

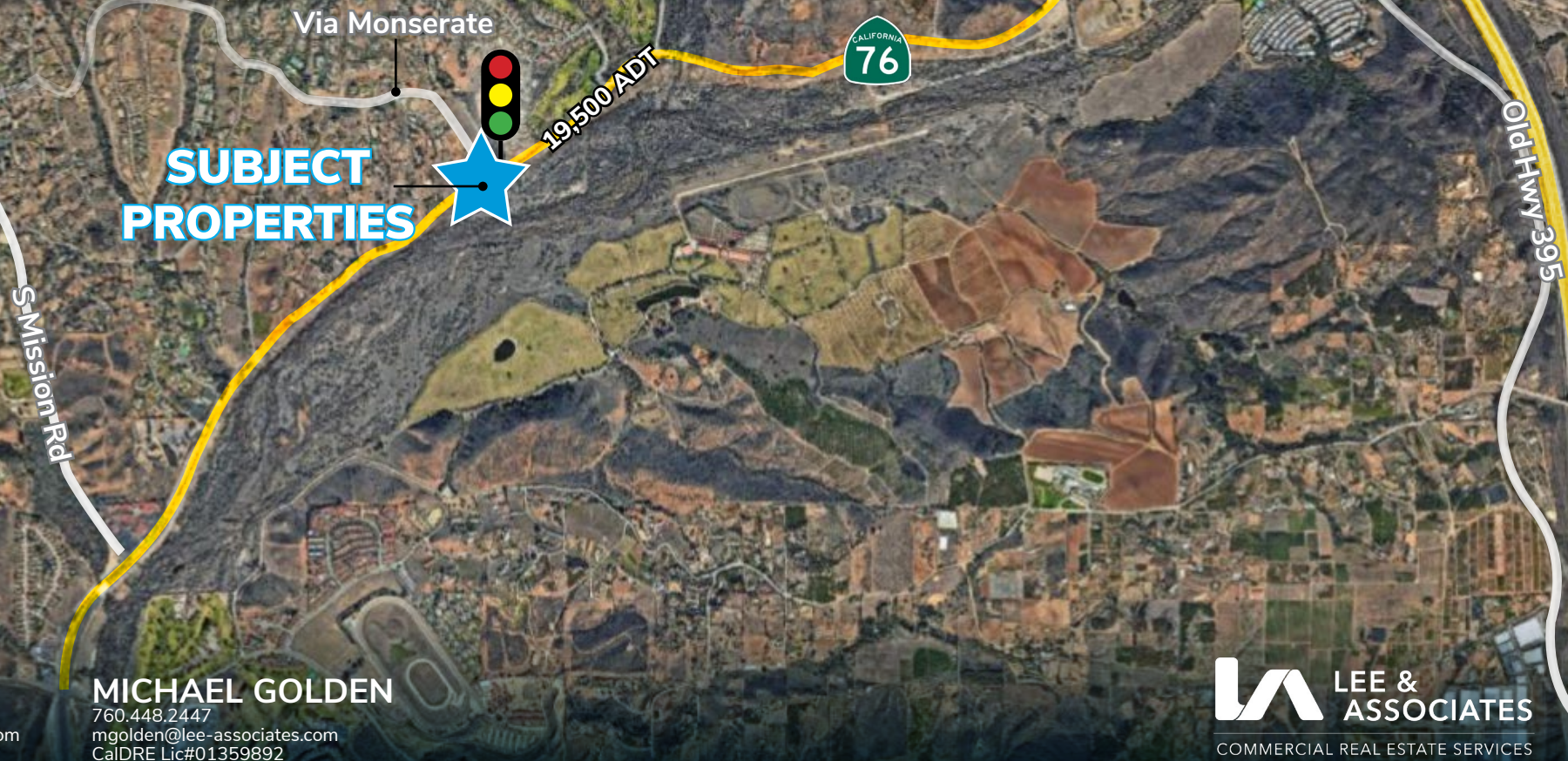
2.56 combined acres - commercial lots

3010 & 3080 pala road | fallbrook, ca 92028

- o C36 Zoning (General Commercial)
- o Retail Drive Thru & Senior Care Potential
- o Located on the NW Corner of the Signalized Intersection of Hwy 76 at Via Monserate
- o 3 Miles West of the I-15
- o Maximum Height of 2 Stories

ASKING PRICE:

- o Parcel A: \$1,200,000
- o Parcel B: \$1,000,000
- o Sold Together: \$2,000,000



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LEE & ASSOCIATES
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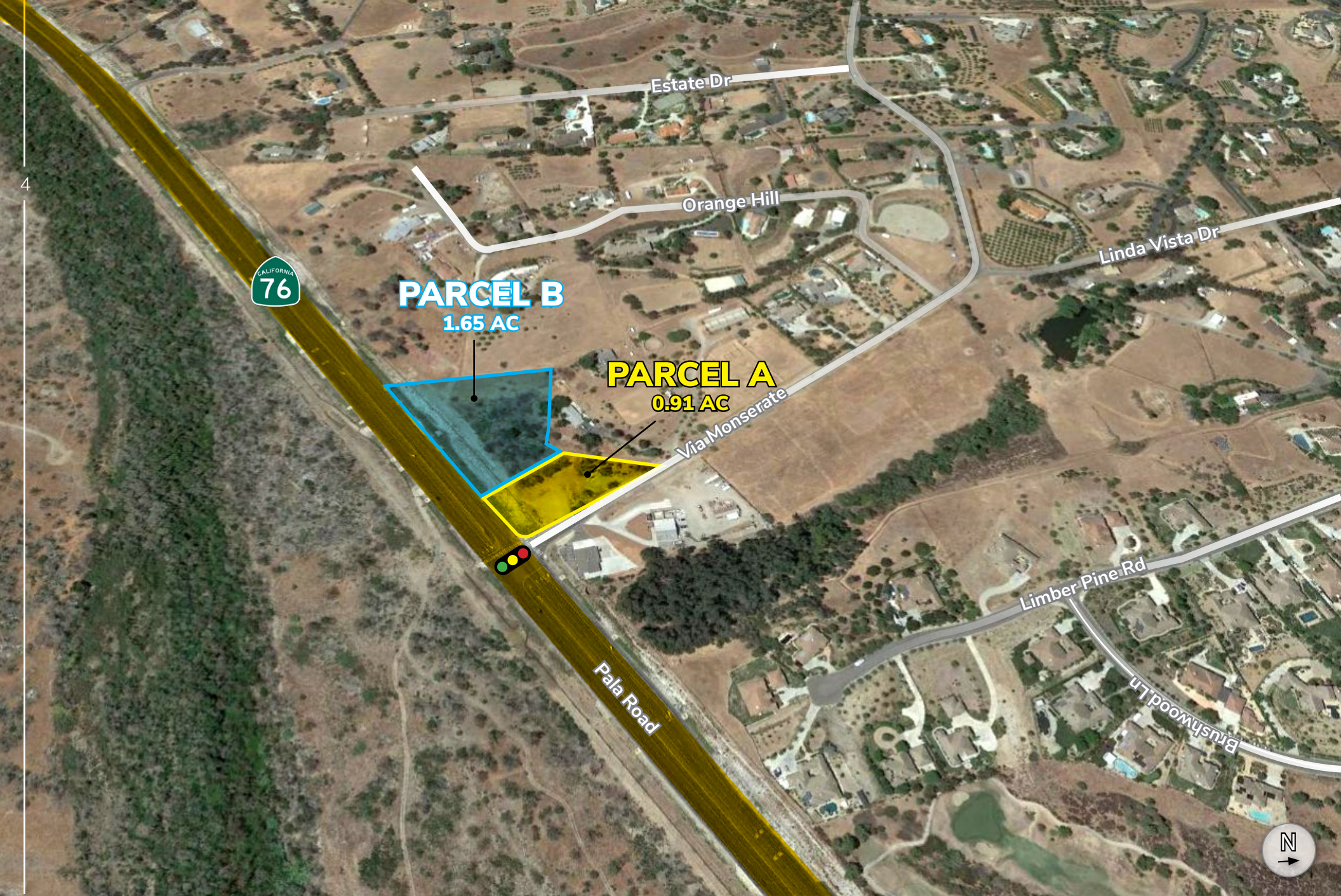
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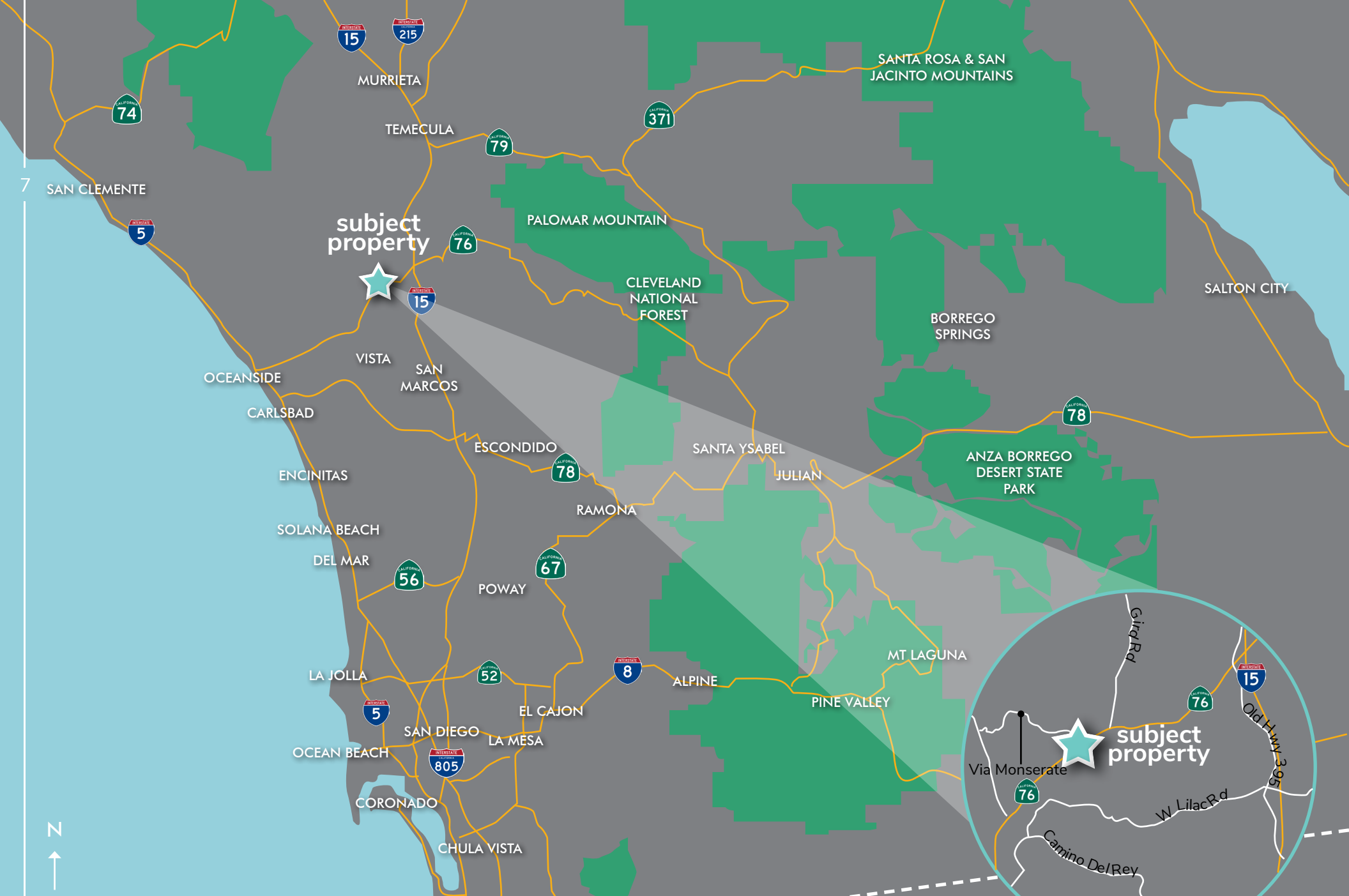






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location map

property information

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location:

The property consist of two parcels in Fallbrook, CA. Located at 3010 & 3080 Pala Road, this commercially zoned property is just 3 miles west of Interstate 15.

jurisdiction:

County of San Diego

apn & acreage:

124-140-25 0.91 Acres
124-140-50 1.65 Acres
Total=2.56 Acres

zoning:

C36 (General Commercial)

[Click Here to View Zoning](#)

general plan:

C-1

[Click Here to View General Plan](#)

topography:

Flat

building height:

35' or 2 Stories

max f.a.r.:

0.45 or 0.70

allowable uses:

Child or Senior Care Center, Professional Services, Automotive, Restaurants, Hotel

traffic counts:

CA Highway 76 (AKA Pala Road) - 19,500 ADT

school district:

Bonsall Unified School District

services:

Gas/Electric	SDG&E
Water/Sewer	Rainbow Municipal Water Dist.
Fire	North County Fire Protection Dist.
Police	San Diego County Sheriff's Dept.

ASKING PRICE:

PARCEL A: \$1,200,000

PARCEL B: \$1,000,000

SOLD TOGETHER : \$2,000,000





click to view document links

- CONCEPTUAL FLOORPLANS & ELEVATIONS
- CONCEPTUAL SITE PLANS
- BOUNDARY SURVEY
- FEMA EMAILS
- PROPERTY SUMMARY REPORT
- RIGHT OF WAY RECORD MAP





bonsall unified school district

- On February 26, 2013, the San Diego County Board of Supervisors created a unified district within the boundaries of the Bonsall Union School District, now officially named Bonsall Unified School District.
- The Bonsall Union School District ceased to exist on June 30, 2014.
- Locally elected five-member Board of Trustees
- Superintendent employed by the Board
- 2554 students (September 2017)
- Five school sites: Bonsall High School (9-12), Sullivan Middle School (6-8), Bonsall Elementary (TK-5), Bonsall West Elementary (TK-6), and Vivian Banks Charter School (K-5)
- More than 15% of students are connected to military (based on federal survey cards completed annually)

Source: <https://www.bonsallusd.com/apps/pages/facts>

1 Bonsall Elementary School

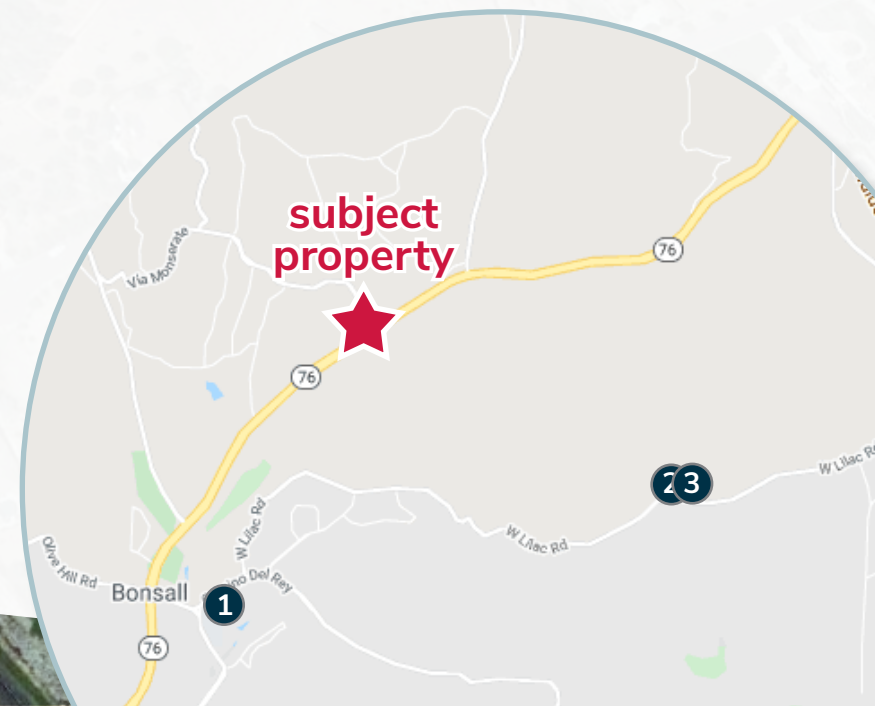
31555 Old River Road
Bonsall, CA 92003

2 Sullivan Middle School

7350 West Lilac Road
Bonsall, CA 92003

3 Bonsall High School

7350 West Lilac Road
Bonsall, CA 92003



2019 demographics

1 mile



population

815



estimated households

312



average household income

\$129,527



median household income

\$92,874



total employees

137

3 miles



population

13,009



estimated households

5,055



average household income

\$122,541



median household income

\$93,559



total employees

2,351

5 miles



population

36,655



estimated households

13,228



average household income

\$112,766



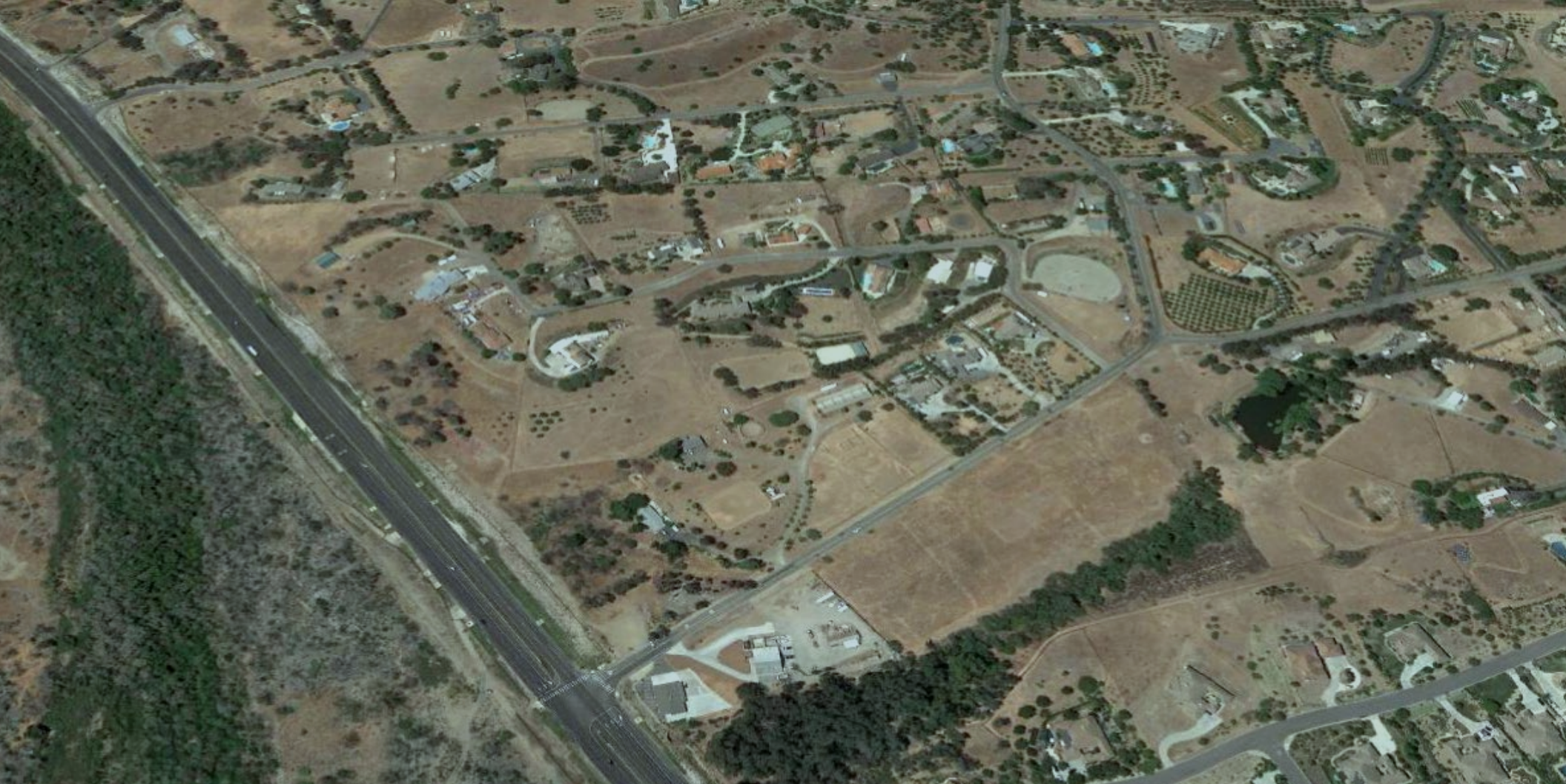
median household income

\$89,411



total employees

6,494



for more information, please contact

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