

FOR LEASE - Retail Space

Fallbrook Mercantile

845 SOUTH MAIN STREET, FALLBROOK, CA 92028



Features

Grocery anchored shopping center situated at busy intersection of South Main Street and Fallbrook Street

Major Market - one of North County's highest performing grocery operators

Excellent mix of retail, restaurant and service tenants

Great access and visibility from one of Fallbrook's prominent intersections

Demographics			
	1 Mile	3 Mile	5 Mile
2010 Population	16,480	30,520	41,110
2010 Average Household Income	\$56,634	\$76,059	\$86,486

Major Tenants:



Traffic Counts	
Fallbrook Street	11,380 CPD
South Main Street	13,700 CPD

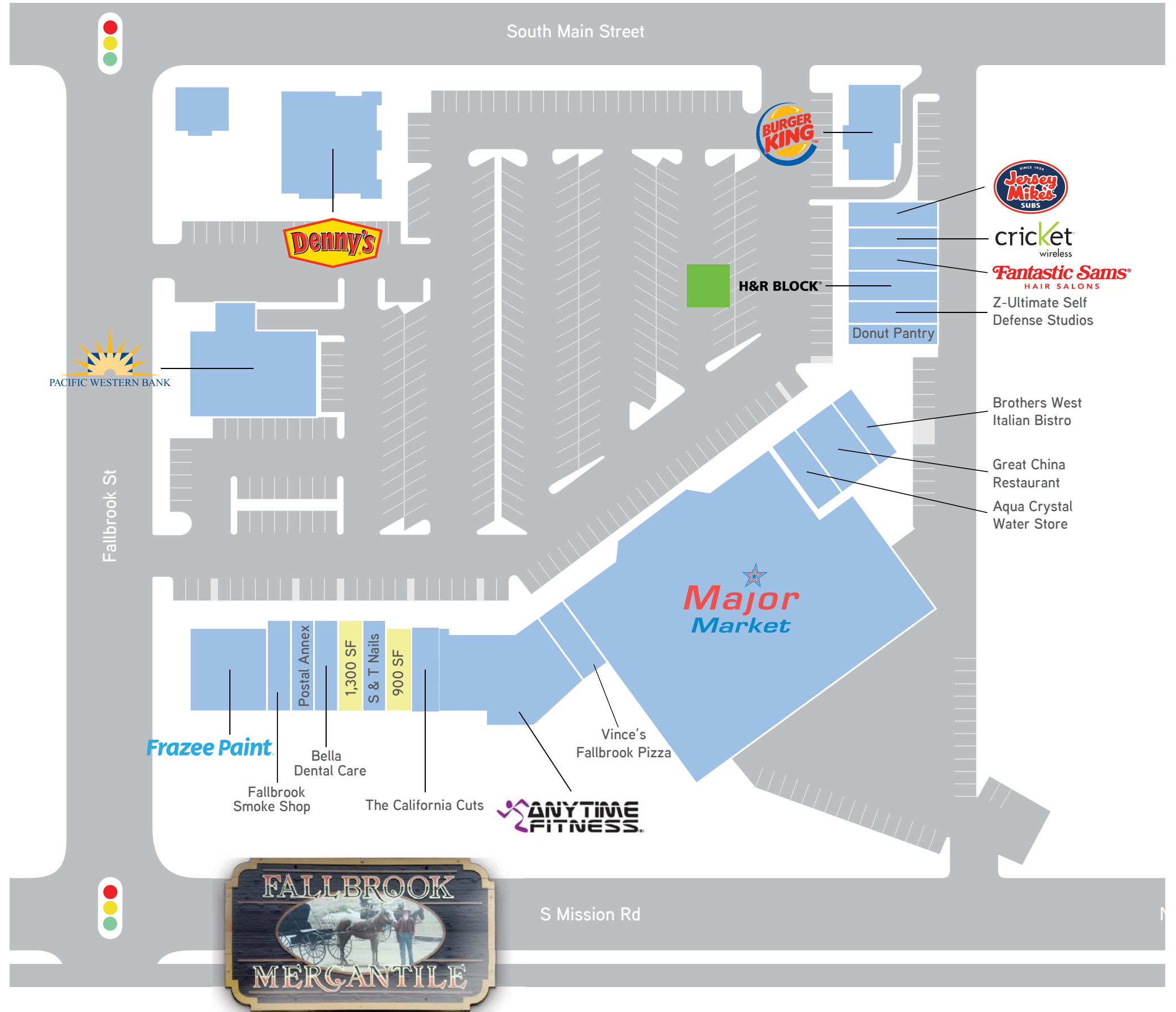
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Tenant Roster

Suite	Tenant	SF
813	Denny's	5,462
825	Burger King	2,417
833-A	Jersey Mike's	1,495
833-B	Cricket Wireless	975
833-C	Fantastic Sams	975
833-D	H&R Block	1,300
833-E	Z-Ultimate Self Defense Studios	975
833-F	Donut Pantry	975
835-A	Brothers West Italian Bistro	1,365
835B-C	Great China Restaurant	2,000
835-D	Aqua Crystal Water Shore	1,260
845	Major Market	33,650
855-A	Vince's Fallbrook Pizza	1,300
855-B/C/D/E	Anytime Fitness	5,624
855-F	The California Cuts	900
855-G	Available	900
855-H	S & T Nails	900
855-I	Available	1,300
855-J	Bella Dental Care	1,589
855-K	Postal Annex	1,077
855-L	Fallbrook Smoke Shop	1,200
855-M	Frazee	3,106
PAD	Pacific Western Bank	4,000



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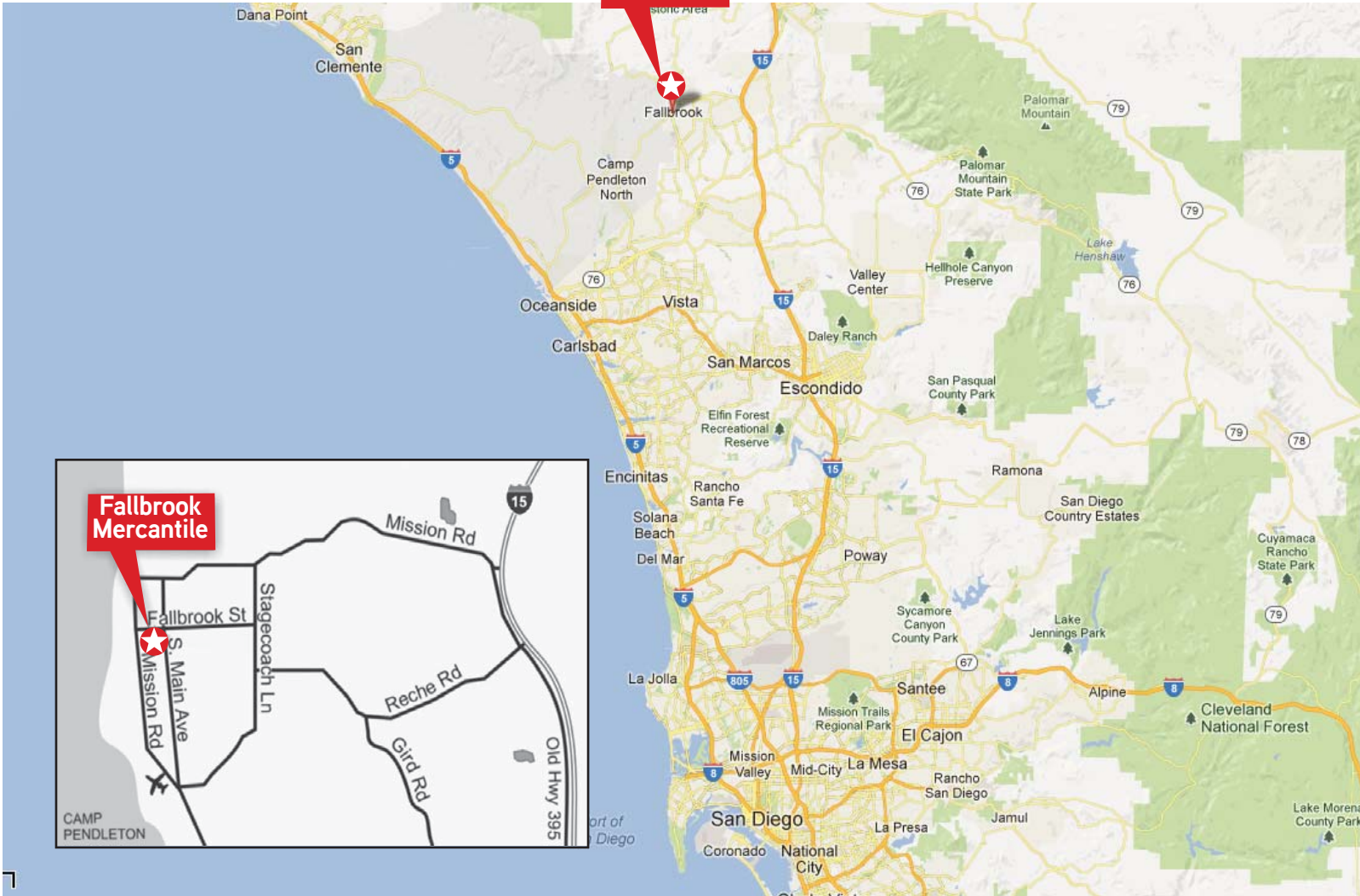
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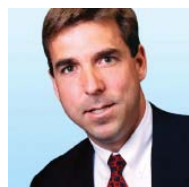
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