

FOR SALE

**OCEANSIDE
RESIDENTIAL
DEVELOPMENT
OPPORTUNITY**

Fowles St
Oceanside, CA 92054

OFFERING
MEMORANDUM





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Executive Summary



Executive Summary

Voit Real Estate Services is pleased to present Fowles Street in Oceanside, the opportunity for a developer to acquire an approximately 7.35 acres of residential land. Located within the RS Single Family Residential zoning, the current zoning allows for the development of low density residential, however, if at least 30% of the property is dedicated to low-income housing, there is a possibility to obtain a density bonus (verify with city of Oceanside).

Fowles Street is conveniently located by The Shoppes at Carlsbad, Pacific Coast Plaza, Costco, Target, Trader Joes, and Goat Hill Park public golf course. The subject property has close access to I-5 freeway and CA-76 highway and is located near the Oceanside Train Station which provides rail transportation to greater Southern California including Orange County and Los Angeles County.



Property Overview

Property Overview

- Rare Oceanside Residential Development Opportunity
- Land Constrained Beach City
- Utilities Located Nearby (Verify)
- Existing Infrastructure Including Public Roads
- Surrounded by Existing Single Family Residential Homes
- Located near I-5 and CA-76 Highways
- Located Near Shoppes at Carlsbad and Abundant Retail Amenities
- \$881,389 Average Home Value in Oceanside According to Zillow©









Property Description

Property Description

Address	Fowles St, Oceanside, CA 92054
Approximate Lot Size	±320,166 SF (7.35 Acres)
Zoning	RS - Single Family Residential (Possible Density Bonus – Verify with City)
Current Density:	3.6 Units / Acre
*Buyer to Verify	to 5.9 Units / Acre (Requires CUP)
APN	149-100-47-00
Zoning Map	Click Here For Zoning Map





Market Overview

Market Overview

San Diego County has a stable economic base in California, with an estimated employment base of approximately 1.54 million employees (November 2023), with an average household income of \$68,959, higher than the median household income in the United States. Some of the backbone industries that keep the San Diego County economy strong include international trade, manufacturing, military and tourism. According to the Employment Development Department, the unemployment rate in San Diego County was 4.2% in November 2023, compared to the 4.9% for the state of California.

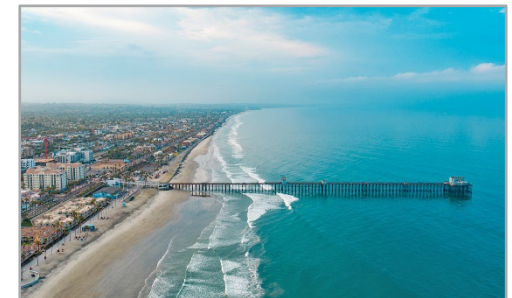
The real estate market in San Diego County continues to outperform surrounding markets, with the median residential property value at \$894,753. The county's proximity to the Pacific Ocean and its pleasant climate makes it an attractive destination for those seeking an idyllic coastal lifestyle. The real estate market is competitive, driven by high-demand neighborhoods, quality schools, and a strong job market.



Area Overview

Oceanside

The city of Oceanside is a vibrant city located in the North end of San Diego County, California. Known for its beautiful beaches, Additionally, it has a rich military history with the presence of Camp Pendleton, which is one of the largest Marine Corp bases in the United States. Famous attractions such as Lego Land California Resort, San Diego Zoo, and SeaWorld are just a short drive or train ride away. Oceanside offers many amazing culinary experiences with an emphasis on unique seafood and craft beverages. In 2021, Oceanside had a population of 172,982.



San Diego County

San Diego County's population is estimated at 3.38 million (2024), making it the second most populated county in California, solely behind Los Angeles County. The county's four largest cities, San Diego, Chula Vista, Oceanside, and Escondido each have populations exceeding 150,000 residents. With beautiful costal beaches, a diversified food and beverage scene, and many entertainment options including the San Diego Padres, Lego Land, excellent ocean excursions, and the largest zoo in California, there is a reason behind the explosive growth that San Diego County has enjoyed.





Demographics

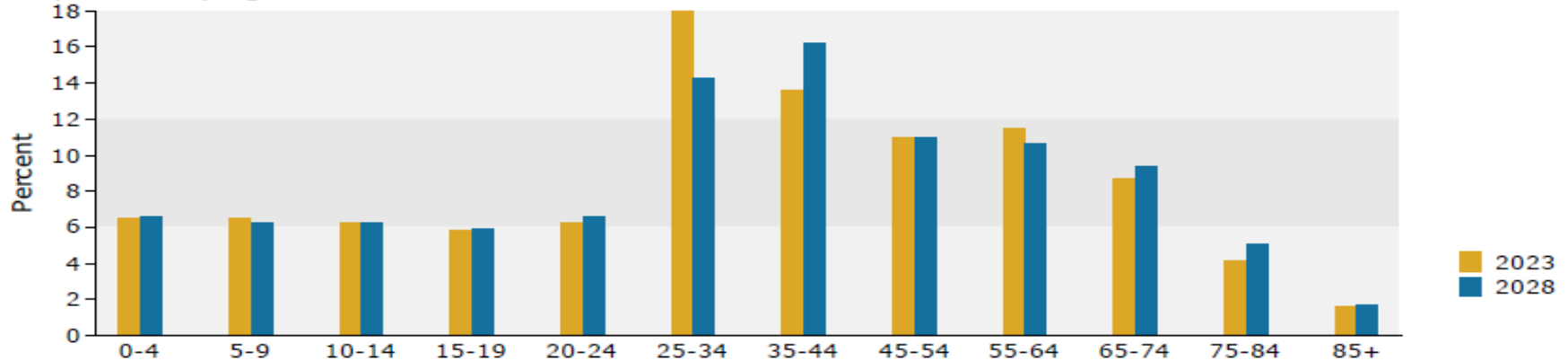
1 MILE RADIUS

DEMOGRAPHICS

Summary	Census 2010		Census 2020		2023	2028
Population	13,209		13,716		13,800	13,844
Households	4,465		4,882		4,948	5,010
Families	2,939		3,181		3,241	3,280
Average Household Size	2.92		2.76		2.75	2.72
Owner Occupied Housing Units	2,228		2,272		2,524	2,563
Renter Occupied Housing Units	2,238		2,610		2,424	2,446
Median Age	32.9		37.1		35.4	37.2
Trends: 2023-2028 Annual Rate	Area		State		National	
Population	0.06%		0.13%		0.30%	
Households	0.25%		0.25%		0.49%	
Families	0.24%		0.24%		0.44%	
Owner HHs	0.31%		0.40%		0.66%	
Median Household Income	2.80%		2.95%		2.57%	

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,398	63.6%	6,396	46.6%	6,099	44.2%	5,621	40.6%
Black Alone	629	4.8%	642	4.7%	665	4.8%	671	4.8%
American Indian Alone	125	0.9%	232	1.7%	241	1.7%	265	1.9%
Asian Alone	627	4.7%	670	4.9%	708	5.1%	767	5.5%
Pacific Islander Alone	166	1.3%	160	1.2%	164	1.2%	163	1.2%
Some Other Race Alone	2,542	19.2%	3,172	23.1%	3,383	24.5%	3,651	26.4%
Two or More Races	723	5.5%	2,444	17.8%	2,541	18.4%	2,706	19.5%
Hispanic Origin (Any Race)	5,719	43.3%	5,926	43.2%	6,292	45.6%	6,662	48.1%

Population by Age

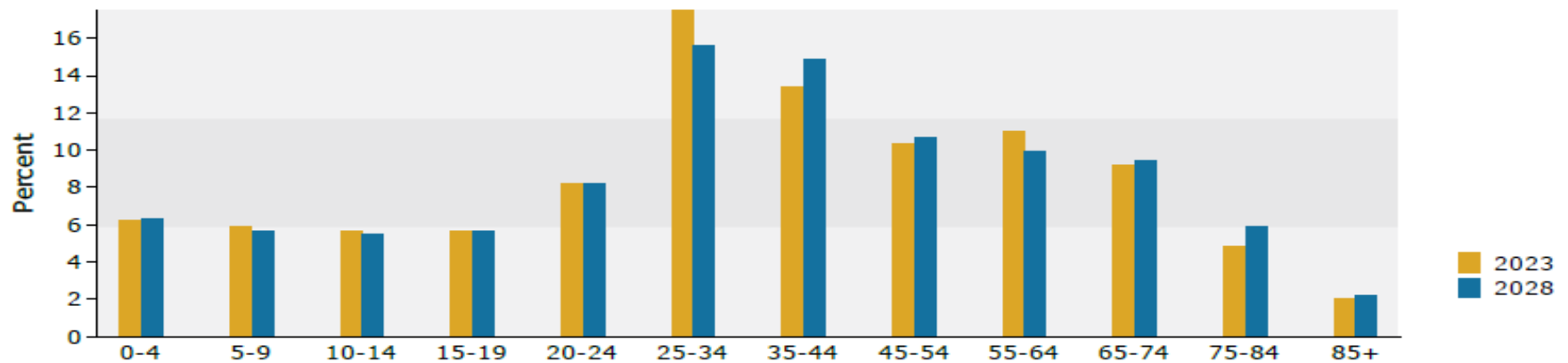


3 MILE RADIUS

DEMOGRAPHICS

Summary		Census 2010		Census 2020		2023		2028	
Population		103,879		109,651		110,314		111,714	
Households		39,613		42,378		43,079		43,837	
Families		25,058		27,057		27,007		27,456	
Average Household Size		2.52		2.48		2.45		2.44	
Owner Occupied Housing Units		18,062		19,327		20,241		20,866	
Renter Occupied Housing Units		21,547		23,051		22,838		22,971	
Median Age		33.0		36.6		35.6		36.9	
Trends: 2023-2028 Annual Rate				Area		State		National	
Population				0.25%		0.13%		0.30%	
Households				0.35%		0.25%		0.49%	
Families				0.33%		0.24%		0.44%	
Owner HHs				0.61%		0.40%		0.66%	
Median Household Income				3.21%		2.95%		2.57%	
Race and Ethnicity	Census 2010		Census 2020		2023		2028		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
	White Alone	70,525	67.9%	61,376	56.0%	59,575	54.0%	56,659	50.7%
	Black Alone	4,769	4.6%	4,750	4.3%	4,919	4.5%	5,042	4.5%
	American Indian Alone	991	1.0%	1,461	1.3%	1,516	1.4%	1,682	1.5%
	Asian Alone	5,778	5.6%	7,090	6.5%	7,596	6.9%	8,393	7.5%
	Pacific Islander Alone	1,099	1.1%	1,143	1.0%	1,156	1.0%	1,169	1.0%
	Some Other Race Alone	14,892	14.3%	17,162	15.7%	18,077	16.4%	19,722	17.7%
	Two or More Races	5,824	5.6%	16,668	15.2%	17,475	15.8%	19,047	17.0%
Hispanic Origin (Any Race)	34,278	33.0%	36,786	33.5%.	38,825	35.2%	41,400	37.1%	

Population by Age



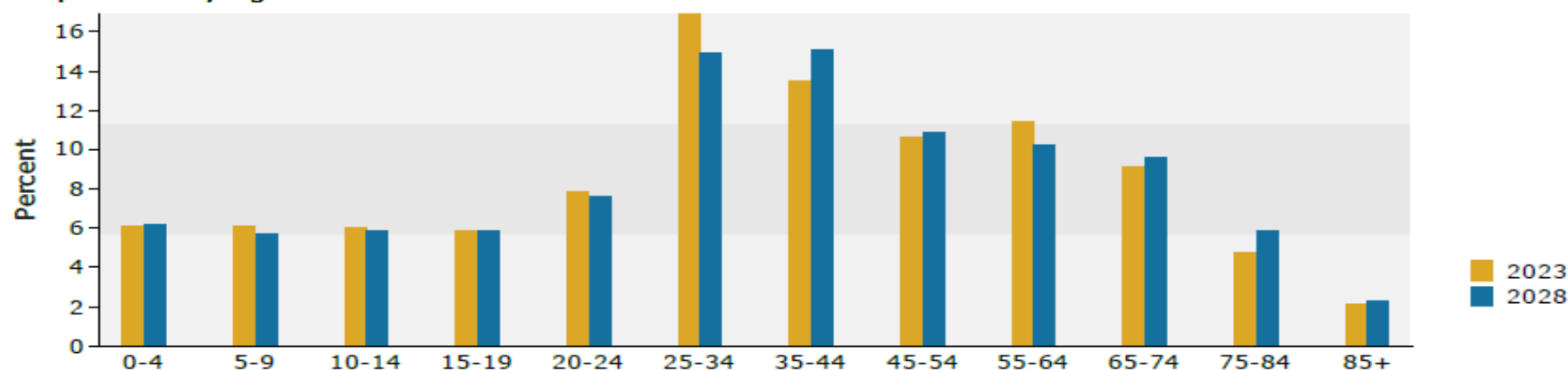
5 MILE RADIUS

DEMOGRAPHICS

Summary	Census 2010	Census 2020	2023	2028
Population	216,555	227,612	228,876	230,307
Households	77,223	82,673	83,792	84,743
Families	52,176	56,311	56,255	56,852
Average Household Size	2.71	2.65	2.63	2.62
Owner Occupied Housing Units	41,120	43,649	44,841	45,952
Renter Occupied Housing Units	36,101	39,024	38,951	38,791
Median Age	33.2	36.9	35.9	37.4
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	0.12%	0.13%	0.30%	
Households	0.23%	0.25%	0.49%	
Families	0.21%	0.24%	0.44%	
Owner HHs	0.49%	0.40%	0.66%	
Median Household Income	3.20%	2.95%	2.57%	

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	146,626	67.7%	123,969	54.5%	120,381	52.6%	113,696	49.4%
Black Alone	9,466	4.4%	8,771	3.9%	9,030	3.9%	9,185	4.0%
American Indian Alone	1,952	0.9%	3,227	1.4%	3,324	1.5%	3,651	1.6%
Asian Alone	12,830	5.9%	15,808	6.9%	16,905	7.4%	18,580	8.1%
Pacific Islander Alone	2,387	1.1%	2,388	1.0%	2,387	1.0%	2,384	1.0%
Some Other Race Alone	31,262	14.4%	37,904	16.7%	39,712	17.4%	42,763	18.6%
Two or More Races	12,032	5.6%	35,546	15.6%	37,136	16.2%	40,047	17.4%
Hispanic Origin (Any Race)	73,866	34.1%	79,660	35.0%	83,624	36.5%	88,202	38.3%

Population by Age



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