

OFFERING MEMORANDUM

PACIFIC
OCEAN



BEACH WALK APARTMENTS

508 & 515-19 N NEVADA ST & 710 SPORTFISHER DR
OCEANSIDE, CA 92054

*38-unit coastal multifamily investment
opportunity located on three parcels in
Oceanside, CA*

km Kidder
Mathews

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By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.

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EXECUTIVE SUMMARY

Section 01

MULTI-FAMILY OFFERING IN COASTAL OCEANSIDE, CA

Kidder Mathews is pleased to present BeachWalk Apartments for sale in an irreplaceable coastal location in Oceanside, San Diego. The subject is west of Interstate 5 and approximately six (6) blocks from the ocean.

BeachWalk apartments consists of 38-units situated on three separate parcels totaling approximately 0.75 acres with 32 detached single car garages and community laundry facilities. The three parcels are being offered as a portfolio.

Residents are walking distance to the beach, boardwalk, pier, Oceanside transit center, and major retail facilities.

Surrounded by the Oceanside Redevelopment district, the BeachWalk Apartments have potential for increased rental income or redevelopment.

The subject has been well-maintained and managed by the same ownership since 2007. In recent years, select unit interiors and the building exterior have been improved. A future investor could complete a deeper renovation with high-end finishes and additional amenities such as in-unit washer and dryers to raise rents significantly. There is also potential to convert the 32 single car garages to ADUs.



ADDRESS	508, 515-519 N Nevada St & 710 Sportfisher Dr Oceanside, CA 92054
UNITS	38
PRICE	\$14,820,000
PRICE/UNIT	\$390,000
PRICE/SF	\$503
CAP RATE	3.83%
GRM	14.3
MARKET CAP RATE	5.55%
MARKET GRM	11.5



INVESTMENT HIGHLIGHTS

38-unit multifamily opportunity located in the irreplaceable, coastal location of Oceanside, California

Value-add opportunity allowing an investor to implement renovations and increase rents

Three parcels provide an alternative exit strategy by disposing of them separately at a later date

Potential to convert existing 32 garages to multiple Accessory Dwelling Units (buyer to do their investigations and confirm)

Majority 2-bedroom floor plans (76% of total units)

Potential to add value by implementing a RUBS program. Current owners do not charge for utilities.

Rarely available, West of Interstate 5 location

Nearby public transit including the Oceanside Transit Center 0.7 miles away, which is served by the Amtrak, Coaster, Sprinter and Metrolink trains and also several bus routes.

Walkable to Oceanside restaurants, retail, nightlife and grocery stores. With a 93 walkscore, most errands can be accomplished on foot.

Proximity to employment along the 78-Corridor



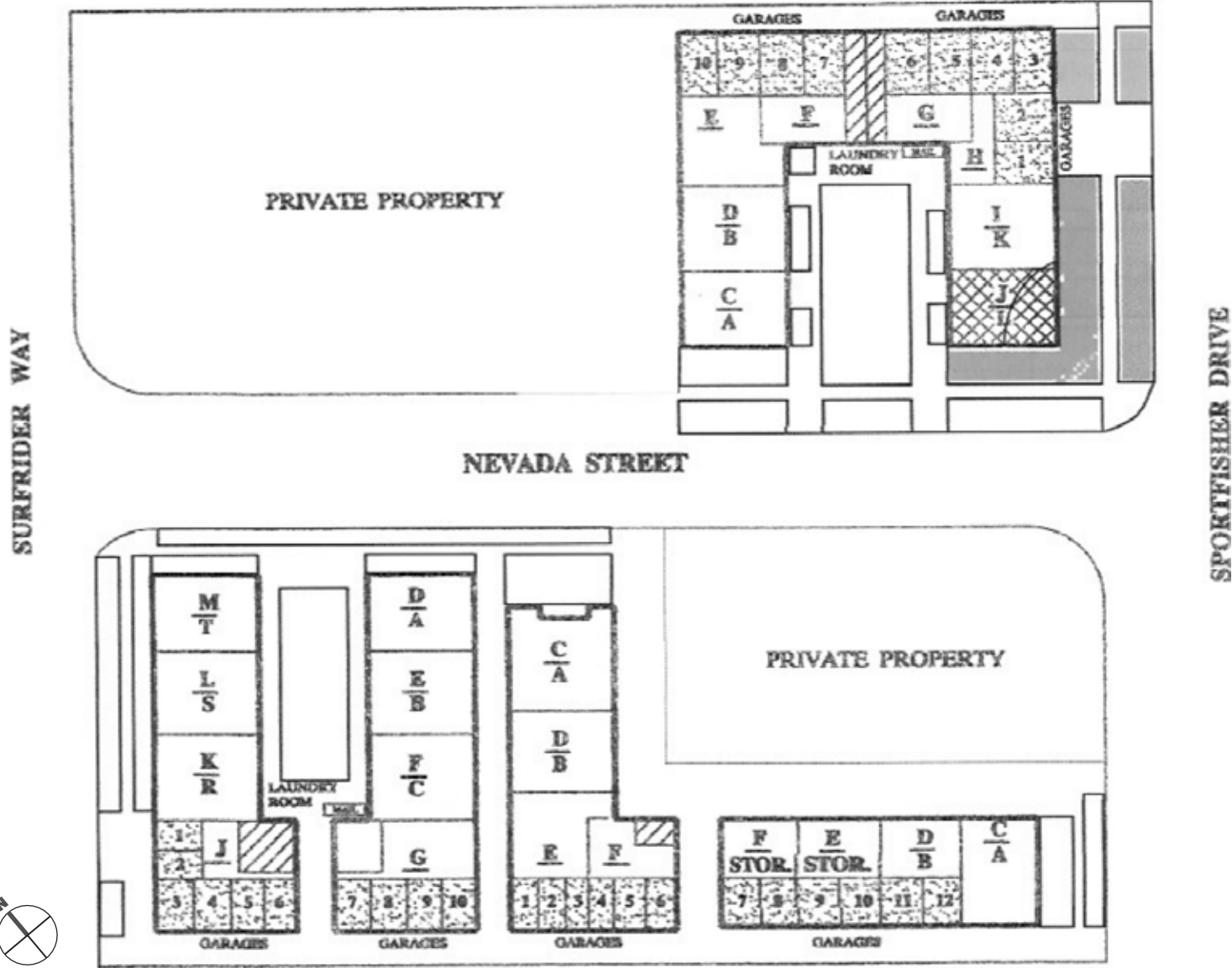
PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



SITE PLAN



3
PARCELS

38
TOTAL UNITS

29,450
TOTAL RENTABLE SQUARE
FEET

0.75
TOTAL LAND ACRES

32
1-CAR GARAGES

508 N NEVADA STREET

BUILDING INFORMATION

ADDRESS	508 N Nevada Street, Oceanside, CA 92054
NO OF UNITS	12
YEAR BUILT	1960
TOTAL BUILDING SF	7,798 (per assessor records)
BUILDING CONFIGURATION	One two-story u-shaped building with central courtyard.
CONSTRUCTION	Wood frame with combination of stucco and wood siding on exterior walls
FOUNDATION	Slab on grade
ROOF COVERING	Pitched composition shingle
WINDOWS	Select windows and sliders have been replaced with dual pane vinyl

SITE INFORMATION

APN	147-101-11-00
LAND AREA	9,840 SF / 0.23 acres
DENSITY	52.2 Units/Acre
PARKING	10 single car spring-operated garages including two (2) accessed from the Sportfisher. Most garages have electrical service.
MUNICIPALITY	City of Oceanside
ZONING	The property is zoned RH, which is a High-Density Residential District. The base density is 21.0 dwelling units per gross acre and the maximum potential density is 28.9 units per gross acre

MECHANICAL/ELECTRICAL/BUILDING SYSTEM

METERING	Individually metered for gas & electric.
HEATING	Gas fired wall unit, heating only
HOT WATER	Central gas fired hot water heater
COOKING ENERGY	Gas
LAUNDRY	There is one common laundry room with two washers and two dryers.

TAX INFORMATION

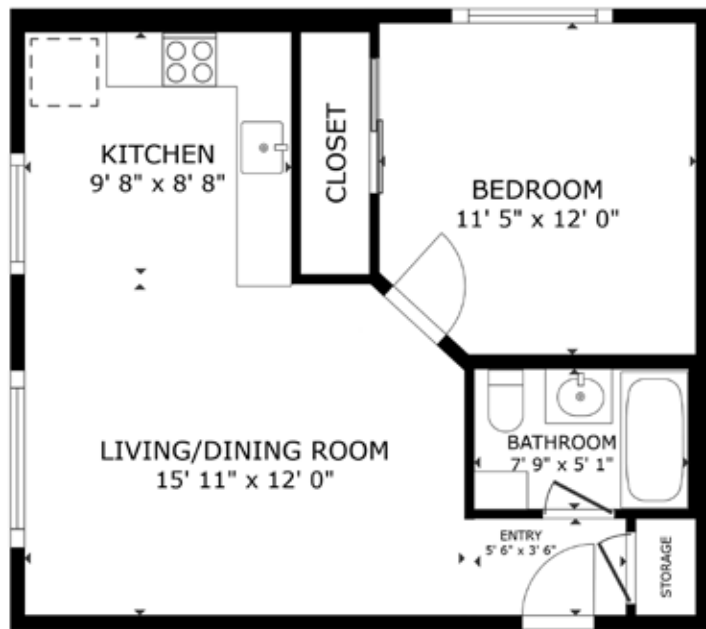
MILLAGE RATE	1.11741%
FIXED ASSESSMENTS	\$197.60
TAX YEAR	2025/2026

* Property taxes are reassessed at the time of sale and is based on the sale price and the millage rate.

UNIT MIX

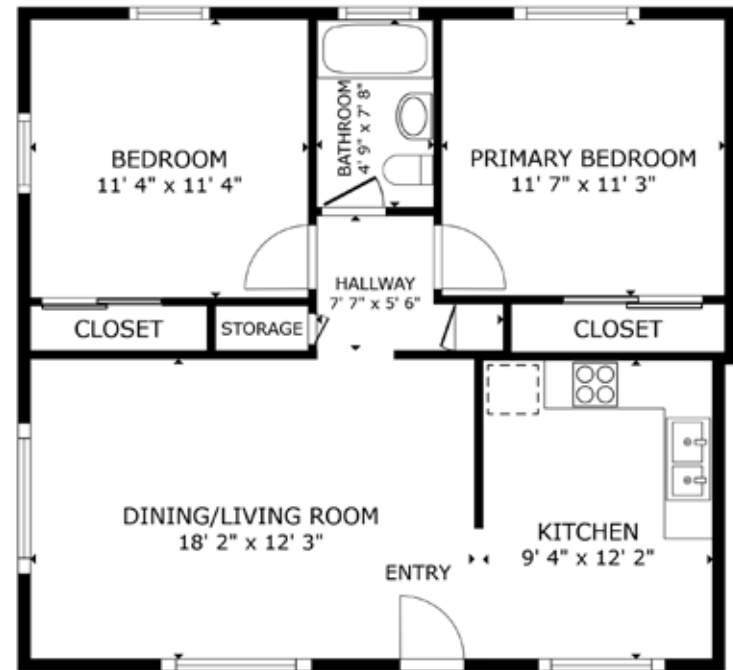
# of Units	Type	Average Size (SF)
5	1-Bed/1-Bath	625
7	2-Bed/1-Bath	800
12	TOTAL	8,725 SF

508 N NEVADA FLOOR PLANS



FLOOR PLAN

1BD/1BA
625 Sq.Ft.



FLOOR PLAN

2BD/1BA
800 Sq.Ft.

519 N NEVADA STREET

BUILDING INFORMATION

ADDRESS	519 N Nevada Street, Oceanside, CA 92054
NO OF UNITS	14
YEAR BUILT	1970
TOTAL BUILDING SF	10,756
BUILDING CONFIGURATION	Three buildings with two-stories
CONSTRUCTION	Wood frame with combination of stucco and wood siding on exterior walls
FOUNDATION	Slab on grade
ROOF COVERING	Flat roofs. The roof was repaired and reinvigorated with spray foam in 2011.
WINDOWS	Select windows & sliders replaced with dual pane vinyl

SITE INFORMATION

APN	147-104-01-00
LAND AREA	10,118 SF / 0.23 acres
DENSITY	60.9 Units/Acre
PARKING	12 spring-operated single car garages including two (2) accessed from Surfrider Way and 10 garages accessed from the alley. Most garages have electrical service.
ACCESS	Pedestrian access is from Nevada Street or Sportfisher Drive. Access is open and there are no gates.
MUNICIPALITY	City of Oceanside
ZONING	The property is zoned RH, which is a High-Density Residential District. The base density is 21.0 dwelling units per gross acre and the maximum potential density is 28.9 units per gross acre

MECHANICAL/ELECTRICAL/BUILDING SYSTEM

METERING	Individually metered for gas & electric (30amp and 40amp service).
HEATING	Ducted heat with gas furnace
HOT WATER	Central gas fired hot water heater
COOKING ENERGY	Gas
LAUNDRY	There is one common laundry room with two washers and two dryers.

TAX INFORMATION

MILLAGE RATE	1.11741%
FIXED ASSESSMENTS	\$226.46
TAX YEAR	2025/2026

* Property taxes are reassessed at the time of sale and is based on the sale price and the millage rate.

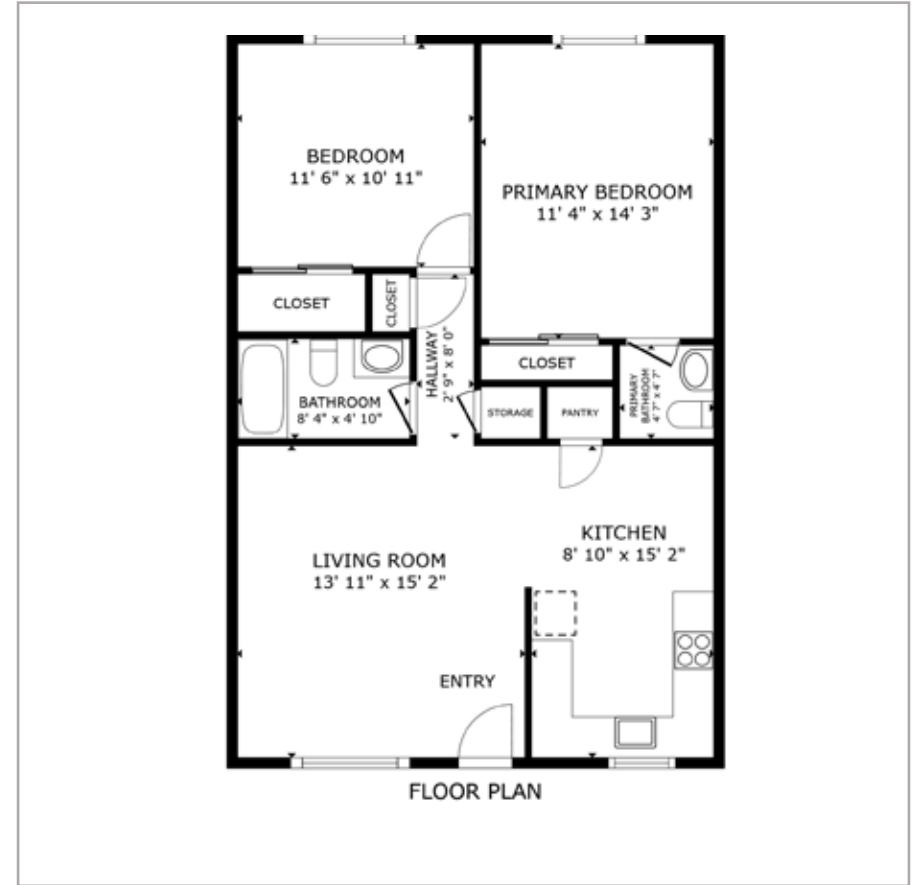
UNIT MIX

# of Units	Type	Average Size (SF)
1	Studio	500
3	1-Bed/1-Bath	625
10	2-Bed/1.5-Bath	875
14	TOTAL	11,125

519 N NEVADA FLOOR PLANS



1BD/1BA
625 Sq.Ft.



2BD/1.5BA
875 Sq.Ft.



515 N NEVADA & 710 SPORTFISHER

BUILDING INFORMATION

ADDRESS	515 N Nevada St & 710 Sportfisher Dr, Oceanside 92054
NO OF UNITS	12
YEAR BUILT	1968
TOTAL BUILDING SF	10,756
BUILDING CONFIGURATION	Two buildings with two-stories
CONSTRUCTION	Wood frame with combination of stucco and wood siding on exterior walls
FOUNDATION	Slab on grade
ROOF COVERING	Flat roofs. The roof was repaired and reinvigorated with spray foam in April 2025.
WINDOWS	Select windows and sliders have been replaced with dual pane vinyl
STORAGE	Two large storage rooms rented to residents

SITE INFORMATION

APN	147-104-12-00
LAND AREA	12,667 SF / 0.29 acres
DENSITY	41.4 Units/Acre
PARKING	12 spring-operated single car garages with alley access.
ACCESS	Pedestrian access is from Nevada Street or Sportfisher Drive. Access is open and there are no gates.
MUNICIPALITY	City of Oceanside
ZONING	The property is zoned RH, which is a High-Density Residential District. The base density is 21.0 dwelling units per gross acre and the maximum potential density is 28.9 units per gross acre

MECHANICAL/ELECTRICAL/BUILDING SYSTEM

METERING	Individually metered for gas & electric.
HEATING	Gas fired wall unit, heating only
HOT WATER	Central gas fired hot water heater
COOKING ENERGY	Gas
LAUNDRY	There is one common laundry room with three washers and three dryers.

TAX INFORMATION

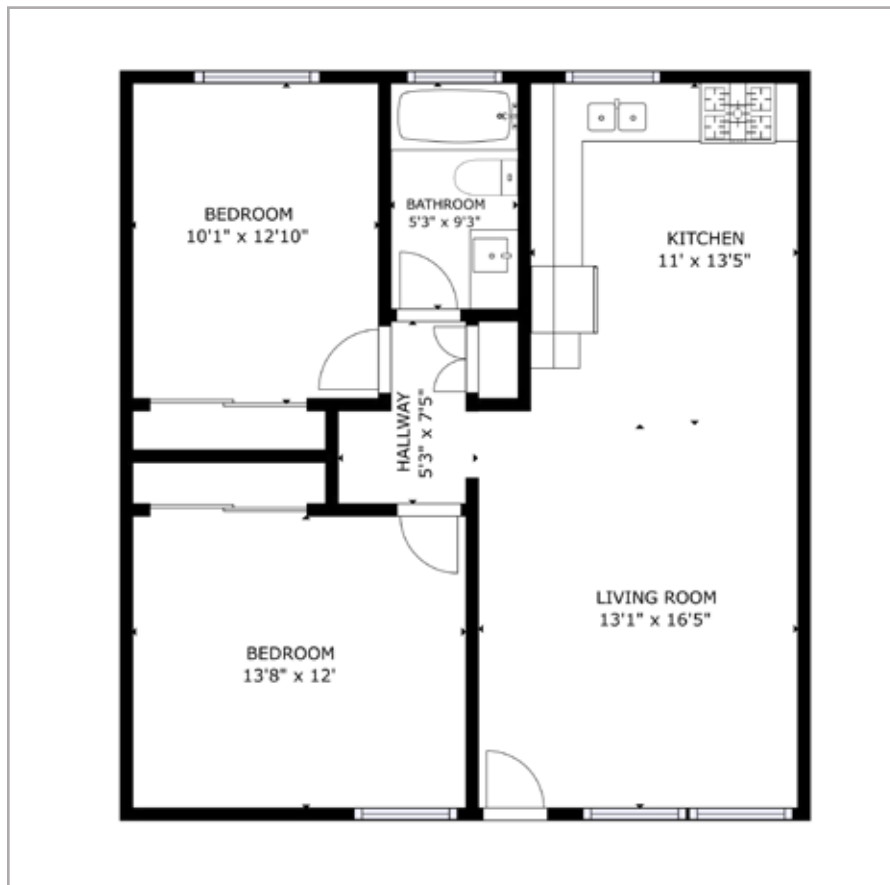
MILLAGE RATE	1.11741%
FIXED ASSESSMENTS	\$197.60
TAX YEAR	2025/2026

* Property taxes are reassessed at the time of sale and is based on the sale price and the millage rate.

UNIT MIX

# of Units	Type	Average Size (SF)
12	2-Bed/1-Bath	800
12	TOTAL	9,600

515 N NEVADA & 710 SPORTFISHER FLOOR PLANS



2BD/1BA

800 Sq.Ft.



REMODELED INTERIORS IN MAJORITY OF UNITS

SCOPE OF WORK

Most units at BeachWalk have upgraded finishes and features including, but not limited to:

New cabinetry & hardware (approx. 5 units feature refaced cabinets & formica countertops)

Granite or quartz kitchen counters

Stainless steel appliance package including dishwasher, gas stove and built-in microwave New vinyl plank flooring throughout

Mirrored closet doors

New dual pane vinyl windows

New electric sub-panels in closet



OPPORTUNITY TO BUILD MORE UNITS

ADU REGULATIONS

An existing multi-family property shall allow the construction of up to 25% of the existing units converted from entirely within existing structure and up to 2 detached ADUs with a maximum of 850 square feet or 1,000 square feet with more than one bedroom. No parking space shall be required for an ADU or JADU established within an existing structure.

Attached ADUs Permitted by Parcel

508 N NEVADA	12 Units	12 Garages	3 Attached ADUs
519 N NEVADA	14 Units	10 Garages	3 Attached ADUs
515 N NEVADA & 710 SPORTFISHER	12 Units	12 Garages	3 Attached ADUs

In addition to attached ADUs, up to two detached ADUs are allowed on a lot that has an existing or proposed multiple-family dwelling.

ADUS and JADUs within the coastal zone shall be subject to applicable requirements of the Local Coastal Program except for that no public hearing shall be required.



FINANCIALS

Section 03

OFFERING SUMMARY

Price \$14,820,000

Price/Unit \$390,000

Price/SF \$503

Down Payment \$7,820,000

% Down 53%

Cap Rate 3.83%

GRM 14.3

Market Cap 5.55%

Market GRM 11.5

INCOME SUMMARY

# Units	Unit Type	Sq. Ft.	Total Sq.Ft.	\$ Rent	\$/Sq.Ft.	In Place Rent	Market	Total Market
5	508 Nevada 1br/1ba	625	3,125	\$1,838	\$2.94	\$9,190	\$2,195	\$10,975
7	508 Nevada 2br/1ba	800	5,600	\$2,440	\$3.05	\$17,080	\$2,995	\$20,965
12	515/710 2br/1ba	800	9,600	\$2,325	\$2.91	\$27,905	\$2,995	\$35,940
1	519 Nevada Studio	500	500	\$1,500	\$3.00	\$1,500	\$1,695	\$1,695
3	519 Nevada 1br/1ba	625	1,875	\$1,662	\$2.66	\$4,985	\$2,195	\$6,585
10	519 Nevada 2br/1.5ba	875	8,750	\$2,571	\$2.94	\$25,705	\$3,095	\$30,950
38	Total/Avg	775	29,450	\$2,273	\$2.93	\$86,365	\$2,819	\$107,110

ANNUALIZED GROSS INCOME

Vacancy/Loss to Lease
Manager's Unit

Proforma
4.0%

\$1,036,380

\$1,285,320

(\$41,455)
(\$35,940)

(\$51,413)
(\$35,940)

ADJUSTED GROSS INCOME

Utility Reimbursements
Laundry Income
Parking & Locker Income
Other Income (Late Fees, Tenant Fees, Misc.)

T3 Annualized
\$916,441

\$958,985

\$1,197,967

\$0

\$15,960

\$9,116

\$9,116

\$20,227

\$20,227

\$2,214

\$2,214

EFFECTIVE GROSS INCOME

T12
\$908,616

\$990,542

\$1,245,485

Less Estimated Expenses:

Property Taxes 1.11741%
Fixed Assessment
Insurance - Liability
Controllable Expenses

Administrative
Payroll
Utilities (Trash, Water, Electric)
Repair & Maintenance
Contract Svcs (Landscaping, Pest)
Management Fee 4.00%
Reserves \$300
TOTAL

Exp./unit:

Exp/psf:

Exp. % of SGI:

T12 \$/YEAR	Proforma \$/UNIT	\$/YEAR
\$165,600	\$4,358	\$165,600
\$622	\$16	\$622
\$22,659	\$596	\$22,659
\$16,312	\$429	\$16,312
\$19,427	\$511	\$19,427
\$83,560	\$2,199	\$83,560
\$68,215	\$1,250	\$47,500
\$15,910	\$419	\$15,910
\$63,751	\$1,043	\$39,622
\$291,160	\$300	\$11,400
\$747,216		\$422,611
\$19,664		\$11,121
\$25.37		\$14.35
72.1%		37.7%

(\$422,611)

(\$422,611)

NET OPERATING INCOME

Amortization
Rate

30
5.50%

Debt Service

\$7,000,000 @

\$567,932

\$822,874

\$476,943

\$476,943

CASH FLOW

\$90,989

\$345,931

Return on Down Payment

1.16%

4.42%

DCR

1.19

1.73

Principal Loan Reduction

\$91,943

\$91,943

Total Return

\$182,932

\$437,874

Total Return on Down Payment

2.34%

5.60%

INCOME &
EXPENSE NOTES

In-Place Income & Expenses are based on the Nov 2025 Trailing-12 Operating Statement unless otherwise noted below.

INCOME NOTES

UNIT SIZE	Unit size is based on average unit size on the Rent Roll.
IN PLACE RENT	Rent is based on the rent roll dated 11/18/2025 and assumes vacant units are rented at market.
EMPLOYEE UNIT	The on-site manager occupies a 2 bd/1ba unit in the 508 Nevada building and receives free rent.
RUBS INCOME	Proforma Utility Reimbursements is underwritten at \$35 per unit per month with zero vacancy.
OTHER INCOME	Other income includes Late Fees, NSF Fees, Application Fees and Misc. Income
VACANCY	Vacancy is underwritten at market or 4.0%. A total of 9-units had full interior remodel completed in 2025, making the T-12 vacancy higher than usual. Proforma adjusted to market.

EXPENSE NOTES

PROPERTY TAXES	Property taxes are reassessed at time of sale and are based on the purchase price and millage rate of 1.11741%
FIXED ASSESSMENTS	The combined fixed assessments for all three parcels for 2025/2026 tax year is \$622
MANAGEMENT	Property management is underwritten at 4.0% per industry standard for a building of this size.
REPLACEMENT RESERVES	T12 Replacement Reserves includes full interior remodel on 9-units, major plumbing repairs including two water heater replacements and a roof replacement on the 710 Sportfisher Drive building. Proforma assumes \$300/unit, per industry standard





COMPARABLES

Section 04

SALE COMPARABLES



UNITS	38 (Avg Unit Size 775 SF)
YEAR BUILT	1960/1968/1970
DATE SOLD	For Sale
PRICE	\$14,820,000
PRICE / UNIT	\$390,000
PRICE / SF	\$503
PRICE / LAND SF	\$454
CAP RATE	3.83%
AGI	\$1,036,380
AVG RENT / UNIT	\$2,273
GRM (IN PLACE)	14.3
DAYS ON MARKET	-
UNIT MIX	1 - Studio 8 - 1br/1ba 19 - 2br/1ba 10 - 2br/1.5ba
UNIT AMENITIES	All electric units
IMPROVEMENTS	All unit interiors remodeled
LAUNDRY	Common, on site
PARKING	32 single car garages
PARKING RATIO	0.84 spaces/unit



UNITS	15 (Avg Unit Size 1,733)
YEAR BUILT	1970
DATE SOLD	12/4/2024
PRICE	\$5,300,000
PRICE / UNIT	\$353,333
PRICE / SF	\$388
PRICE / LAND SF	\$372
CAP RATE	4.37%
AGI	\$381,600
AVG RENT / UNIT	\$2,120
GRM (IN PLACE)	13.9
DAYS ON MARKET	141
UNIT MIX	12 - 2br/1.5ba TH 1 - 2br/ba flat 1 - 3br/2ba flat
UNIT AMENITIES	All electric, no dishwasher
IMPROVEMENTS	Original vintage
LAUNDRY	Common, on site
PARKING	12 single car garages
PARKING RATIO	0.8 spaces/unit



UNITS	14 (Avg Unit Size 517 SF)
YEAR BUILT	1971
DATE SOLD	11/20/2024
PRICE	\$6,250,000
PRICE / UNIT	\$446,429
PRICE / SF	\$822
PRICE / LAND SF	\$662
CAP RATE	not reported
AGI	\$371,868
AVG RENT / UNIT	\$2,214
GRM (IN PLACE)	16.8
DAYS ON MARKET	273
UNIT MIX	2 - Studio 10 - 1br/1ba 2 - 2br/1ba
UNIT AMENITIES	-
IMPROVEMENTS	-
LAUNDRY	Common, on site
PARKING	9 single car garages 2 garages converted into studio ADU
PARKING RATIO	0.57 spaces/unit

SALE COMPARABLES



UNITS	12 (Avg Unit Size 727 SF)
YEAR BUILT	1961
DATE SOLD	9/30/2025
PRICE	\$3,710,000
PRICE / UNIT	\$309,167
PRICE / SF	\$425
PRICE / LAND SF	\$313
CAP RATE	4.45%
AGI	\$275,202
AVG RENT / UNIT	\$1,911
GRM (IN PLACE)	13.5
DAYS ON MARKET	55
UNIT MIX	8 - 1br/1ba 2 - 2br/1ba 2 - 2br/1.5ba
UNIT AMENITIES	-
IMPROVEMENTS	-
LAUNDRY	Common, on site
PARKING	8 single car garages
PARKING RATIO	0.66 spaces / unit



UNITS	20 (Avg Unit Size 845 SF)
YEAR BUILT	1960
DATE SOLD	10/10/2025
PRICE	\$9,550,000
PRICE / UNIT	\$477,500
PRICE / SF	\$565
PRICE / LAND SF	\$359
CAP RATE	4.19%
AGI	\$562,426
AVG RENT / UNIT	\$2,343
GRM (IN PLACE)	17.0
DAYS ON MARKET	not known
UNIT MIX	6 - 1br/1ba 14 - 2br/1ba
UNIT AMENITIES	Yards, patios. Select units have interior access to garage.
IMPROVEMENTS	-
LAUNDRY	Common, on site
PARKING	20 single car garages
PARKING RATIO	1 space/unit















UNITS	10 (Avg Unit Size 500 SF)
YEAR BUILT	1962
DATE SOLD	1/16/2025
PRICE	\$3,950,000
PRICE / UNIT	\$395,000
PRICE / SF	\$790
PRICE / LAND SF	\$432
CAP RATE	4.54%
AGI	\$244,280
AVG RENT / UNIT	\$2,036
GRM (IN PLACE)	16.2
DAYS ON MARKET	213
UNIT MIX	10 - 1br/1ba
UNIT AMENITIES	-
IMPROVEMENTS	-
LAUNDRY	Common, on site
PARKING	10 surface spaces
PARKING RATIO	1 space/unit

SALE COMPARABLES



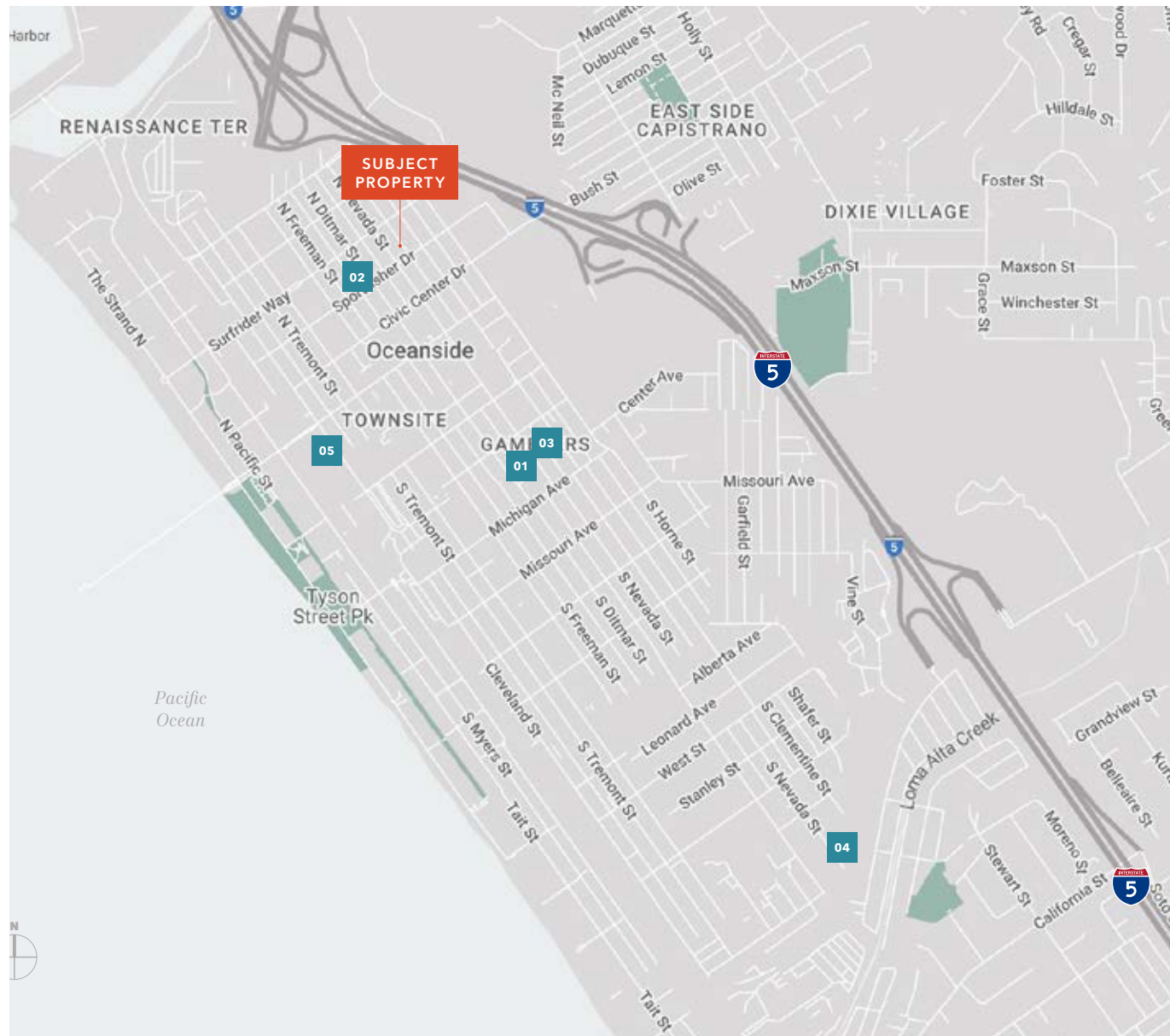
RENT COMPARABLES

	<i>Subject</i>	01 EL JUGADOR	02 CARAVAN	03 220 S NEVADA ST	04 1210 S NEVADA ST	05 PIERSIDE APTS
						
						
Address	508 N Nevada Oceanside, CA 92054	221 S Nevada Street Oceanside, CA 92054	501 N Ditmar Street Oceanside, CA 92054	220 S Nevada St Oceanside, CA 92054	1210 S Nevada St Oceanside, CA 92054	201 N Cleveland Street Oceanside, CA 92054
# of Units	38	15	12	6	11	69
Built/ Reno	1960/1968/1970	1971/2015	1970/2023	1963	1973/2025	2016
1-Bed	\$1,838	-	\$2,299	\$2,395	-	\$3,038-\$3,189
Avg SF	625	-	650	600	-	648-704
Rent/SF	\$2.94	-	\$0.00	\$3.99	-	\$4.63
2-Bed	\$2,325 - \$2,440 (2b/1ba)	\$3,200 (2bd/1ba)	\$2,745 (2bd/1ba)	-	\$2,850	-
Avg SF	800	870	950	-	800	-
Rent/SF	\$2.91 - \$3.05	\$3.68	\$2.89	-	\$3.56	-
2-Bed	\$2,571 (2b/1.5ba)	\$3,250 (2bd/1.5ba TH)	\$2,999 (2bd/1.5ba TH)	-	-	\$3,872
Avg SF	875	910	1000	-	-	1,086
Rent/SF	\$2.94	\$3.57	\$3.00	-	-	\$3.57
Property Ameni- ties	BBQ & picnic area	-	Secured entry, bike storage	-	Secured entry	Gated access, pool, spa, fitness center, BBQ, fire pits, and a rooftop deck
Reno- vation Notes	All unit interiors remodeled	All unit interiors & bldg exterior remodeled	All unit interiors & bldg exterior remodeled	Light remodel, apart- ment grade finishes	All unit interiors & bldg exterior remodeled	New construction, mod- ern finishes
Laundry	Common, on-site laundry	In unit washer/dryer	In unit washer/dryer	Common, on-site laundry	In unit washer/dryer	In unit washer/dryer

Survey Date: 12/15/25. Comparable rents reflect asking rents.



- | | |
|----|--|
| 01 | EL JUGADOR
221 S Nevada Street |
| 02 | CARAVAN
501 N Ditmar Street |
| 03 | 220 S NEVADA
220 S Nevada St |
| 04 | 1210 S NEVADA
1210 S Nevada St |
| 05 | PIERSIDE APARTMENTS
201 N Cleveland Street |





LOCATION OVERVIEW

Section 05

OCEANSIDE— THE ORIGINAL SOCAL BEACH TOWN

Referred to as O'Side by locals, Oceanside is a laid-back beach town that exudes SoCal charm. It's a 90 minute drive from LA and 45 minutes from downtown San Diego.

Nestled along the picturesque coastline of Southern California, Oceanside stands as a vibrant city with a unique blend of coastal charm and business opportunities. Boasting miles of pristine beaches, a temperate climate, and a thriving community, Oceanside is one of the most desirable places to live in all Southern California. The city is home to a vibrant arts and cultural scene featuring galleries, theaters, and community events. The city's commitment to outdoor activities is evident in its numerous parks, trails, and recreational facilities, making it a haven for enthusiasts of surfing, biking, and hiking.

Beyond its natural beauty, Oceanside is strategically positioned between San Diego and Los Angeles. The city is 35 miles North of San Diego, 16 miles south of Orange County, and 83 miles south of Los Angeles. Its prime location further contributes to a growing economy fueled by a range of industries, including tourism, technology, and manufacturing. As a hub of innovation and opportunity, Oceanside continues to attract residents and businesses seeking a coastal lifestyle coupled with economic opportunities.

NOTABLE SPOTS

THE HARBOR VILLAGE

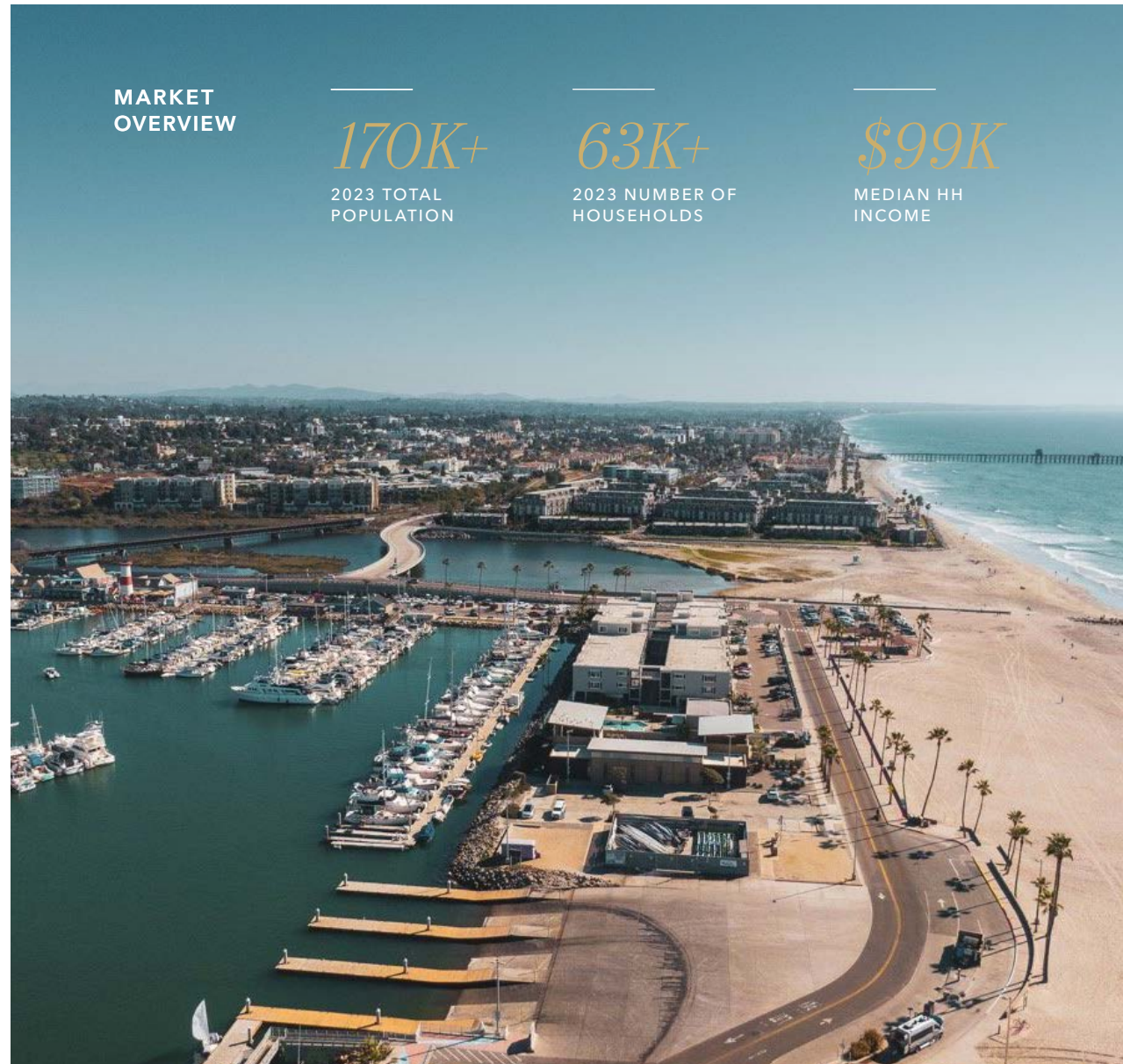
The Oceanside Harbor is home to Harbor Village, a charming destination which hosts a variety of restaurants and retail shops. Just steps from the Harbor Village are local vendors providing whale watching, boat rentals, and stand up paddleboard experiences.

OCEANSIDE SUNSET MARKET

Featuring up to 200 merchants and spanning four city blocks, Main Street Oceanside's Sunset Market is San Diego County's top weekly food and music street fair. Every Thursday from 5-9 p.m., thousands of residents and visitors alike gather here to enjoy food from around the world, eclectic shopping, and live entertainment. Located on Pier View Way west of Coast Highway in Downtown Oceanside since 2007, this free, family-friendly event also features Dorothy's KidZone with children's activities.

OCEANSIDE PIER

Longest wooden pier on California coast at 1941 feet, 1/3 of a mile, there is a convenience store halfway out stocked floor to ceiling with fishing pole rentals, bait, tackle, snacks and beverages, and a whole lot of souvenirs.



MARKET OVERVIEW

170K+

2023 TOTAL
POPULATION

63K+

2023 NUMBER OF
HOUSEHOLDS

\$99K

MEDIAN HH
INCOME

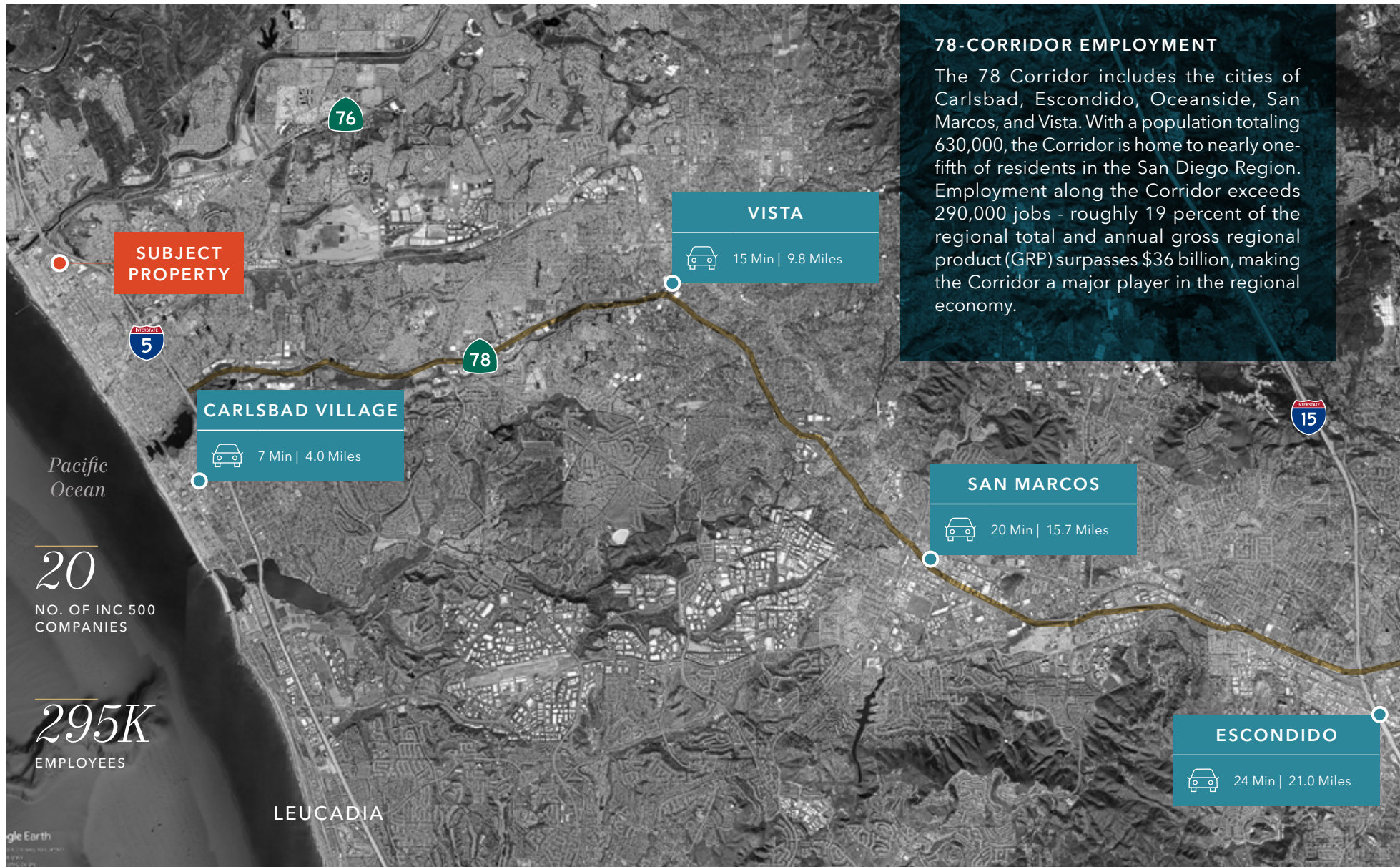
BEACH TOWN, *TRANSIT ORIENTED,* PEDESTRIAN FRIENDLY.














LOCATION OVERVIEW



TRANSIT ORIENTED

Beachwalk Apartments are conveniently located less than one-mile from the Oceanside Transportation Center. The station services the San Diego Coaster and Amtrak trains, which continues on to Downtown San Diego, Los Angeles and Orange County Metrolink and the North County District. The station is also served by the Sprinter, a hybrid rail system that spans 22-miles and connects Oceanside, Vista, San Marcos, and Escondido—serving 15 stations along the Highway 78 corridor.

OCEANSIDE TRANSPORTATION LINES

	North - Service to San Luis Obispo South - Service to Downtown San Diego
	Riverside, Orange and Los Angeles Counties
	Runs north and south through San Diego County, serving eight stations between Oceanside and downtown San Diego
	North County Bus Service
	East to West light rail service, with stops at Cal State San Marcos and extending all the way to Escondido
	Route 202 Bus Service to Murrieta and Temecula
	National bus operator with service through the lower 48-states



DEMOGRAPHICS

POPULATION

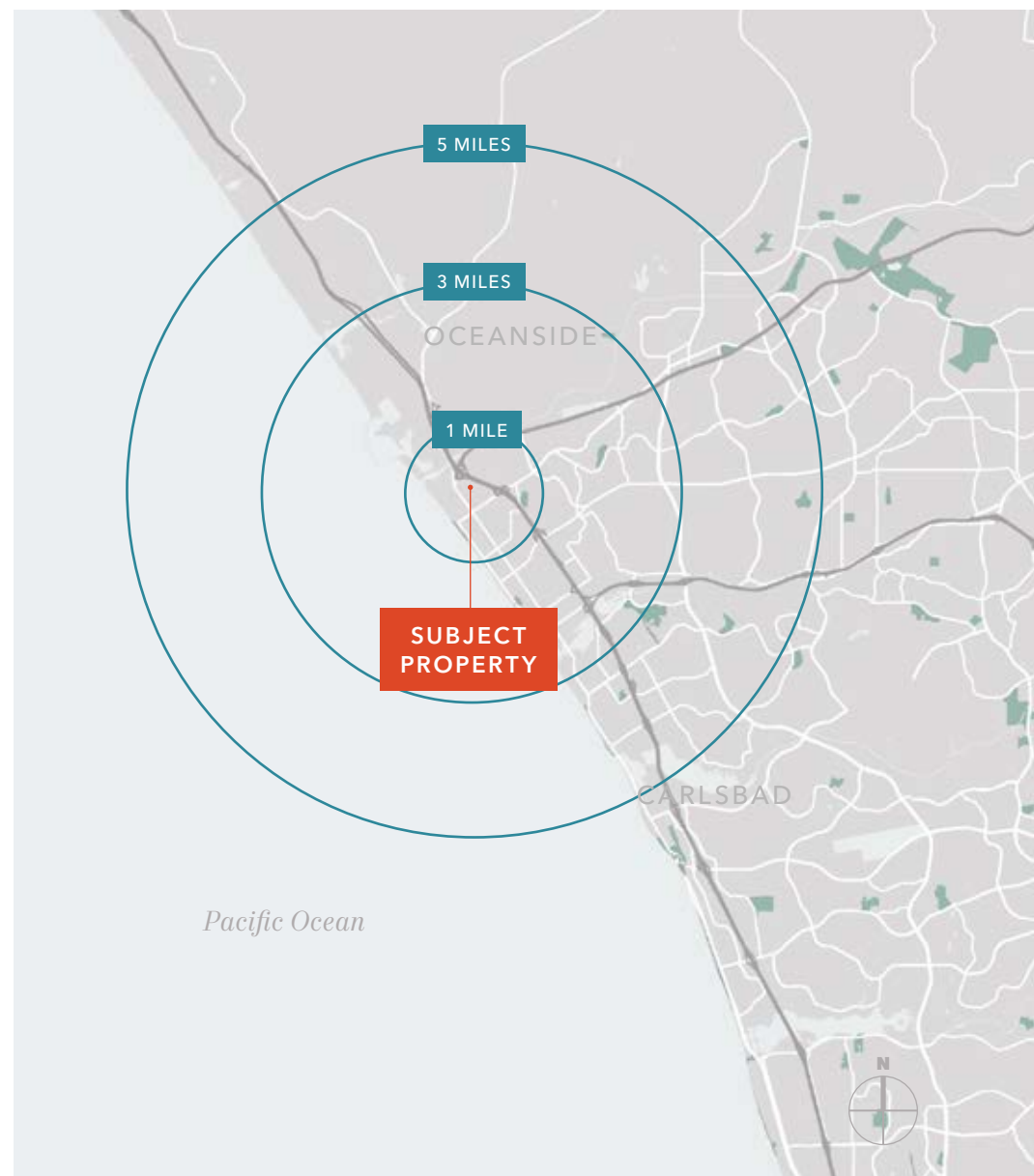
	1 Mile	3 Miles	5 Miles
2025 TOTAL POPULATION	18,351	63,398	141,996
MEDIAN AGE	37.5	36.0	37.9
COLLEGE DEGREE OR HIGHER	37.4%	37.6%	40.3%

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$107,862	\$118,501	\$130,848
TOTAL EMPLOYEES	15,470	53,117	118,638

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL HOUSEHOLDS	8,964	26,019	59,012
OWNER-OCCUPIED	33.1%	39.7%	46.7%
RENTER-OCCUPIED	66.9%	60.3%	53.3%
2025 AVERAGE HH NET WORTH	\$875,758	\$1.03M	\$1.25M



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