

4.96 ACRES OF RESIDENTIAL LAND

S Mission Rd | Fallbrook, CA 92028

- Zoned (RR) – 2 DU / Acre
- Excellent location along Mission Road near schools, retail centers, & Camp Pendleton
- Home Resales in the Immediate Vicinity Average Over \$1,100,000 - \$1,300,000
- Potential for 13 lots & 2/ affordable with Density Bonus

ASKING PRICE: \$1,395,000

FALLBROOK
HISTORICAL
SOCIETY

NORTHGATE MARKET

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MATT WEAVER
760.448.2458
mweaver@lee-associates.com
DRE Lic# 01367183

AL APUZZO
760.448.2442
aapuzzo@lee-associates.com
DRE Lic# 01323215

ALEX BENTLEY
760.448.2492
abentley@lee-associates.com
CalDRE Lic #02062959

BRIANNA LEHMAN
760.448.2443
blehman@lee-associates.com
CalDRE Lic #02191647



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FALLBROOK
COMMUNITY
CENTER & PARK

LIVE OAK
ELEMENTARY

JAMES POTTER
JUNIOR HIGH



GRAND TRADITION
ESTATE & GARDENS

NORTHGATE MARKET

LOS JILGUEROS
PRESERVE

FALLBROOK
AIRPORT

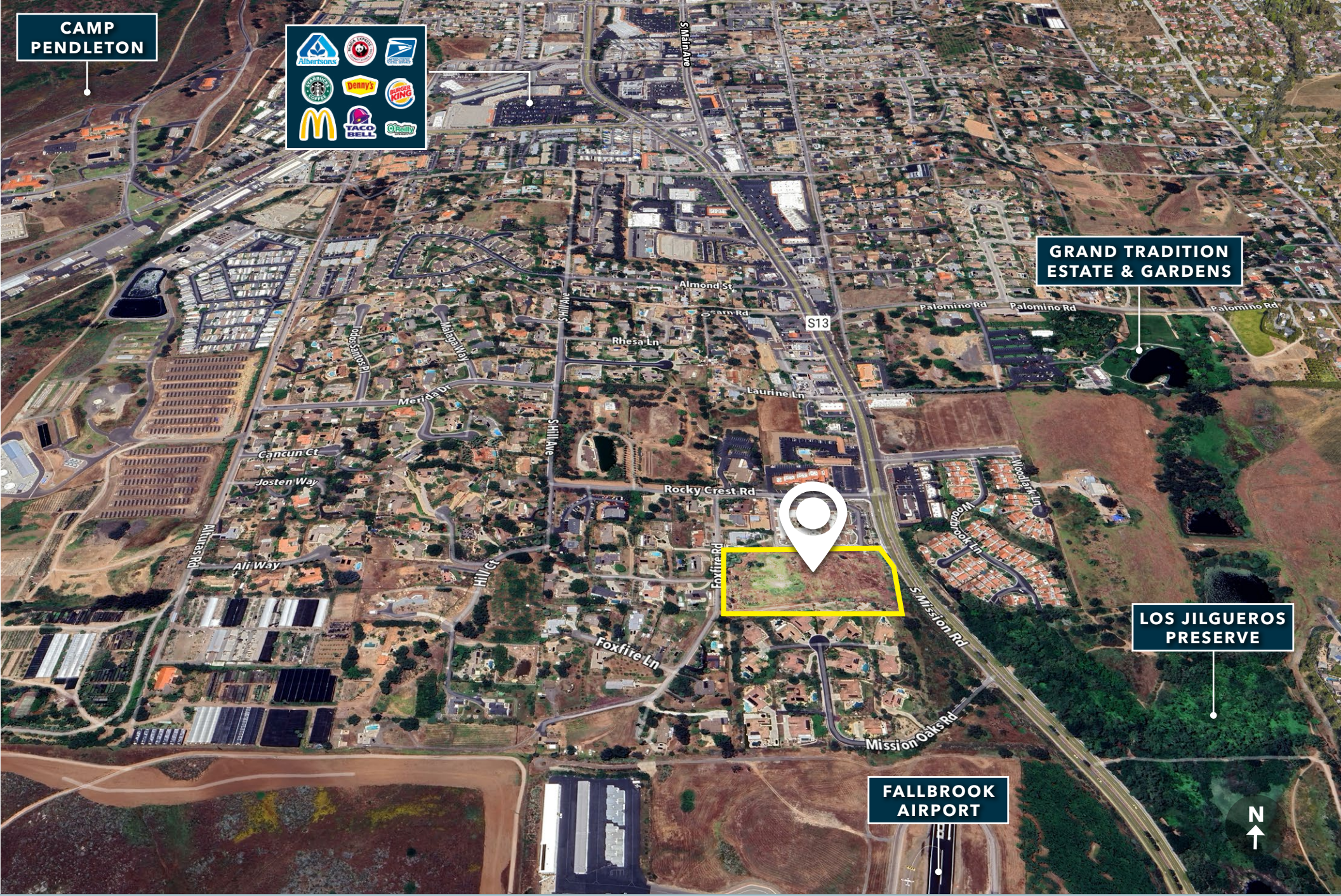
**CAMP
PENDLETON**

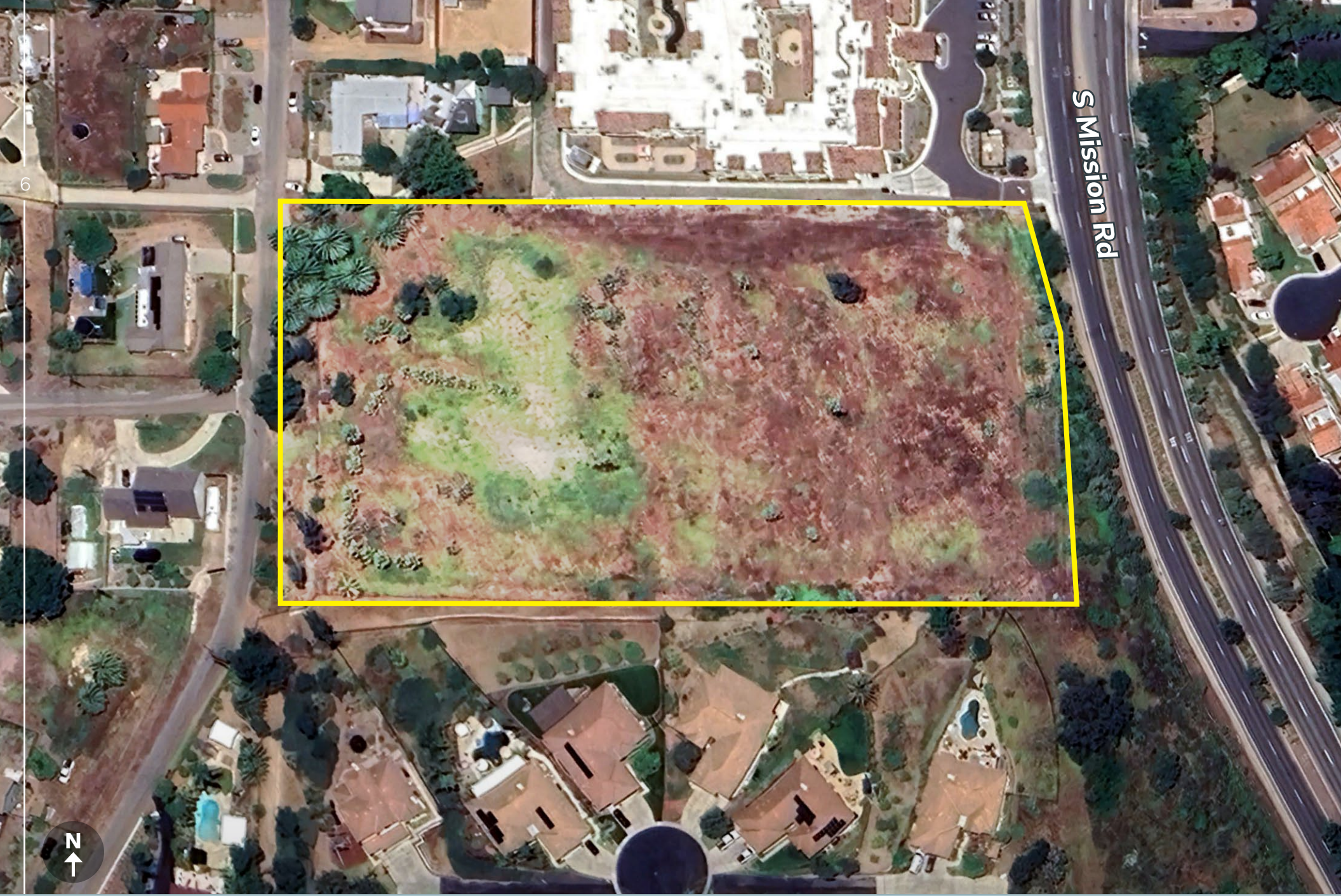


**GRAND TRADITION
ESTATE & GARDENS**

**LOS JILGUEROS
PRESERVE**

**FALLBROOK
AIRPORT**





S Mission Rd

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property information

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location:

The subject property is located on South Mission Road in Fallbrook, California south of Fallbrook Trails Apartments. It is approximately 1 mile north of Fallbrook Union High School, less than a mile south of Main Ave, and approximately 1.4 miles south of the Fallbrook gate to Camp Pendleton.

property profile:

Zoned for 2 DU/ acre, this property sits in an ideal location near downtown Fallbrook. Buyers may also explore the possibility of utilizing State Density Bonus and AB1287 to increase the number of units, enhancing the investment appeal—please verify with San Diego County. This property is ideally situated near top-rated schools, shopping centers, restaurants, and the Camp Pendleton Marine Corps Base. Take advantage of this prime location to create a vibrant community in a thriving area. Don't miss out on the potential this property holds.

jurisdiction:

County of San Diego

apn:

104-351-04-00

acreage:

4.96 Acres

zoning:

Rural Residential (RR) [\(Link to Zoning\)](#)

general plan:

Village Residential (VR-2)

density:

2 units per acre

minimum lot size:

0.50 acre

density bonus:

Potential for more units if Buyer utilizes SB9 or AB1287. Buyer to confirm.

[\(Link to SB9\)](#) [\(Link to AB1287\)](#)

school district:

Fallbrook Union Elementary & Fallbrook Union High School

services:

Water/Sewer: Fallbrook Public Utility

Gas/Electric: SDG&E

Fire: San Diego County Sheriff's Department

Police: North County Fire Protection District



density bonus state law

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California's Density Bonus Law:

Designed to encourage the construction of sity bonus law allows developers to exceed standard density requirements in certain circumstances.

The legislation amends the state's long-standing density bonus law to provide additional incentives for real estate development projects that include affordable housing. Under the enhanced density bonus law incentives in California in 2021, a developer can obtain a maximum density bonus of up to 50%.

Density Bonus is a state mandate. A developer who meets the requirements is entitled to receive the density bonus benefits as a matter of right.

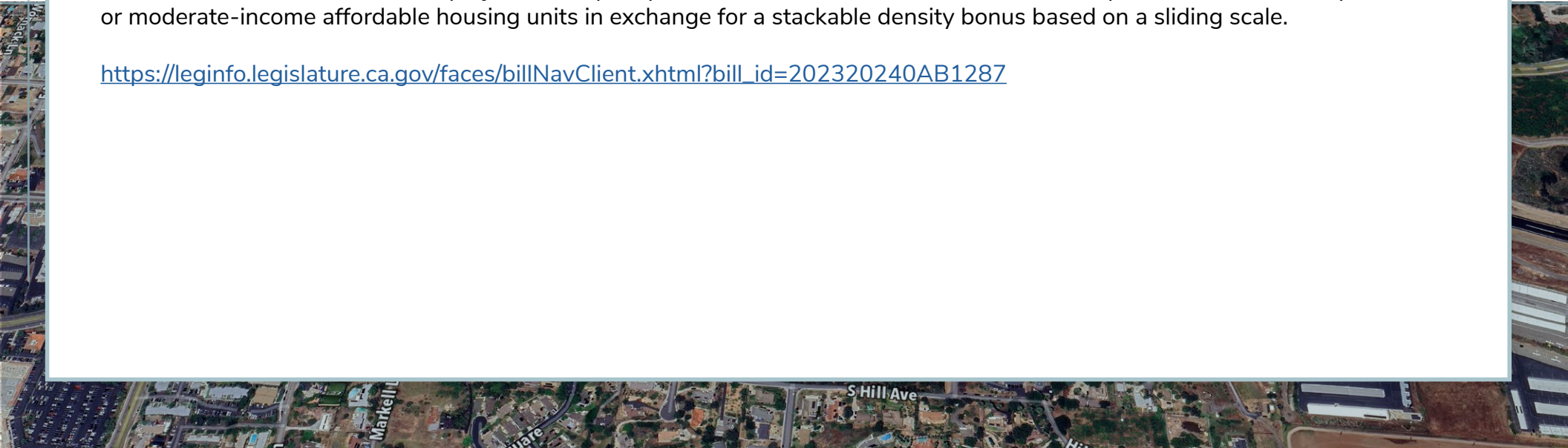
https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV

AB 1287:

As of January 1, 2024, AB 1287 will amend the State Density Bonus law by requiring cities and counties to award an additional density bonus for projects that have already allocated the maximum amount of affordable housing for very-low, low-, or moderate-income units.

The new amendments will allow projects that qualify for a 50% bonus under the current law to provide additional very low income or moderate-income affordable housing units in exchange for a stackable density bonus based on a sliding scale.

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB1287



cma summary

CMA Summary Report

RESIDENTIAL Summary Statistics

High	Low	Average	Median
LP:\$1,698,747	\$989,777	\$1,157,265	\$1,124,000
SP:\$1,775,000	\$1,020,000	\$1,158,100	\$1,112,000

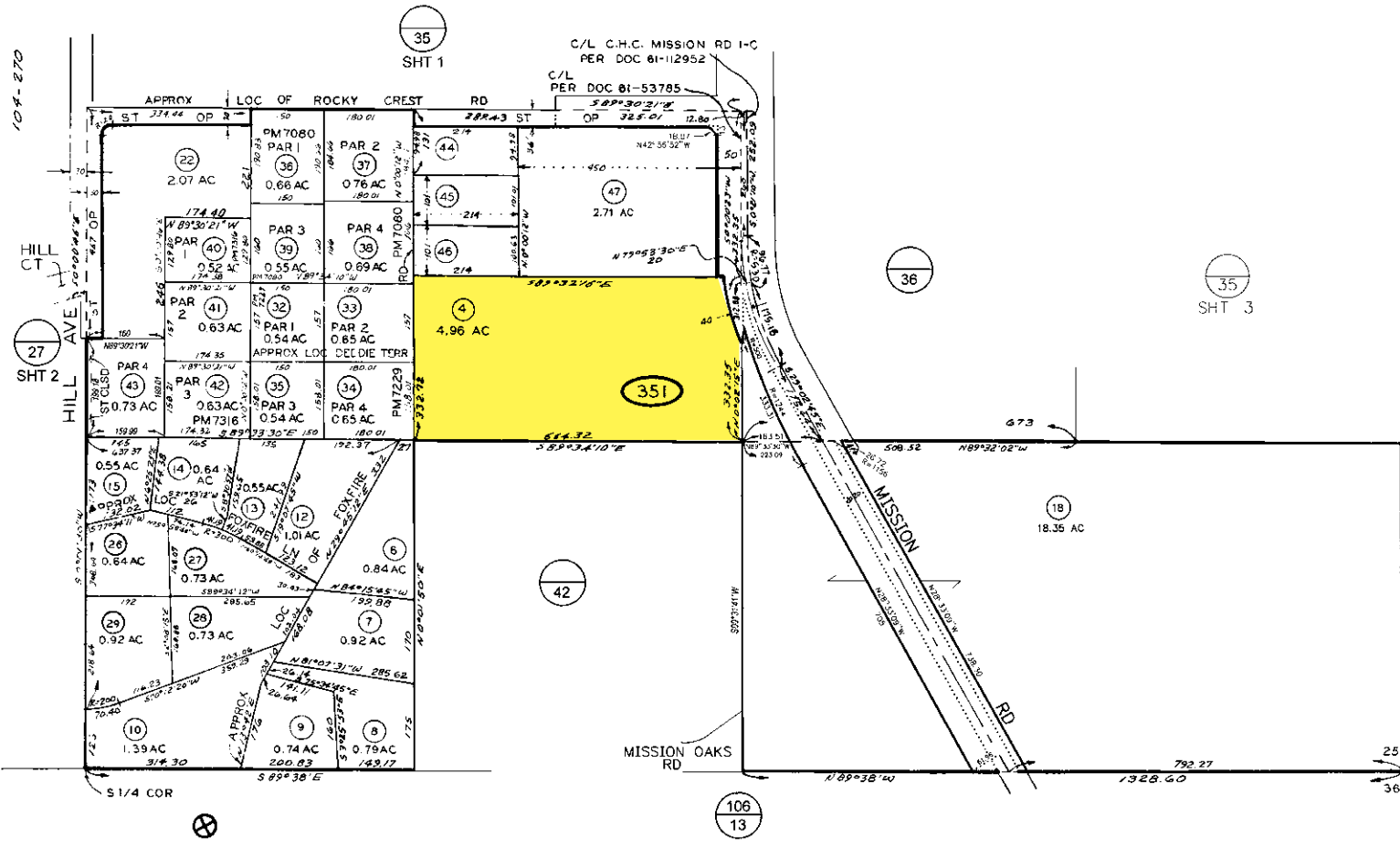
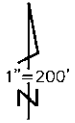
RESIDENTIAL - Sold

Number of Properties: 20

Num	MLS #	Stat	PropSu	Address	MLSAreaMjr	TotalBdr	TotalBat	CloseDate	LotSzs	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	NDP2405153	S	SFR	1571 Paulann Court	FALLBROOK (92028)	5	3	7/19/2024	13,939.20	2873	12	\$989,777	\$344.51	\$1,020,000	\$355.03
2	NDP2402370	S	SFR	2130 Castlebay	FALLBROOK (92028)	4	3	4/30/2024	16,552.80	2401	6	\$1,020,000	\$424.82	\$1,029,000	\$428.57
3	NDP2404389	S	SFR	805 Inverloch Drive	FALLBROOK (92028)	4	3	6/28/2024	25,264.00	2401	5	\$1,025,000	\$426.91	\$1,040,000	\$433.15
4	SW23204677	S	SFR	1145 Via Estrellada	FALLBROOK (92028)	4	2	6/10/2024	38,332.00	2268	62	\$1,079,000	\$475.75	\$1,050,000	\$462.96
5	240009860SD	S	SFR	585 Inverloch Dr	FALLBROOK (92028)	3	3	6/12/2024	13,622.00	2401	2	\$1,038,000	\$432.32	\$1,050,000	\$437.32
6	240012112SD	S	SFR	2919 Via De Todos Santos	FALLBROOK (92028)	4	4	8/5/2024	6,924.00	3402	21	\$1,149,000	\$337.74	\$1,085,000	\$318.93
7	NDP2402873	S	SFR	2187 Kirkcaldy Road	FALLBROOK (92028)	4	3	5/16/2024	20,908.80	2612	10	\$1,049,777	\$401.91	\$1,090,000	\$417.30
8	NDP2403030	S	SFR	1133 S. Live Oak Park Rd.	FALLBROOK (92028)	4	4	6/3/2024	4.54	2016	21	\$1,075,000	\$533.23	\$1,090,000	\$540.67
9	NDP2405989	S	SFR	791 Oak Glade Dr	FALLBROOK (92028)	5	4	8/12/2024	26,571.00	3113	6	\$1,099,000	\$353.04	\$1,099,000	\$353.04
10	240009162SD	S	SFR	408 Galician Ct	FALLBROOK (92028)	4	3	7/9/2024	9,692.00	3006	30	\$1,099,000	\$365.60	\$1,125,000	\$374.25
11	NDP2309320	S	SFR	2687 Daisy Lane	FALLBROOK (92028)	4	3	4/24/2024	37,026.00	3008	109	\$1,149,000	\$381.98	\$1,139,000	\$378.66
12	NDP2405350	S	SFR	843 Hillcrest Terrace	FALLBROOK (92028)	4	4	7/24/2024	23,086.00	2767	0	\$1,189,000	\$429.71	\$1,142,000	\$412.72
13	240008015SD	S	SFR	35828 Shetland Hills	FALLBROOK (92028)	4	4	7/19/2024	6,432.00	3719	56	\$1,159,000	\$311.64	\$1,179,000	\$317.02
14	NDP2403530	S	SFR	2918 Via De Todos Santos	FALLBROOK (92028)	5	4	8/13/2024	10,454.40	3112	89	\$1,250,000	\$401.67	\$1,230,000	\$395.24
15	NDP2403684	S	SFR	3124 Alta Vista Dr	FALLBROOK (92028)	4	4	6/14/2024	40,075.20	3254	20	\$1,249,000	\$383.84	\$1,249,000	\$383.84
16	NDP2401633	S	SFR	3307 Mendenaro Court	FALLBROOK (92028)	5	6	4/12/2024	33,541.20	4616	11	\$1,698,747	\$368.01	\$1,775,000	\$384.53
17	OC24032680	S	SFR	305 Charles Swisher	FALLBROOK (92028)	3	3	5/10/2024	23,087.00	3285	36	\$1,229,000	\$374.12	\$1,205,000	\$366.82
18	IV24079618	S	SFR	218 Clayton Parkinson Court	FALLBROOK (92028)	3	3	5/22/2024	25,265.00	3285	4	\$1,249,000	\$380.21	\$1,225,000	\$372.91
19	ND2404453	S	SFR	1102 Big Oak Ranch	FALLBROOK (92028)	3	3	5/23/2024	26,571.60	2721	63	\$1,250,000	\$459.39	\$1,250,000	\$459.39
20	SW24078484	S	SFR	35828 Blue Breton	FALLBROOK (92028)	4	4	6/11/2024	5,635.00	3719	28	\$1,099,000	\$295.51	\$1,090,000	\$293.09
Avg						4	3		20149.19	2998	29	\$1,157,265	\$394.10	\$1,158,100	\$394.27
Min						3	2		4.54	2016	0	\$989,777	\$295.51	\$1,020,000	\$293.09
Max						5	6		40075.20	4616	109	\$1,698,747	\$533.23	\$1,775,000	\$540.67
Med						4	3		21997.40	3007	20	\$1,124,000	\$382.91	\$1,112,000	\$384.19

plat map

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SHT 2 OF 3



02/10/22 RN

BLK	OLD	NEW	YR	CUT
351	1-18	76	10033	
351	19-21	77	1305	
351	22-25	77	3623	CC
351	26-29	78	1604	CC
351	30-31	78	5745	
351	32-35	79	1023	
351	36-39	79	1024	
351	40-43	79	1038	
351	44-47	80	244	
351	48-51	80	10061	
351	52-55	81	5664	
351	56-59	81	5509	
351	60-63	82	425	
351	64-67	82	5525	
351	68-71	83	4622	
351	72-75	83	4691	
351	76-79	84	186	
351	80-83	84	5585	
351	84-87	85	1172	

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SHT 2

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SHT 2

MRS
A-1-76
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 104 PAGE 35 SHT 2 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 25-T9S-R4W-S1/2 OF SE 1/4
ROS 633, 903, 3655, 8099, 10866, 11508,
13720, 17995

2024 demographics

1 mile



population
10,935



estimated households
3,455



average household income
\$100,269



median household income
\$81,778



total employees
2,590

3 miles



population
32,254



estimated households
10,628



average household income
\$117,387



median household income
\$92,909



total employees
8,884

5 miles



population
48,090



estimated households
15,686



average household income
\$131,441



median household income
\$104,546



total employees
11,071

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





for more information, please contact

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

DRE Lic# 01367183

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760.448.2442

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