



343 E ALVARADO ST | FALLBROOK CA

# Offering Memorandum

## COMMERCIAL BUILDING



COMPASS  
COMMERCIAL



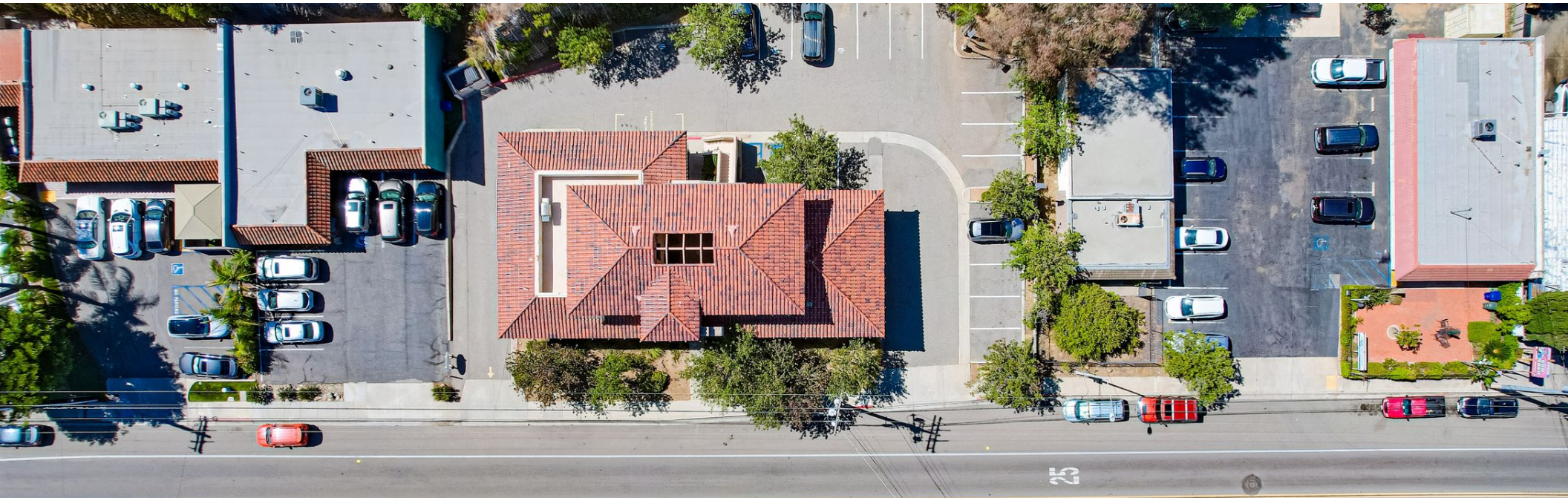
**Exceptional Mixed-Use Commercial Property in Fallbrook's Revitalizing Downtown.** An outstanding opportunity awaits with this 4,362 square foot Mediterranean-style building, located in the heart of Fallbrook's revitalizing downtown core. Set on a 0.45-acre lot with FBV3 zoning, this property offers flexibility for various commercial or professional uses. Built in 1992 and meticulously maintained, it features two second-floor office suites, ideal for a range of business operations.

The ground floor is home to two retail spaces, providing excellent street visibility. One space is currently leased to a dental tenant, delivering immediate income potential, while the other features a rare drive-through window—perfect for a coffee shop, quick-service restaurant, or boutique retailer. This retail space is currently vacant, presenting an excellent opportunity for an owner-user or a new tenant.

Key highlights of the property include: 15 dedicated parking spaces, prime location just steps from Main Avenue with strong visibility and easy access, surrounded by a growing mix of retail, dining, and residential developments

**343EastAlvaradoStreet.com**

# Property Profile



## ADDRESS

343 E Alvarado St | Fallbrook, CA 92028

## COUNTY

San Diego

## APN

103-242-22-00

## LAND USE | ZONING

Retail | FBV3

## YEAR BUILT

1992

## GROSS BUILDING

4,362 SQFT

## LAND AREA

0.45 ACRE

# Highlights



- DRIVE-THRU WINDOW
- GROUND-FLOOR RETAIL
- TWO SECOND-FLOOR OFFICE SUITES
- ONE SUITE TENANT OCCUPIED
- COVERED PATIO
- ROOF TOP ACCESS & USE
- STREET VISIBILITY
- STEPS FROM MAIN AVENUE
- 15 DEDICATED PARKING SPACES
- IDEAL FOR OWNER-USER OR INVESTMENT

## EXTERIOR



# INTERIOR



# VIRTUAL STAGING

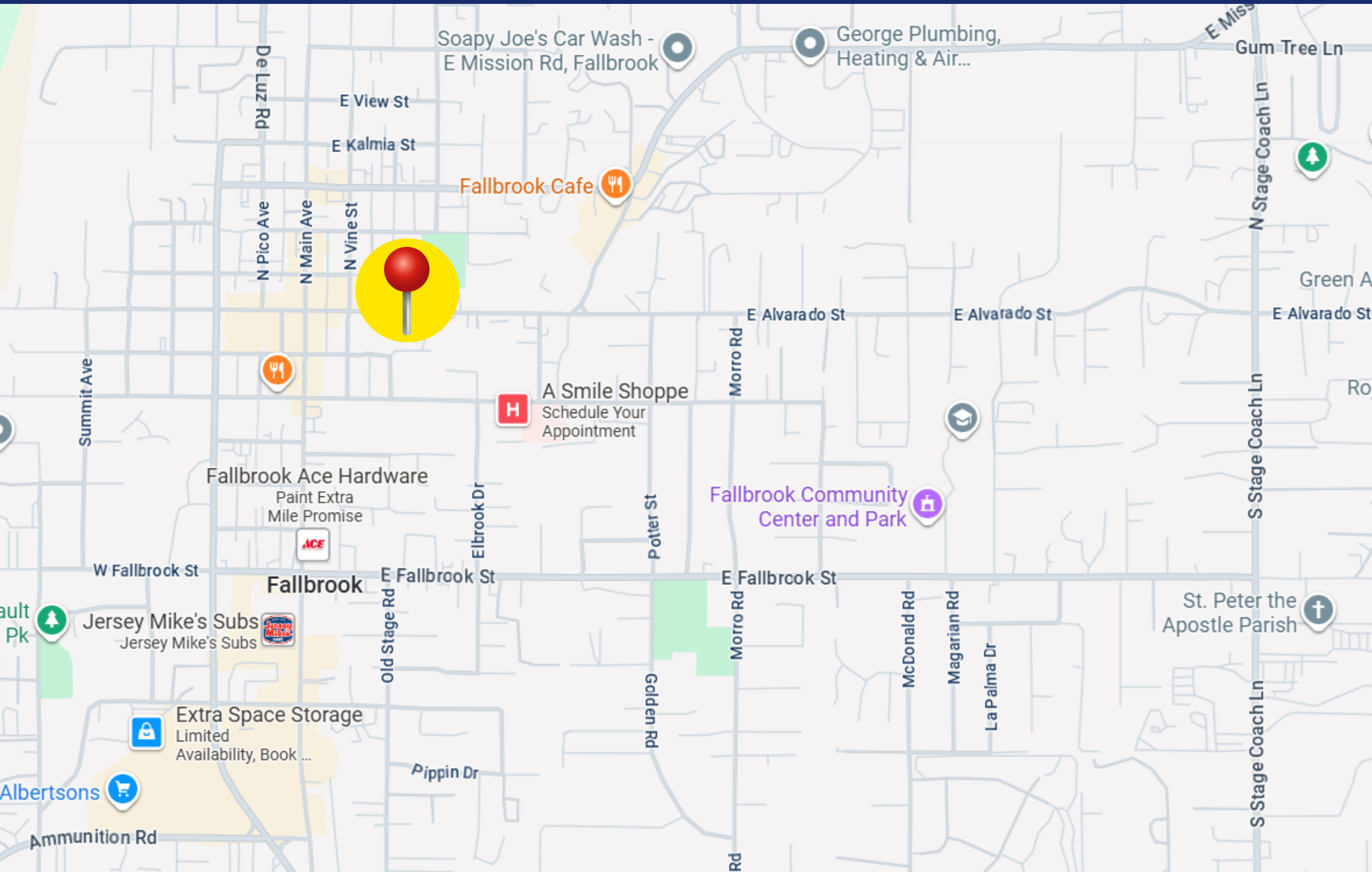






# Local Map

Positioned within one of North County San Diego's most promising growth areas, this property offers immense potential. Whether you're an investor seeking a value-add opportunity or an owner-user looking for a strategically located space, this property provides a rare combination of location, design, and upside potential.



# Contact Us

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