



Fallbrook

Fallbrook is located in northern San Diego County, California.

Per Wikipedia

Fallbrook is known for its avocado groves and claims the title "Avocado Capital of the World." It is often called or known as "The Friendly Village." The Avocado Festival is held in the downtown strip annually and frequently draws large crowds.



Chuck Leatherbury

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Lowell Ranch

Family Owned Since 1958

Chuck Leatherbury

Tel: 310-779-7092

Land for Lease

3318 Gird Road,
Fallbrook, CA 92028

Located just 1 mile from the intersection of i15 and Hwy. 76 (west of i15); the Lowell ranch property has been in the family since 1958.

Originally family-run as Sierra Growers nursery and former site of Color Spot nursery and farming of a large variety of vegetables, corn, berries, and other produce.



140 acres of 212 acre ranch available for lease that includes:

- ❖ 100 acres flat and border land
- ❖ 40 acres hillside
- ❖ Additional 5 acre site previously used for plant propagation available ... location at highest elevation of property

Condition/Utilities



Condition

- ❖ Move-in ready
- ❖ Tenant installation of irrigation system and well upgrades required
- ❖ Water run-off management framework in place
- ❖ Fire prevention clean-up and maintenance process in place

Power

- ❖ Power available at multiple locations

Water

- ❖ 2 wells on property available to lessor
- ❖ Well water quality reasonable (3rd well used for avocado grove)
- ❖ 3" district meter in valley floor
- ❖ Three 2" district meters also available
- ❖ Earth reservoir available

Organic Certified

Owners retain 25 acres of CCOF organic certified avocados

140 acres land for lease is in process of being organic certified (target: June 2015 or sooner)



Residential Property

- ❖ Two ranch houses: One 3 bedroom and one 1 bedroom currently leased, but could be made available
- ❖ Approx. 6,000 sq. ft. luxury residence with detached 2 bedroom or 2 office unit currently leased, could be made available (not part of 140 acres)