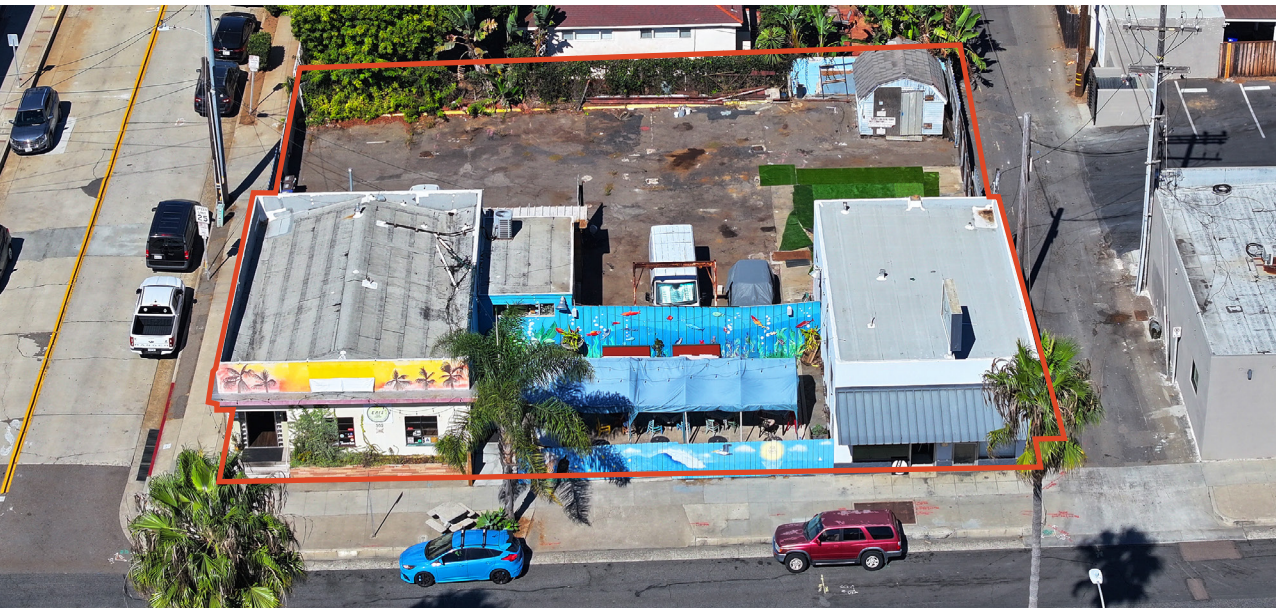


DEVELOPMENT OPPORTUNITY IN OCEANSIDE

302 & 306 WISCONSIN AVE

*10,000 SF Mixed-Use
Parcel Available For Sale*





A 10,000 SF mixed-use development opportunity with existing income in coastal Downtown Oceanside, CA

ADDRESS	302 & 306 Wisconsin Ave	
TOTAL BUILDINGS SIZE	302 Wisconsin Ave	1,600 SF
	306 Wisconsin Ave	1,050 SF
	Total	2,650 SF
LAND AREA	10,000 SF (0.23 AC)	
HEIGHT LIMIT	35' to 45', density bonus	
LOCATION FEATURES	A short walk to the beach via Wisconsin Ave	
NEARBY PUBLIC TRANSIT	Minutes from Oceanside Transit Station with access to COASTER & Surfliner lines	
ZONING	C-2 (click for more details), Allows Mixed-Use	
PARCEL NUMBER	150-377-08	

10K SF
AVAILABLE

\$2.75M
SALE PRICE

302 & 306 WISCONSIN AVE

302 WISCONSIN AVE

306 WISCONSIN AVE

A BEACH ACCESS ROAD LOCATION ALONG THE COAST

Wisconsin Avenue, Mission Avenue & Oceanside Boulevard are three of the busiest and coveted streets along the Oceanside coastline. These are the only 3 roads that allow traffic & public street access to the beaches.

This exclusive access gives these streets the cutting edge for premium foot traffic, homes with some of the best views in town, and being directly immersed in the SoCal coastal life.

302 & 306 WISCONSIN AVE

CURRENT TENANTS

Eris Vegan Foods

ADDRESS	302 Wisconsin Ave
OCCUPANCY SF	1,600
MONTHLY LEASE RATE	\$3,350 Gross
LEASE EXPIRATION DATE	2/1/2027
RENEWAL OPTION	No option to renew
FEATURES	Patio, corner lot & signage

Linden Surfboards

ADDRESS	306 Wisconsin Ave
OCCUPANCY SF	1,050
MONTHLY LEASE RATE	\$2,300 Gross
LEASE EXPIRATION DATE	Month to month
RENEWAL OPTION	No option to renew
FEATURES	Poly sign & signage

100%

OCCUPANCY

2,650 SF

TOTAL BUILDINGS SIZE

LAND DEVELOPMENT OPPORTUNITY FOR SALE



KIDDER MATHEWS



SUBJECT PROPERTY

WISCONSIN AVE



SUBJECT PROPERTY

WISCONSIN AVE



OCEANSIDE PIER

SUBJECT PROPERTY

WISCONSIN AVE



SUBJECT PROPERTY

WISCONSIN AVE

RESIDENTIAL DEVELOPMENTS

City of Oceanside

- 01 ALTA OCEANSIDE**
309 Units, and 5,516 SF Retail (under construction)

- 02 MODERNA MIXED-USE PROJECT**
360 Residential Units + 62 Hotel Rooms (proposed)

- 03 701-713 N FREEMAN APARTMENTS**
4-Story, 24 Apartments (entitled)

- 04 702 N FREEMAN MIXED-USE**
5 Units + SF Commercial (under construction)

- 05 SUNSETS**
6-Story, 118 Units with 2,612 SF Retail (entitled)

- 06 901 PIER VIEW WAY MIXED-USE**
64 Units + 2,500 SF Commercial (entitled)

- 07 810 MISSION**
206 Units + 5 Live/Work (proposed)

- 08 712 SEAGAZE DR**
115 Studio Apartments + Hotel Space, 64 rooms (proposed)

- 09 MISSION AVE MIXED-USE**
332 Apartments + 19,420 SF (proposed)

- 10 802 S PACIFIC MIXED-USE**
10 Condo Units + 3 Hotel Room + 1,034 SF Commercial (entitled)





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Northside Shack
- 02 Local Tap House
- 03 Sound By The Sea
- 04 Matsu
- 05 Bottlecraft
- 06 Green Cheek Beer Co
- 07 Shoots Fish & Beer
- 08 Crackheads
- 09 Fat Joe's
- 10 La Cocina De Ely
- 11 Ryes and Grind
- 12 Pacific Coast Spirits & Kitchen
- 13 Dija Mara
- 14 Eris Vegan Foods

LIFESTYLE & FITNESS

- 01 Landmark Plant Co
- 02 Knuckleheads Barbershop
- 03 VITAL Climbing Gym
- 04 Textur A Salon
- 05 SweatDreams Fitness
- 06 The Hill Street Country Club

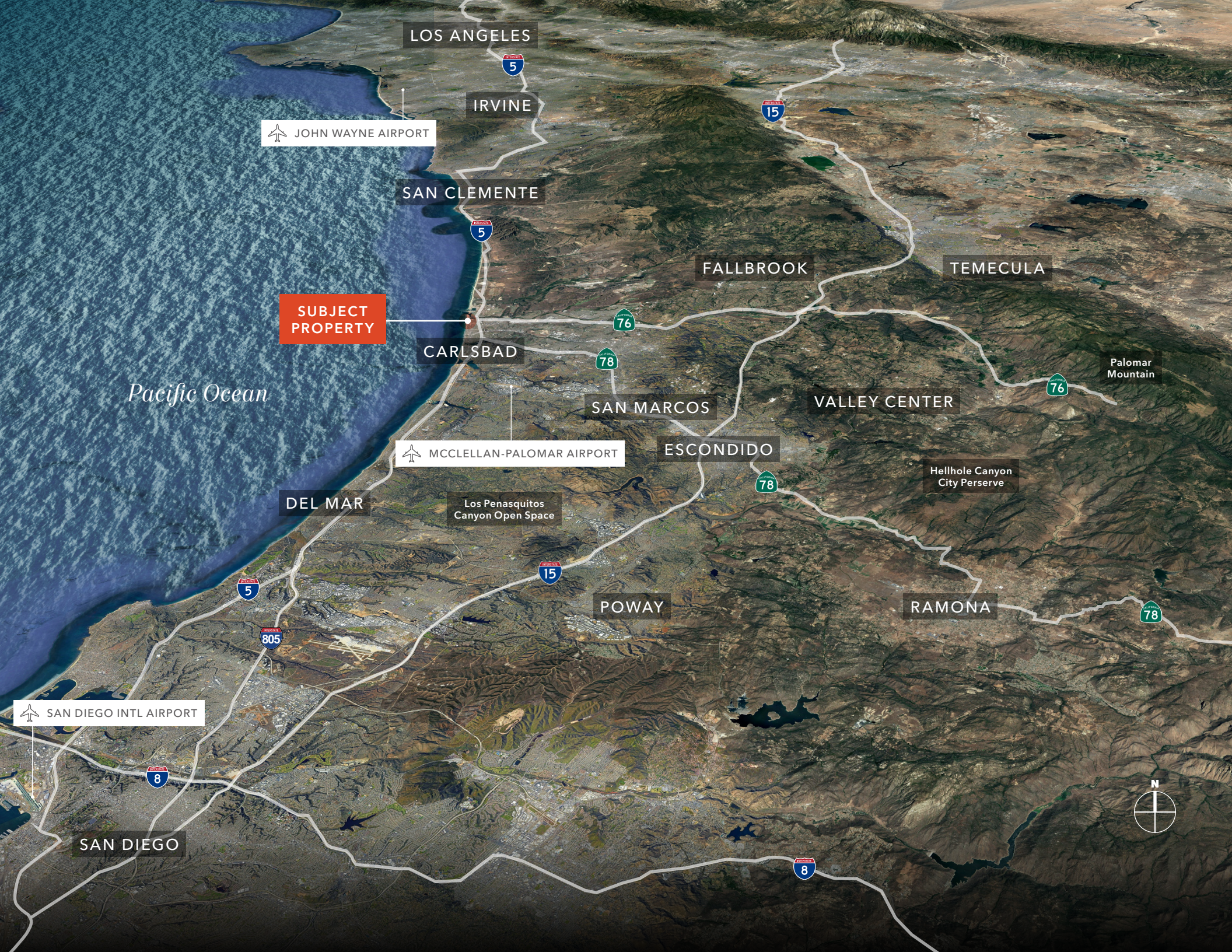
- 07 Stone Impact
- 08 Studio 514
- 09 Oceanside Health Center

COFFEE SHOPS

- 01 Plantology Cafe
- 02 Seaborne Coffee
- 03 101 Cafe
- 04 The Cup Coffee
- 05 Communal
- 06 Camp Coffee Company
- 07 AL FRESKO

RECREATION & PARKS

- 01 Carrillo Pottery
- 02 Mostly e-Bikes
- 03 Cadence Dance Project
- 04 Linden Surfboards
- 05 Tyson Street Park
- 06 Blue Dog Ride
- 07 Alan's Bike Shop
- 08 JS Garage
- 09 Atacama Surf Shop
- 10 Surf Shower



LOS ANGELES

IRVINE

JOHN WAYNE AIRPORT

SAN CLEMENTE

FALLBROOK

TEMECULA

SUBJECT PROPERTY

CARLSBAD

SAN MARCOS

VALLEY CENTER

Palomar Mountain

Pacific Ocean

MCCLELLAN-PALOMAR AIRPORT

ESCONDIDO

Hellhole Canyon City Preserve

DEL MAR

Los Penasquitos Canyon Open Space

POWAY

RAMONA

SAN DIEGO INTL AIRPORT

SAN DIEGO



302 & 306 WISCONSIN AVE



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