

FOR LEASE



1672-1680 S. Mission Rd.  
Fallbrook, CA 92028

**Peppertree Village**  
*Improved Nail Salon Space*

**Available Suites:**

◆ **Suite 1676A - 800 SF**

- Monument signage available
- Neighborhood strip center with over 10,000 people in a 1-mile radius
- Join Union Bank, State Farm, Fallbrook Country Escrow, and the top deli in Fallbrook: Dominick's
- High Traffic Counts on a main thoroughfare

**AVAILABLE**  
**800 SF**  
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**\$1.75 PSF+NNN**



This information is compiled from data which we believe to be correct but no liability is assumed by this company as to accuracy of such data. v1

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# Map



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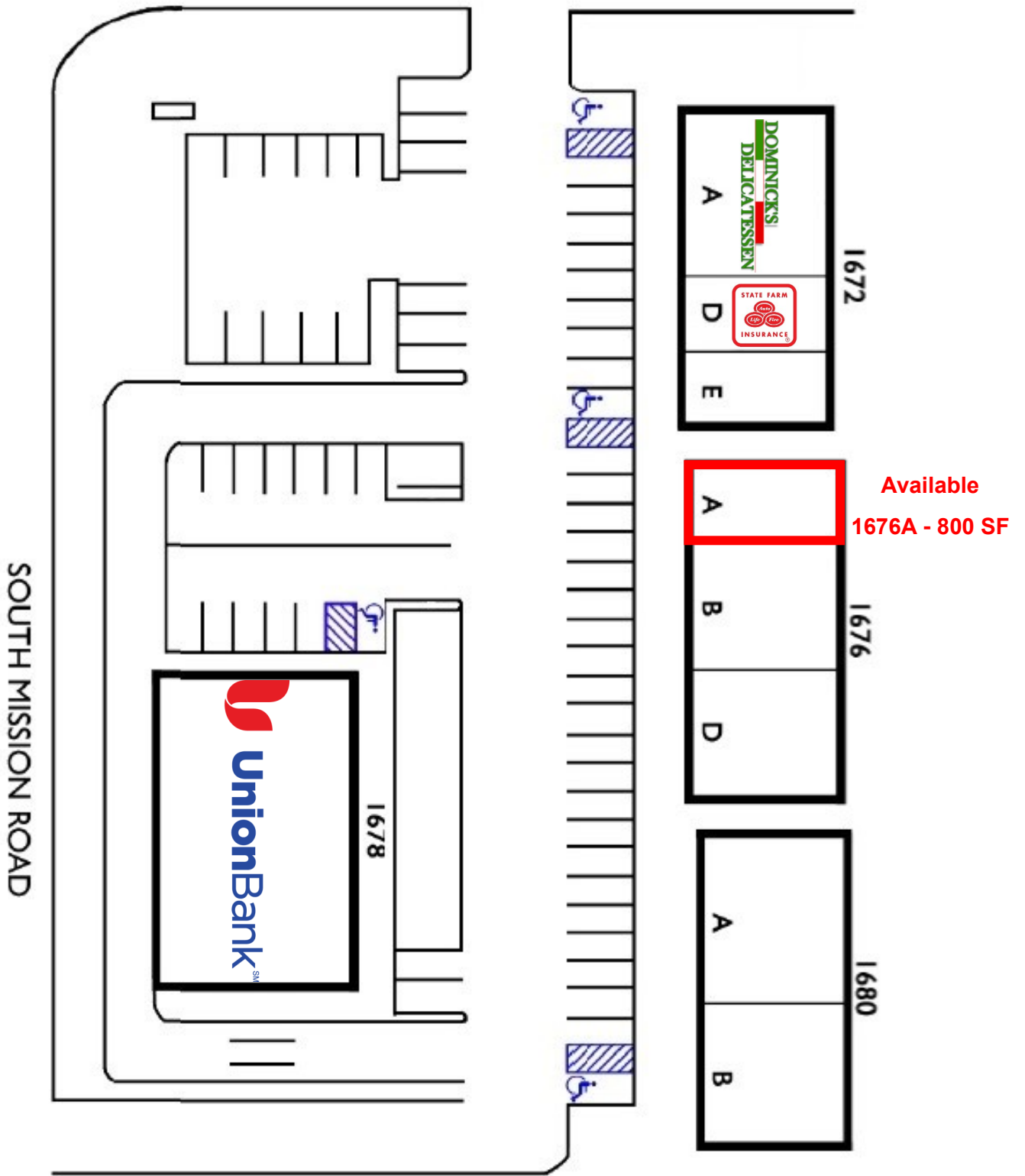
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# Site Plan



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# Demographics

Demographics			
2015 (Est.)	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	<b>10,848</b>	<b>34,068</b>	<b>49,344</b>
<b>Average Income</b>	<b>\$54,069</b>	<b>\$57,852</b>	<b>\$62,139</b>

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2020 Projection	11,517	36,048	52,287
2015 Estimate	10,848	34,068	49,344
2010 Census	9,966	31,803	45,755
Growth 2015 - 2020	6.17%	5.81%	5.96%
Growth 2010 - 2015	8.85%	7.12%	7.84%
<b>2015 Population by Hispanic Origin</b>	6,261	15,459	18,329
<b>2015 Population By Race</b>	10,848	34,068	49,344
White	9,594 88.44%	30,832 90.50%	44,195 89.57%
Black	366 3.37%	725 2.13%	1,287 2.61%
Am. Indian & Alaskan	194 1.79%	483 1.42%	660 1.34%
Asian	263 2.42%	826 2.42%	1,368 2.77%
Hawaiian & Pacific Island	35 0.32%	117 0.34%	194 0.39%
Other	395 3.64%	1,085 3.18%	1,640 3.32%

<b>Households</b>			
2020 Projection	3,566	11,962	17,114
2015 Estimate	3,353	11,289	16,120
2010 Census	3,062	10,489	14,836
Growth 2015 - 2020	6.35%	5.96%	6.17%
Growth 2010 - 2015	9.50%	7.63%	8.65%
Owner Occupied	1,612 48.08%	6,840 60.59%	10,198 63.26%
Renter Occupied	1,741 51.92%	4,449 39.41%	5,922 36.74%
<b>2015 Households by HH Income</b>	3,352	11,289	16,120
Income: <\$25,000	586 17.48%	2,093 18.54%	2,827 17.54%
Income: \$25,000 - \$50,000	937 27.95%	2,778 24.61%	3,681 22.83%
Income: \$50,000 - \$75,000	869 25.92%	2,252 19.95%	3,043 18.88%
Income: \$75,000 - \$100,000	296 8.83%	1,288 11.41%	2,035 12.62%
Income: \$100,000 - \$125,000	225 6.71%	1,065 9.43%	1,603 9.94%
Income: \$125,000 - \$150,000	169 5.04%	574 5.08%	942 5.84%
Income: \$150,000 - \$200,000	127 3.79%	642 5.69%	998 6.19%
Income: \$200,000+	143 4.27%	597 5.29%	991 6.15%
<b>2015 Avg Household Income</b>	<b>\$70,375</b>	<b>\$77,768</b>	<b>\$82,669</b>
<b>2015 Med Household Income</b>	<b>\$54,069</b>	<b>\$57,852</b>	<b>\$62,139</b>

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