1,456	2,150
Total Education/Day Care	\$6,031	\$20,720	\$31,094
Education	3,877	13,059	19,220
Fees & Admissions	2,154	7,661	11,874