

±2.69 AC - For Sale | Development Opportunity

CAPISTRANO DRIVE

- Walking distance (half mile) to Oceanside Harbor Beach
- Directly adjacent to San Luis Rey River
- Across street from Capistrano Park
- Improved frontage with curb, gutter, sidewalk, and utilities nearby
- Favorable Residential Zoning up to 5.9 DU/AC which may be increased with affordable housing laws.
- Alternative non-residential uses possible: Church, Hotel, Daycare Facility, etc.



Oceanside, California



COLDWELL BANKER
COMMERCIAL
LAND TEAM

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Executive Summary

PROPERTY FACTS

- LOCATION: Oceanside - San Diego County, CA
- TOTAL SITE AREA: ± 2.69 Acres
- APN: 144-011-32, 33, 34, 35
- ZONING: RS (0.9 AC) & R-1 (1.79 AC)
- GENERAL PLAN: SFD-R (0.9 AC) & C-RL (1.79 AC)
- **PURCHASE PRICE: \$2,500,000**

PROPERTY OVERVIEW

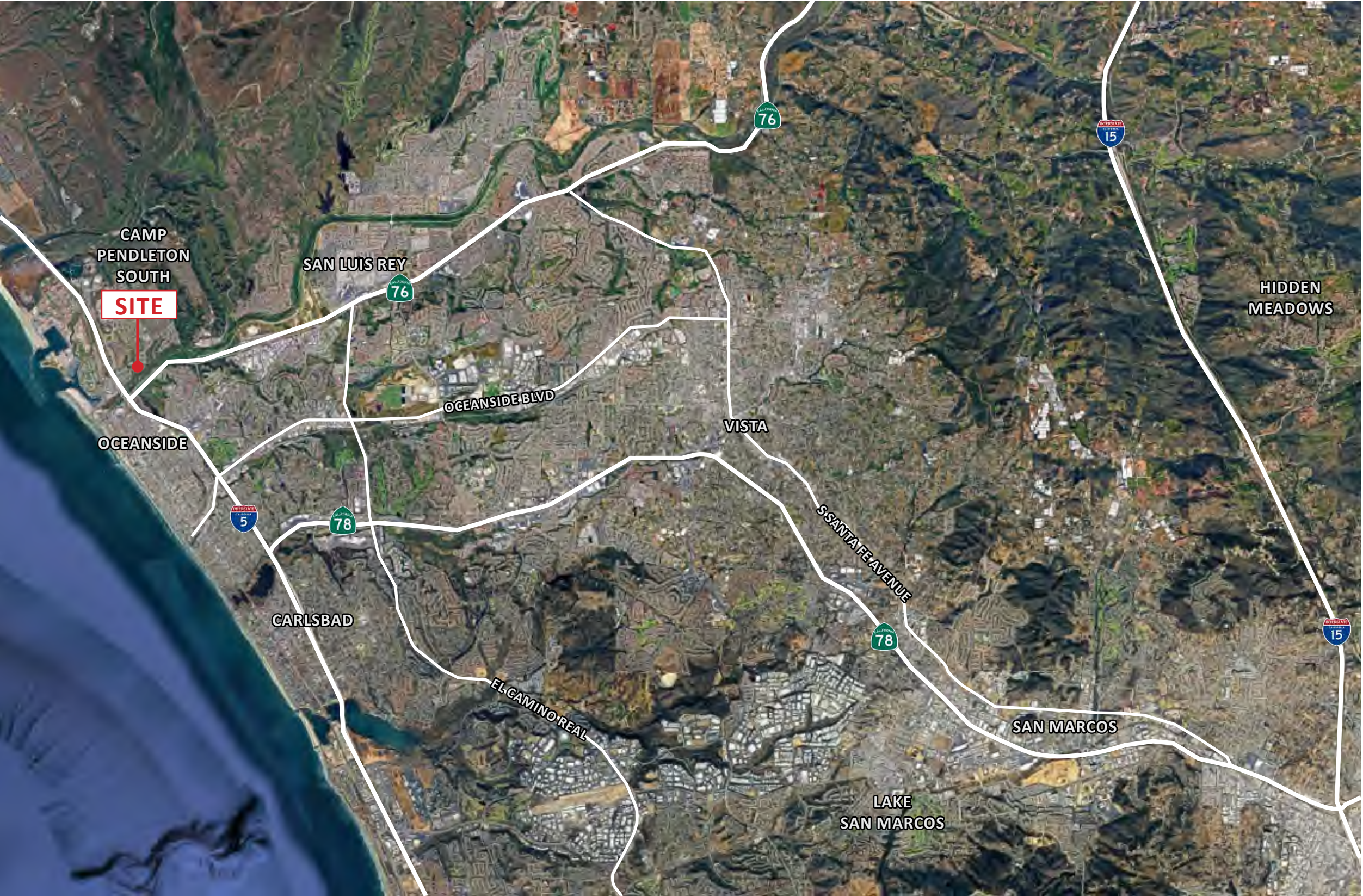
This ± 2.69 -acre Capistrano Drive site in Oceanside presents a rare coastal development opportunity less than a half-mile from the Pacific Ocean and within easy walking distance of Downtown Oceanside. The property comprises four contiguous parcels with buildable area primarily concentrated on the northern portion, offering a practical development footprint adjacent to established neighborhoods. The southern edge of the site is enhanced by the San Luis Rey River corridor and an existing trail network that connects under I-5 and leads directly toward Oceanside Beach, creating a highly desirable lifestyle setting. With curb, gutter, and sidewalk already in place along Capistrano Drive and utilities nearby, the property is well-positioned for efficient future development.

ZONING INFORMATION

The northern three parcels (0.9 acres) of the property are zoned RS – Single-Family Residential. This zoning will allow for single-family dwellings or approved accessory structures with a base density of 3.6 – 5.9 dwelling units per gross acre. This zoning is generally consistent with the R-1 Zoning which is present on the southern parcel (1.79 acres). This zone is intended to provide for further clarity within the coastal zone. The zoning also allows for an affordable housing element which will likely qualify for a 50% density bonus if providing an affordable component. In addition to residential, this zoning allows for further uses such as Child Care Facilities, Religious Facilities, or a hotel / bed in breakfast to name a few.



Aerial Map



Drone Photos



Drone Photos



Drone Photos



Drone Photos



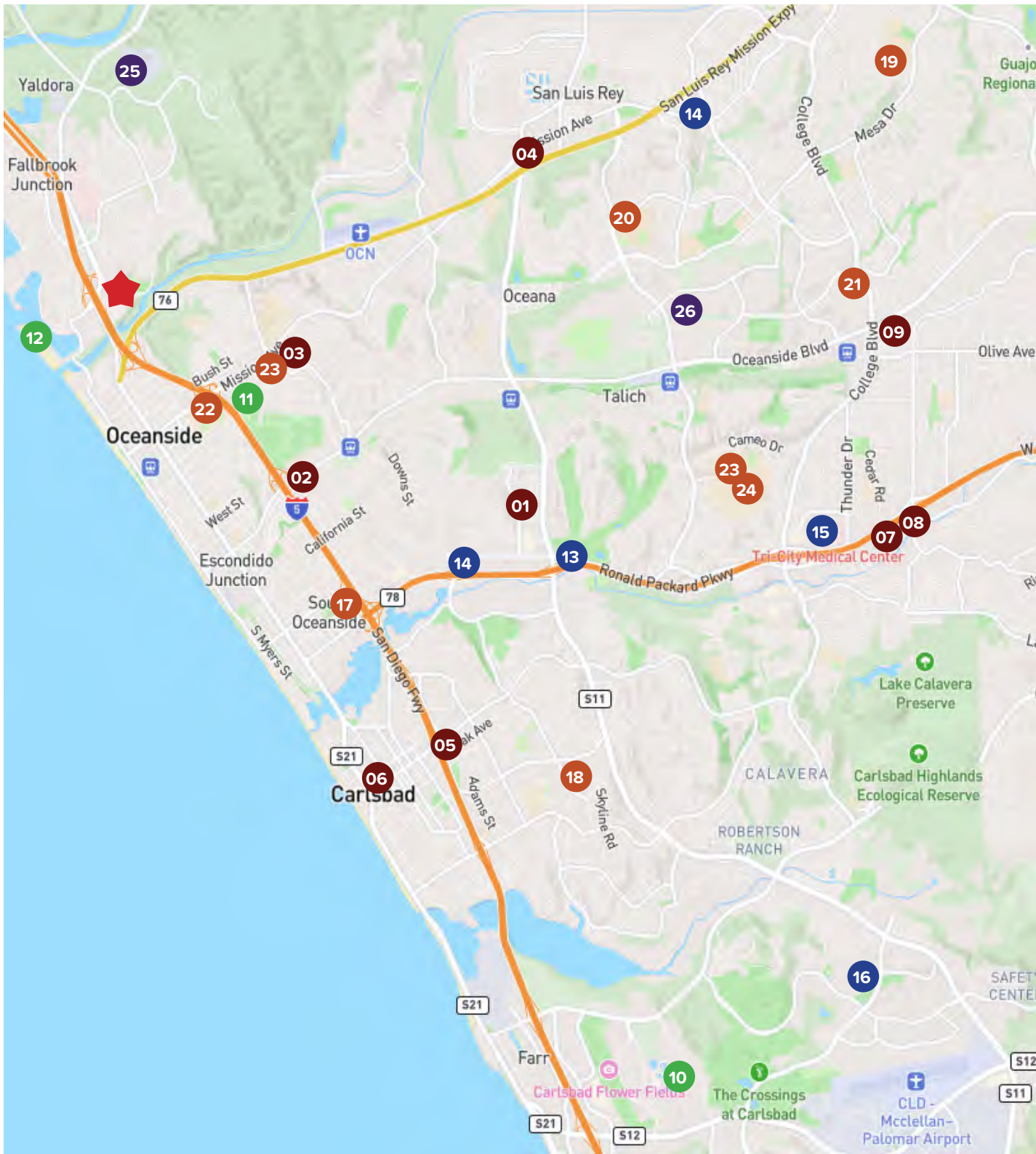
Drone Photos



PROPERTY OVERVIEW



Surrounding Retail & Public Works



SHOPPING CENTERS

- 01 Camino Town Shopping Center
- 02 Oceanside Crossing
- 03 Oceanside Plaza
- 04 Mission Plaza Shopping Center
- 05 Poinsetta Plaza
- 06 Village Faire
- 07 Pavilion Shopping Center
- 08 Vista Place Shopping Center
- 09 Rancho Del Oro Gateway

EDUCATION

- 17 S. Oceanside Elementary School
- 18 Magnolia Elementary School
- 19 Roosevelt Middle School
- 20 El Camino High School
- 21 Coastal Academy High School
- 22 Oceanside High School
- 23 MiraCosta Community College
- 24 Brandman University

ENTERTAINMENT

- 10 Legoland
- 11 Ocean's Eleven Casino
- 12 Oceanside Harbor Beach

GOVERNMENT FACILITIES

- 25 Camp Pendleton South
- 26 Public Health Center

MEDICAL FACILITIES

- 13 New Hope Medical Center
- 14 Scripps Medical Center
- 15 TriCity Medical Center
- 16 Carlsbad Integrative Medical Center

Oceanside, CA

As San Diego’s North Shore, Oceanside is a classic California beach community with its warm, sandy beaches, historic wooden pier and Cape Cod-style harbor village complete with unlimited water sports and recreation. Offering a quiet escape from the hustle and bustle, visitors still experience the casual spirit that made Southern California’s beach culture legendary.

The historic downtown district was certified by the California Trade & Commerce Agency as the official “Main Street America,” ensuring that the downtown area will continue to reflect its cultural ambiance. From the fine antique shops along historic Coast Highway 101, to the quaint treasures in Harbor Village, create your own shopping and dining experience.

Gateway to San Diego, Oceanside is also central to beautiful Southern California’s famous attractions including LEGOLAND California, SeaWorld, Disneyland, and the world-famous San Diego Zoo. Other attractions include Mission San Luis Rey, the king of California’s Spanish Missions, Oceanside Museum of Art; California Surf Museum; Buena Vista Audubon and the Oceanside Pier, the longest wooden pier on the western United States coastline. With its year round sunny climate, and average temperature of 70 degrees, Oceanside’s weather has been rated by USA Today as the second most ideal climate in the United States, and the fifth most ideal weather in the world. Since 2006, the city has also annually played host with the official start of the 3,000-mile bicycle race, “The Race Across America”.

2023 Summary	
Population	55,956
Households	20,482
Median Age	41.3
Median Household Income	\$91,136
Average Household Income	\$111,235
2028 Summary Est.	
Population	57,171
Households	20,899



Location Overview

SAN DIEGO COUNTY DEMOGRAPHICS

San Diego County is located in the far southwestern corner of California, bordering Mexico to the south, the Pacific Ocean to the west, and the counties of Orange, Riverside, and Imperial to the north and east. Covering roughly 4,300 square miles, it is one of the state’s largest and most geographically diverse counties. Its landscapes range from long stretches of coastline and densely populated urban zones to inland valleys, mountain ranges, and eastern desert regions.

With a population of more than 3 million residents, San Diego County is the second-most populous county in California. The region is known for its cultural and ethnic diversity, shaped by significant immigration and strong cross-border ties with Baja California. The climate varies from mild Mediterranean conditions along the coast to hotter, drier environments farther inland, contributing to a wide range of lifestyles and outdoor opportunities.

The county’s economy is driven by major sectors including the military and defense, biotechnology, healthcare, tourism, higher education, and technology. San Diego hosts multiple Navy and Marine Corps bases, a globally respected cluster of research institutions, and numerous biotech companies. The tourism industry is bolstered by attractions such as Balboa Park, the San Diego Zoo, SeaWorld, and the beaches and coastal towns that define the region’s identity.

San Diego County includes 18 incorporated cities, with the city of San Diego serving as the county seat and primary urban center. Other major cities such as Chula Vista, Oceanside, Escondido, and Carlsbad contribute to a metropolitan region known for its high quality of life, outdoor recreation, vibrant neighborhoods, and rich cultural blend. Overall, the county stands out as a dynamic region that combines economic strength, natural beauty, and diverse communities.

2025 Summary

Population	3,300,000
Households	1,181,259
Median Age	36.2
Median Household Income	\$102,000
Average Household Income	\$132,500



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