

For Lease > Prime Retail Space  
**BONSALL VILLAGE**  
5517-5527 Mission Road | Bonsall, CA 92003



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FALLBROOK

OLD HWY 395

76

Jack in the box  
Fresco  
Peking Wok  
Village PIZZA PASTA • SUBS • SALADS  
Z CAFE  
DANIEL'S MARKET  
Carmike Cinemas

Highway 76  
Widening Under Construction  
Completion Projected Winter 2015  
Projected Traffic Count 46,000 CPD

15

BONSALL

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5517 - 5527 Mission Road

OLD RIVER RD

OLD HWY 395



## Highlights

- » Great exposure & access to Highway 76/Mission Rd 38,500 CPD
- » Traffic count on Highway 76 is estimated to increase to 46,000 CPD upon the completion of the widening of Highway 76 in 2015
- » High barriers to entry / limited competition in the area
- » Major improvements & renovations planned for the center
- » Average household incomes in excess of \$108,080
- » Highway 76 is a major commuter arterial



## Demographics

	3 MILES	5 MILES	10 MILES
Population - Current	10,254	66,290	372,704
Population - Projected	11,116	70,796	389,707
Avg. HH Income	\$106,714	\$91,127	\$77,627



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