

FOR SALE



COMMERCIAL LAND

NEC College Blvd & Vandegrift Blvd
Oceanside, CA 92057

Price: ~~\$2,150,000~~ \$2,050,000

Size: 2.37 Acres

APN: 157-040-33-00

Zoning: CS-L - Special Commercial Limited

Traffic Counts:

College Blvd: 31,898 ADT (2015)

Vandegrift Blvd: 19,090 ADT (2015)

Highlights:

- Extensive Frontage Along Main Thoroughfare to Camp Pendleton Entrance
- Signalized Intersection with High Traffic Counts
- Great for Mixed Use Residential/Retail, Senior Housing, Hotel/Motel, Strip Retail, and More
- Surrounded by Residential & Adjacent to New Townhome Development

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COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT