

HIGH DENSITY RESIDENTIAL DEVELOPMENT OPPORTUNITY - OCEANSIDE

SEC Downs Street & Skylark Drive | Oceanside, CA 92054

- 2.60± Acres | Infill Development Opportunity
- Current Zoning: Commercial Professional (CP)
- Future General Plan: Centers Mixed Use (CeMU) | Up to 55 DU/Acre

ASKING PRICE: \$1,295,000

PALMQUIST
ELEMENTARY SCHOOL

LINCOLN
MIDDLE SCHOOL

SUBJECT PROPERTY

SPRINTER
HYBRID RAIL

DUNKIN'

TACO
BELL

W
Wendy's

OCEANSIDE BLVD

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SUBJECT PROPERTY

**SPRINTER
HYBRID RAIL**

SKYLARK DR

DOWN ST

N



SOCAL SPORTS
COMPLEX

SUBJECT PROPERTY

SPRINTER
HYBRID RAIL

OCEANSIDE BLVD

SKYLARK DR

DOWNS ST

DUNSTAN ST





SPRINTER
HYBRID RAIL

SUBJECT PROPERTY

OCEANSIDE BLVD

SKYLARK DR

DOWNST





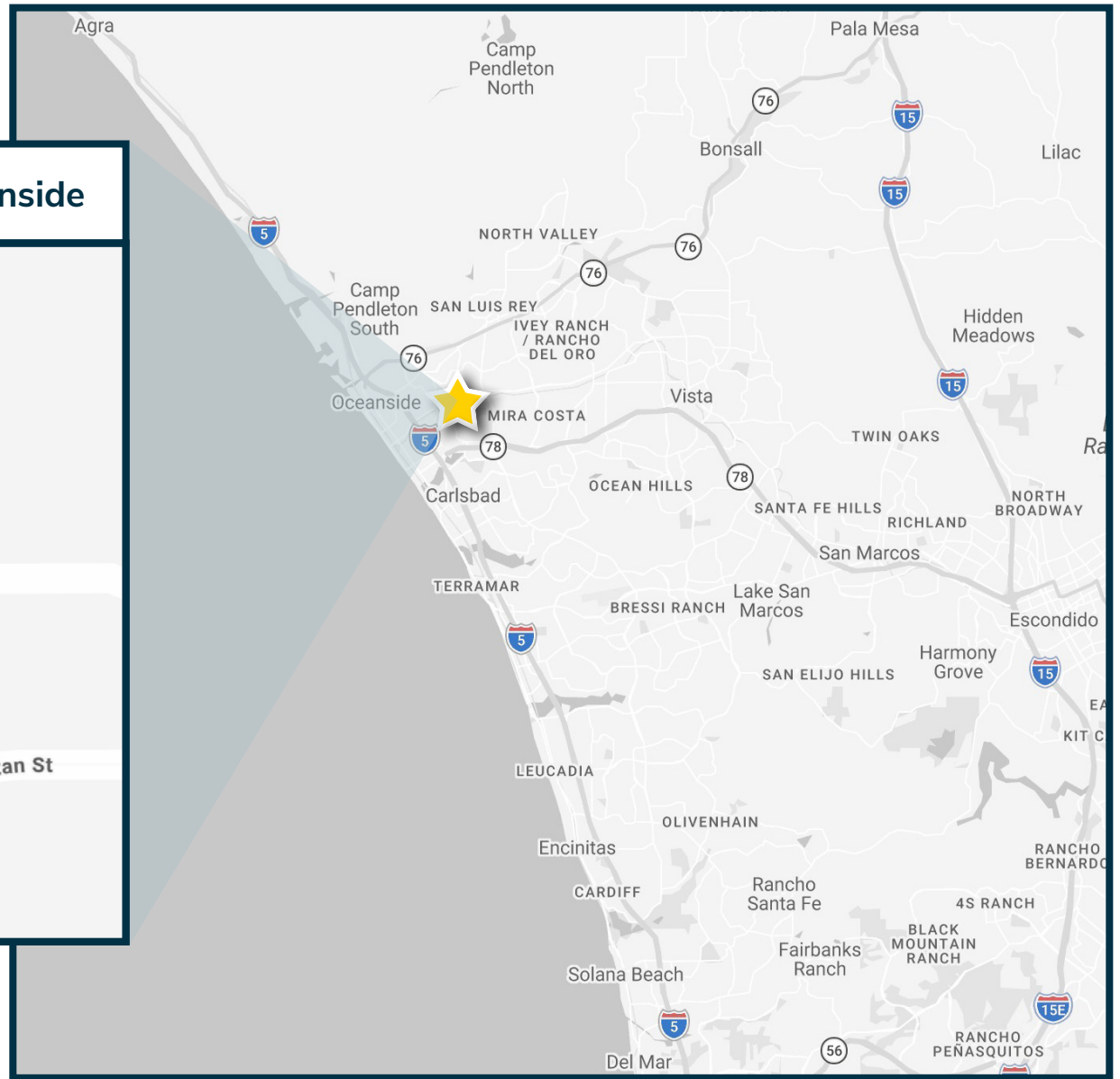
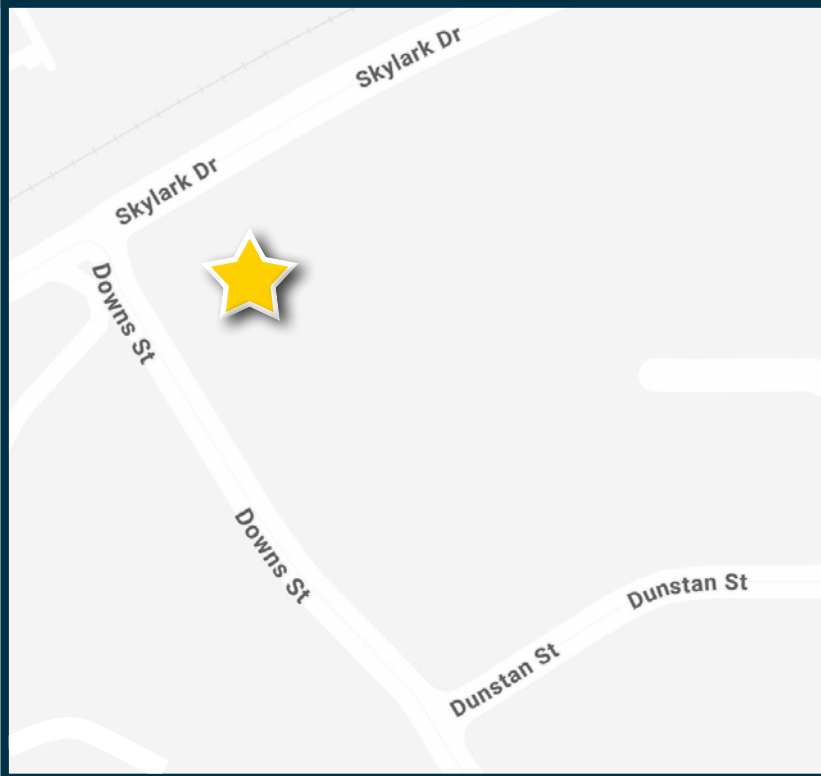
DOWNS ST

SKYLARK DR



location map

SEC Downs St & Skylark Dr | Oceanside



property information

location:

The property is located in the established Fire Mountain neighborhood of Oceanside, offering convenient access to the coast, major transportation routes, shopping, dining, and other local amenities. The surrounding area consists primarily of established residential neighborhoods, making the property an attractive infill development opportunity in a desirable coastal location.

property profile:

The subject property presents a potential mixed-use development opportunity on approximately 2.60 acres of vacant land identified as APN 149-340-16. The property is currently zoned Commercial Professional (CP) and is designated Centers Mixed Use (CeMU) under the City of Oceanside's recently adopted General Plan. The CeMU designation expands the property's long-term development potential, allowing high-density residential, along with a range of commercial and service-oriented uses, at a maximum residential density of 55 dwelling units per acre and a maximum FAR of 3.0. While a zoning update would be required to implement the General Plan designation, the property provides an opportunity to pursue a residential or mixed-use project in an established Oceanside location. Based on the site's topography and an estimated two acres of usable area, a project of approximately 60 to 70 residential units, potentially consisting of apartments or townhomes with a limited commercial component, appears to be a reasonable development scenario. The property offers a buyer the opportunity to acquire a well-located infill development site with additional upside through future zoning and entitlement efforts.

jurisdiction:

City of Oceanside

apn's & acreage:

149-340-16-00

total acreage:

2.60 Acres

existing zoning:

Commercial Professional (CP) ([Link to Zoning Code](#))

current land use:

Vacant Land

updated land use:

Centers Mixed Use (CeMU)

density:

55 DU's per acre ([Link to Development Standards](#))

school district:

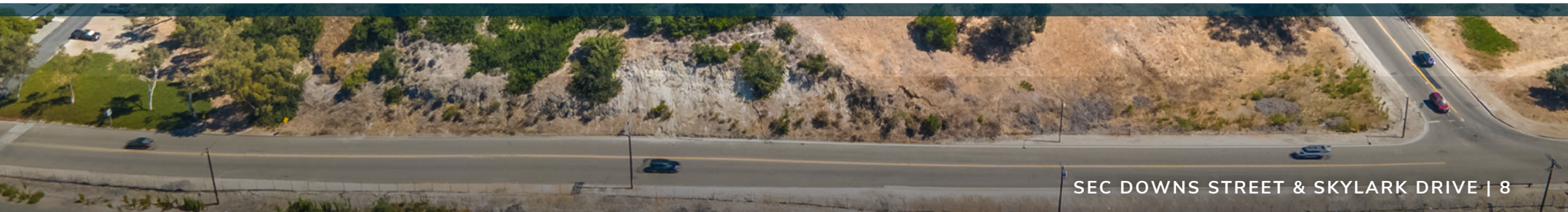
Oceanside Unified School District

school district:

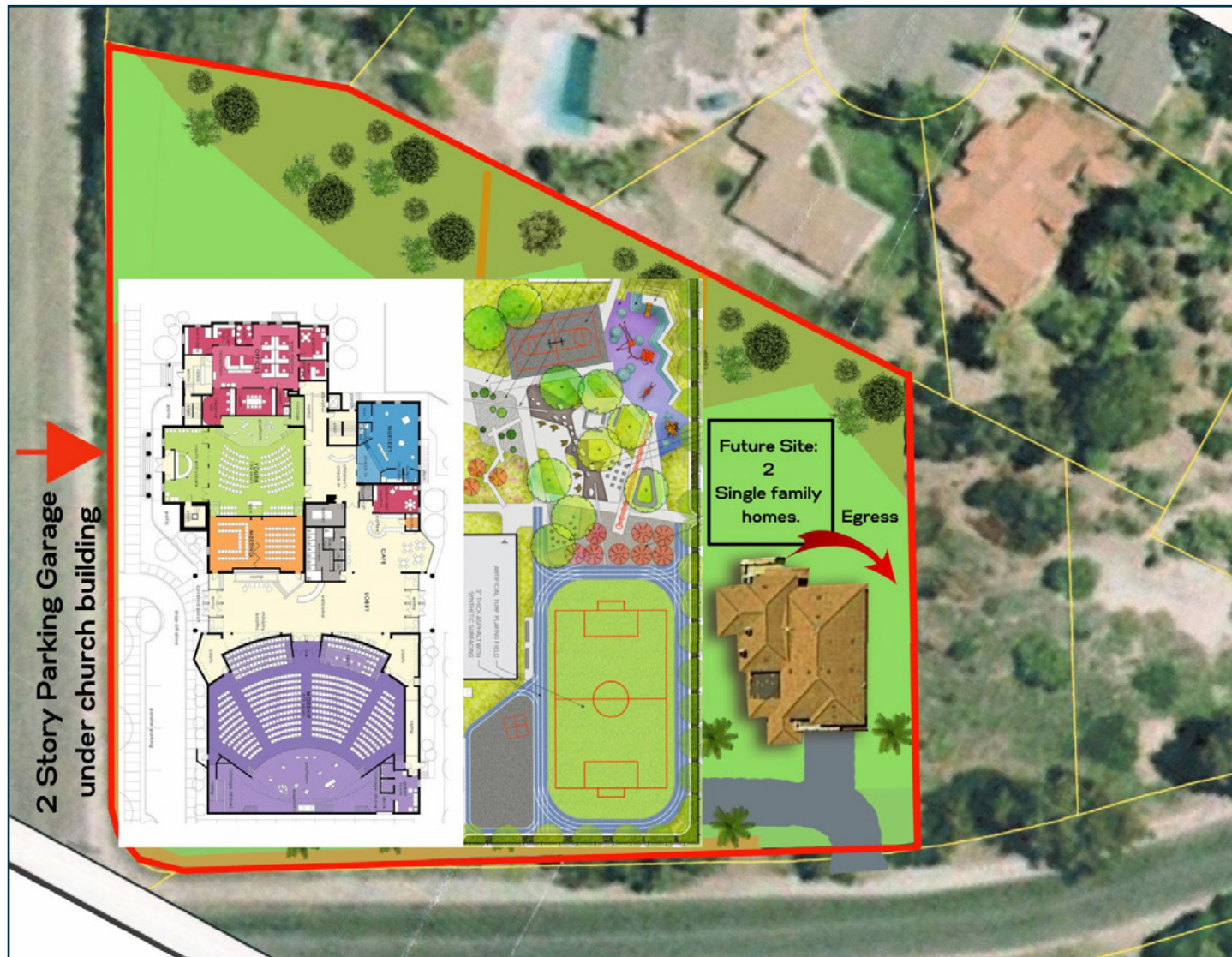
Water/Sewer:	City of Oceanside
Gas/Electric:	SDG&E
Fire/Police:	City of Oceanside

asking price:

\$1,295,000



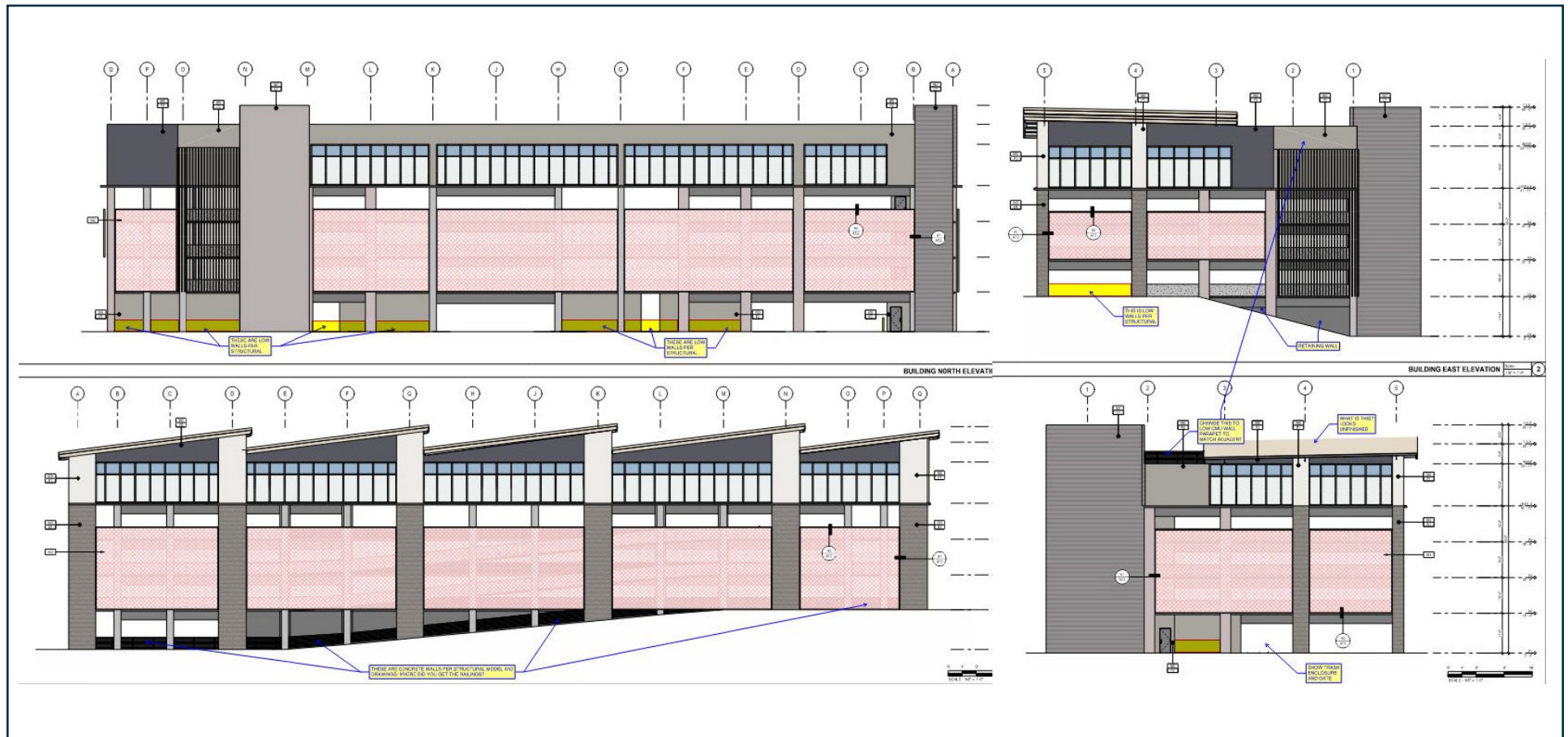
conceptual renderings for church



[CLICK HERE TO VIEW CONCEPTUAL
CHURCH DEVELOPMENT RENDERINGS](#)



conceptual renderings for church



demographics



plat map

plat map

149-34 1" = 100'

37

151 9

151 10

33

151 27

340

13 5.73 AC

8 2.28 AC

151 27

7-3-69

SAN DIEGO COUNTY ASSESSOR'S MAP BK 149 PG 34

SEC 30 - T11S-R4W - POR.NW 1/4

SEC 25 - T11S-R5W - POR.NE 1/4

SEC DOWNS STREET & SKYLARK DRIVE | 12



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As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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