

5.98 Acres of Industrial Land – Self Storage Allowed by Right

1415 Alturas Road | Fallbrook, CA 92029

- Approximately 5.98 gross acres or 5.50 net acres (buyer to confirm)
- San Diego County M52 Zoning
- Rare Fallbrook Industrial Land
- Allows light industrial, manufacturing and some semi-enclosed outside storage

ASKING PRICE: \$4,168,000 (\$16 PSF)



Sunset Pointe
Apartments



ammunition rd

alturas rd

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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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Pine View
Apartments

Fallbrook
Stem Academy

Sunset
Pointe
Apartments

CUBE SMART
self storage



ammunition rd

alturas rd





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US Naval
Weapons
Station

ammunition
rd

Fallbrook
Public Utility
District

 **CUBESMART**
self storage

alturas rd



Fallbrook
Airpark

Sunset
Terrace
Apartments

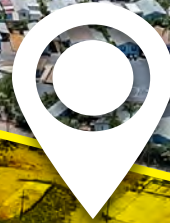
Sunset
Views
Apartments

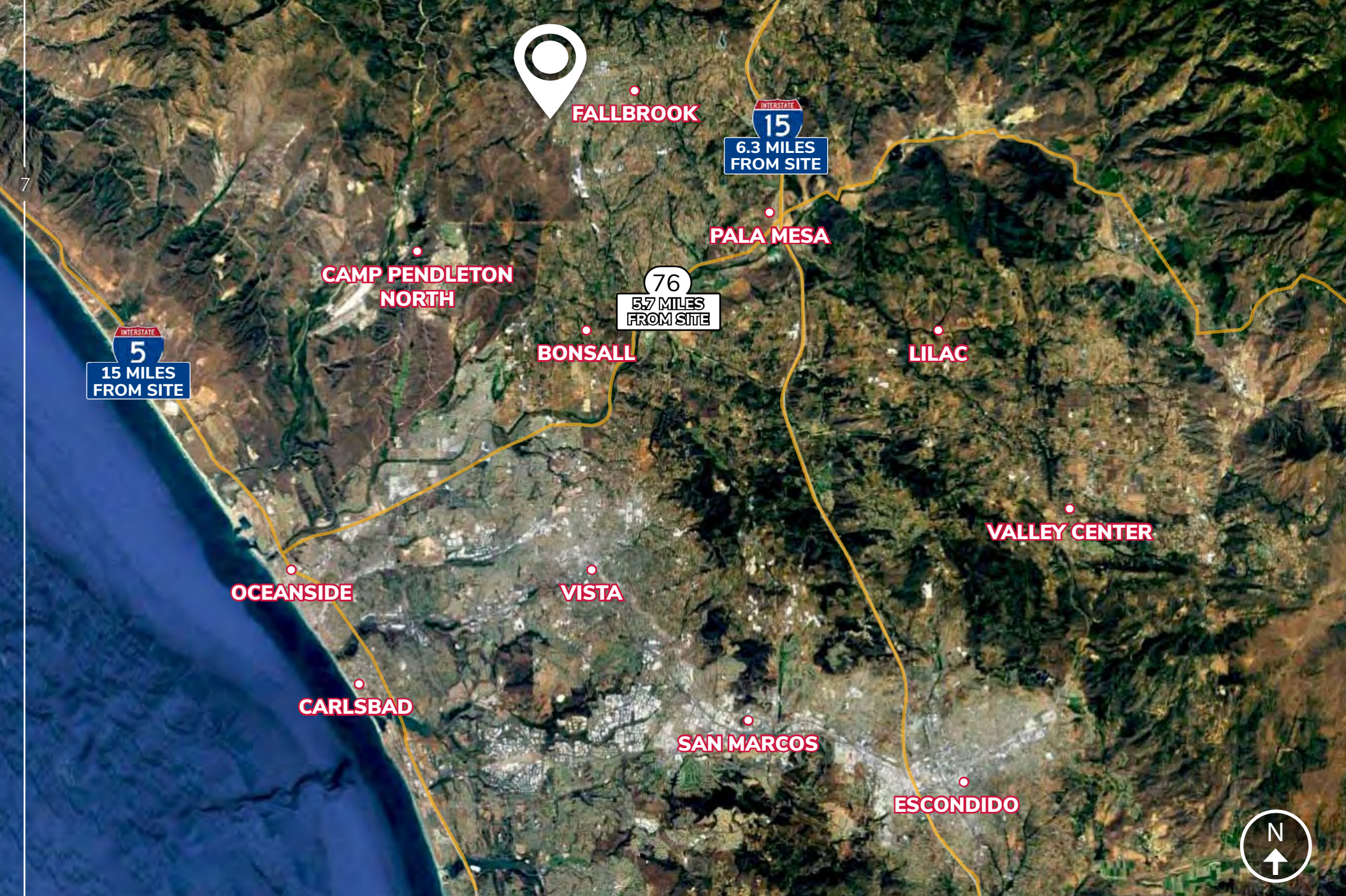
Fallbrook
Public Utility
District

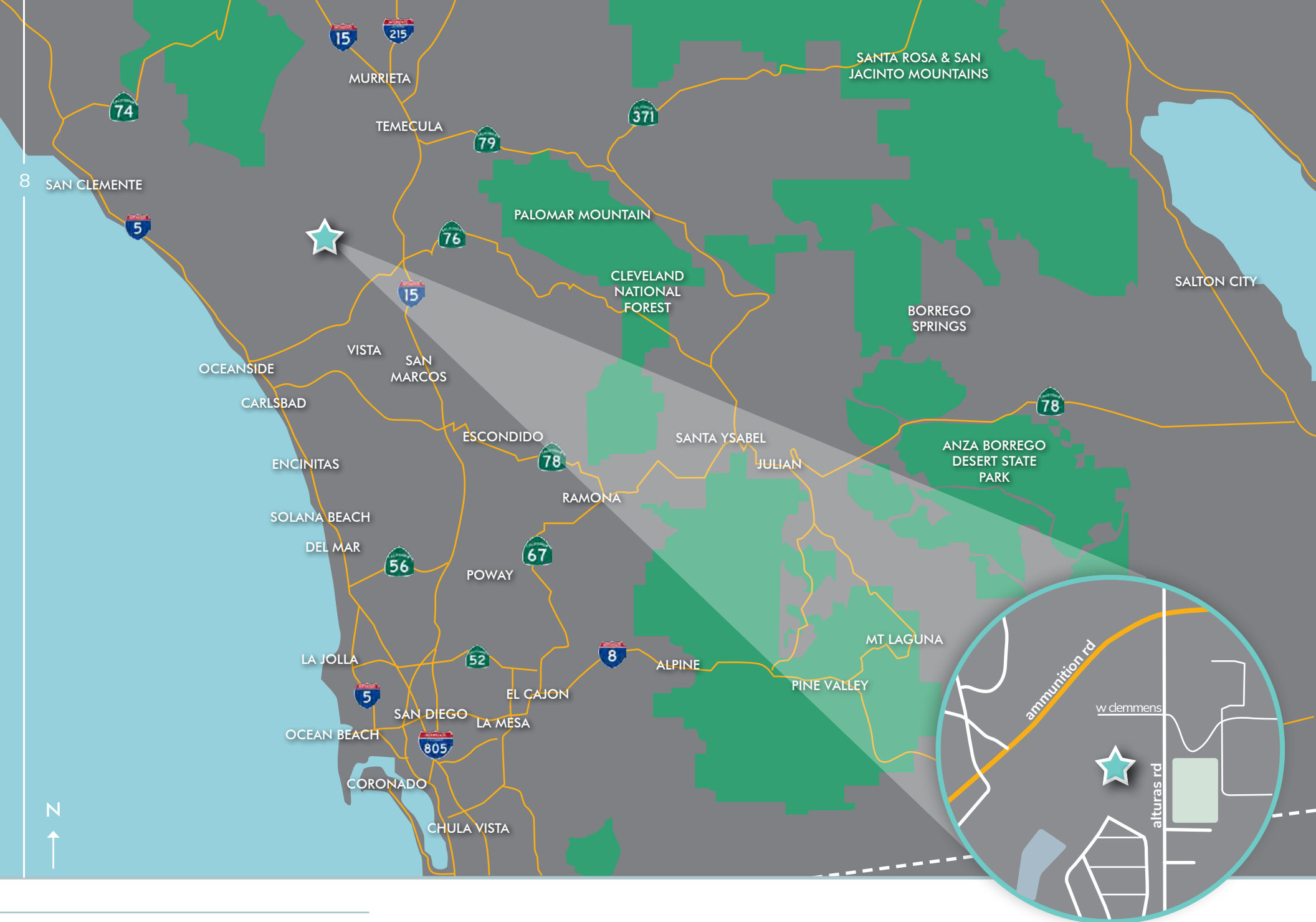
CUBESMART
self storage

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alturas rd







location map

property information

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location:

The subject property is located at 1415 Alturas Road in Fallbrook, California. It is just east of Camp Pendleton, west of Fallbrook airport, approximately 6.3 miles to the I-15, and approximately 5.7 miles to the 76 Freeway.

property profile:

The subject property is approximately 5.98 gross acres or 5.50 net acres of industrial land. The M52 zoning designation allows for many light industrial uses, including some semi enclosed outside storage uses and manufacturing.

jurisdiction:

County of San Diego- Fallbrook

APN:

104-190-03-00

acreage:

5.98 gross acres/5.50 usable (buyer to confirm)

zoning:

Limited Industrial (M52)

[Click here for allowable uses](#)

general plan:

Limited Impact Industrial (LI)

maximum height:

35' or 2 stories

services:

Water/Sewer- Fallbrook Public Utility

Gas/Electric- SDG&E

Fire- North County Fire Protection District

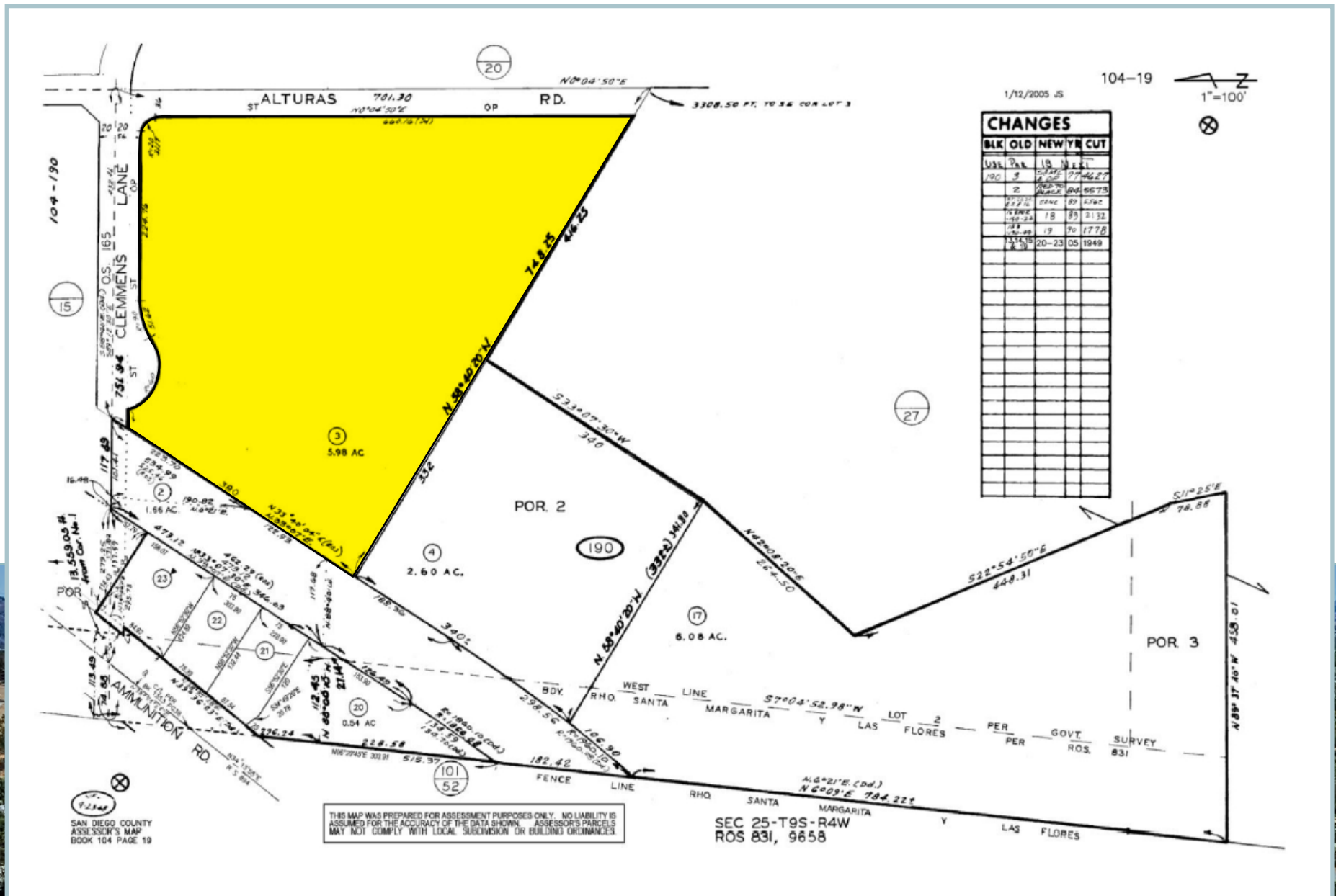
Police- San Diego County Sheriff's Department

asking price:

\$4,168,000 (\$16 PSF)



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2022 demographics

1 mile



population
11,708



estimated households
3,381



average household income
\$64,346



median household income
\$58,315



total employees
2,709

3 miles



population
30,345



estimated households
9,746



average household income
\$86,163



median household income
\$74,607



total employees
9,209

5 miles



population
47,796



estimated households
15,046



average household income
\$98,162



median household income
\$84,470



total employees
11,434



for more information, please contact

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