

Approved 12 Condominium Units | 0.42 Acres | Oceanside, CA

# POPLAR

## Road



# the OFFERING

<b>Location</b>	Poplar Rd., Oceanside, CA
<b>APN</b>	145-162-08-00
<b>Acreage</b>	0.42 acres
<b>Existing Property Description</b>	Vacant Unimproved Lot
<b>Approved Project</b>	<ul style="list-style-type: none"> <li>• 12 Condominium Units</li> <li>• 2-stories living over parking</li> </ul>
<b>Municipality</b>	City of Oceanside
<b>Zoning</b>	High Density Residential (RH) - apartments & townhouses 21.0 to 28.9 du/acre in the RH district
<b>General Plan</b>	High Density Residential (HD-R)

# POPLAR ROAD

Oceanside, CA



## RELEVANT LINKS

- [Planning Commission Resolution N Property \(6 Units\)](#)
- [2023 Approval of 1-Year Extension](#)
- [Full Poplar Rd Package- both properties](#)

\* Neighboring property approved for 6 units also available.  
[Click Here](#) to view package featuring both properties

# AERIALS | W FACING



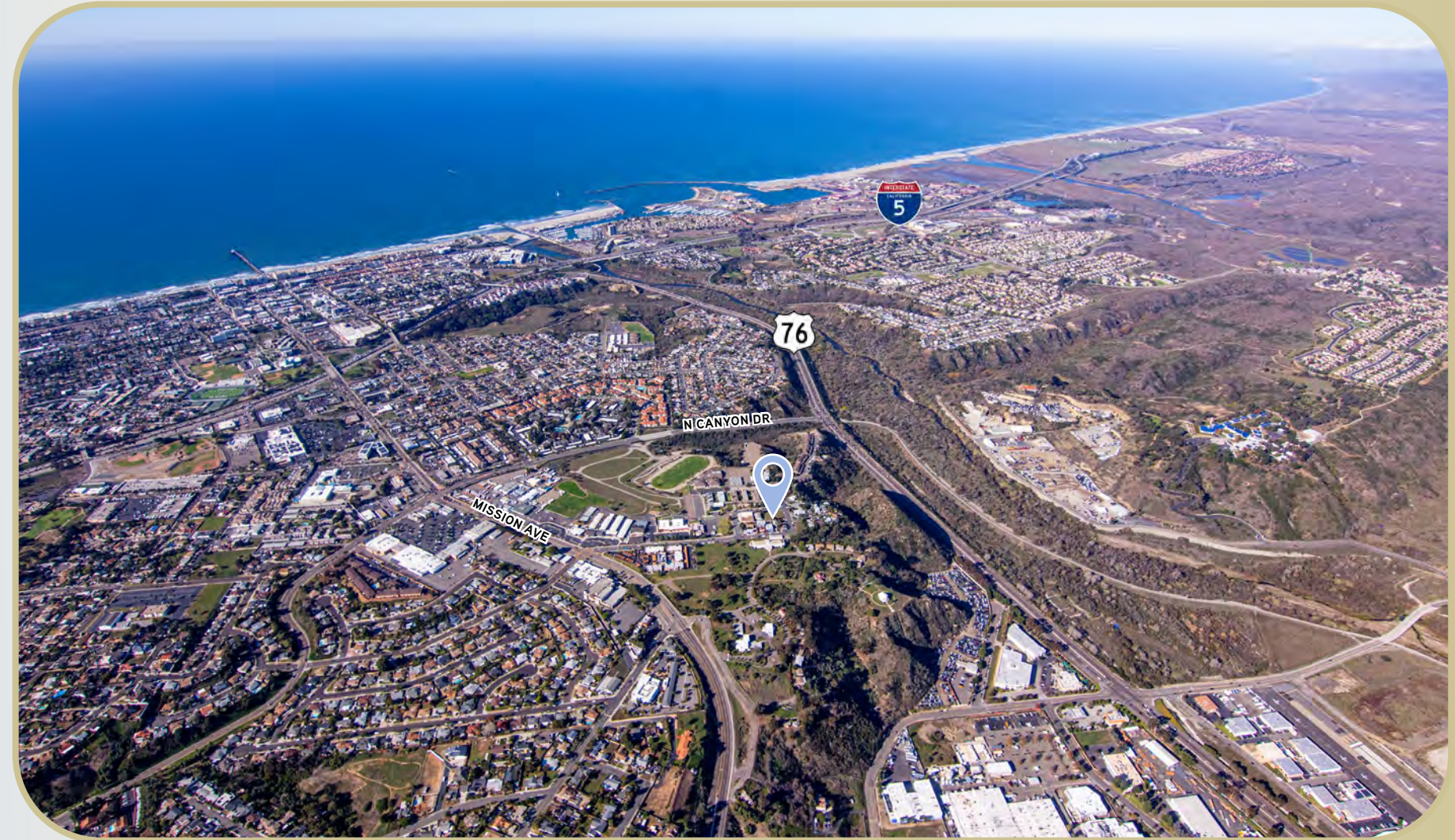
# AERIALS | E FACING



# AERIALS | W FACING



# AERIALS | W FACING



# SITE PLAN



# ARCHITECTURE | HILLCREST SOUTH



# RESALE COMPS



1

765 Harbor Cliff Way #130

SQ. FT.	1,427
BED/BATH	3/4
YEAR BLT	2006
SOLD PRICE	\$825,000
PP SF	\$578.14
HOA / MO	\$330
SOLD DATE	3/3/2023



2

750 Harbor Cliff Way #101

SQ. FT.	1,166
BED/BATH	2/3
YEAR BLT	2007
SOLD PRICE	\$729,000
PP SF	\$625.21
HOA / MO	\$360
SOLD DATE	11/3/2023

## Subject Property

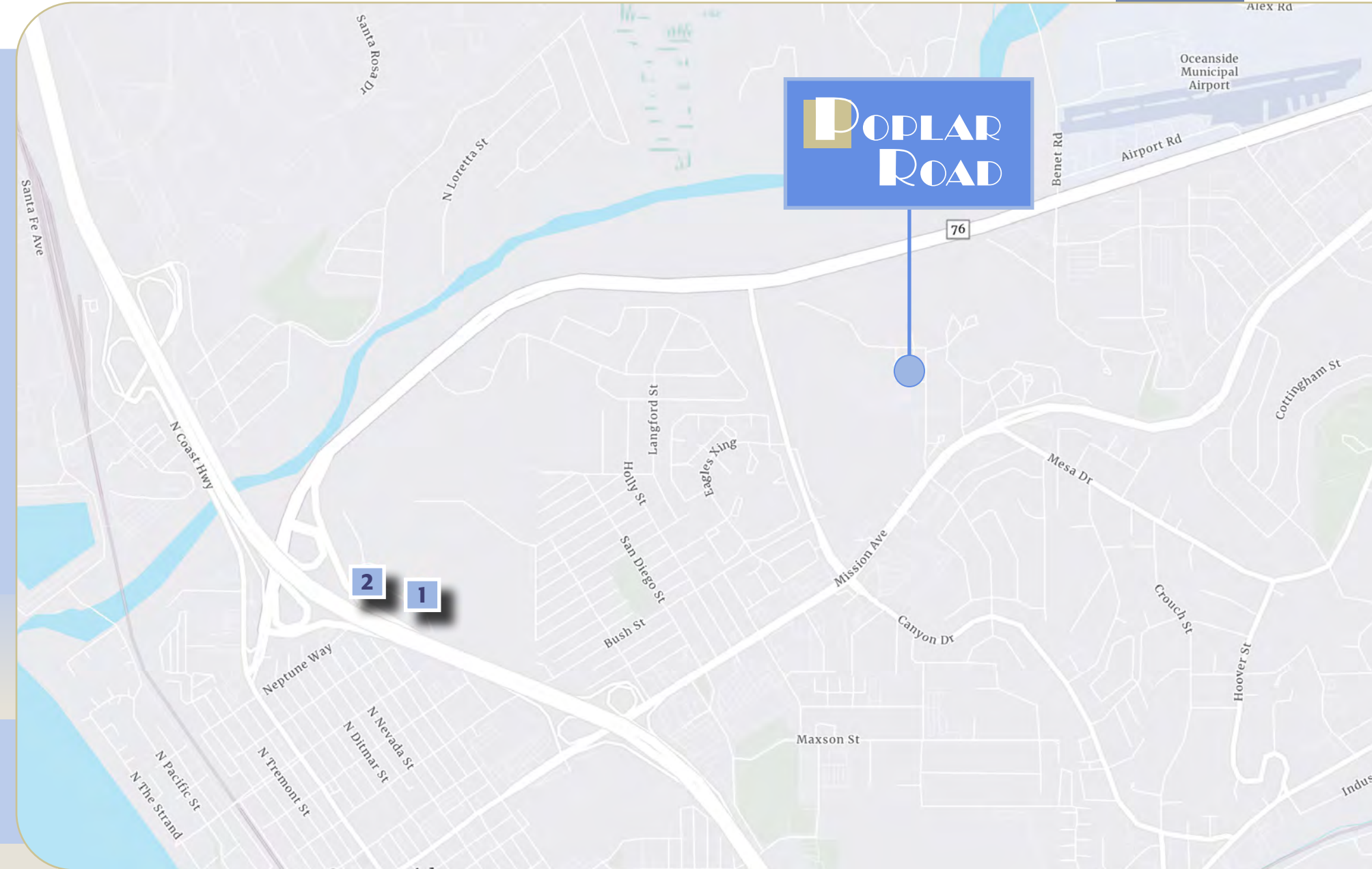
SQ FT	1,200
Projected Sales Price	\$732,453
Projected Price Per SF	\$610.38

**AVERAGES**

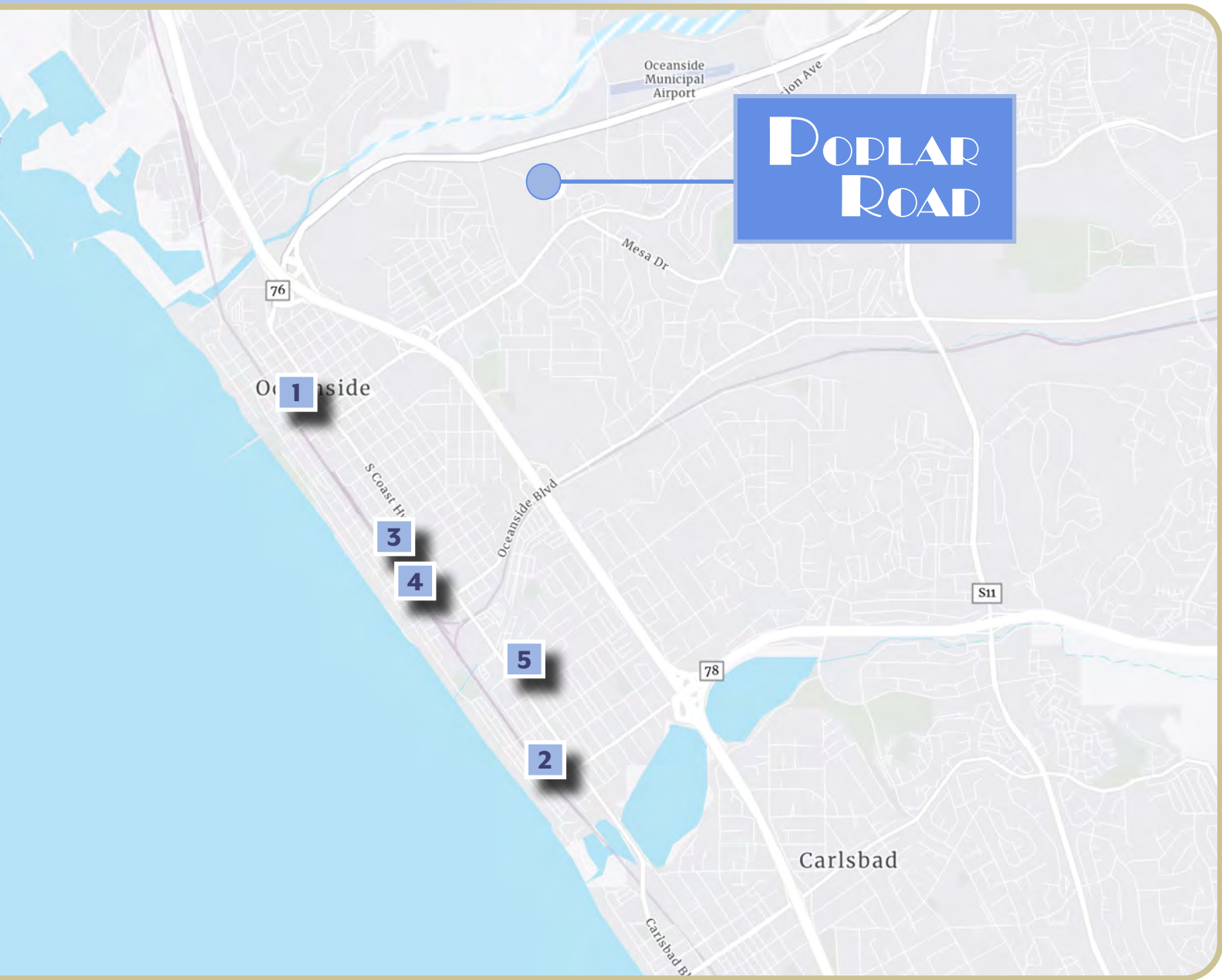
**1,296**  
Sq Ft

**\$777,000**  
Sold Price

**\$601.67**  
PPSF



# APARTMENT RENTAL COMPS



**1**  
Beach Lofts at Oceanside

ADDRESS	314 N. Cleveland St.
MARKET	Downtown Oceanside
YEAR BLT	2021
TYPE	mid-rise Apts.
AVG UNIT SIZE	1,224
# OF STORIES	4
ACRES	0.22
NMBR UNITS	12
EFFECTIVE RENT	\$3,842
PP SQ FT	\$3.14



**2**  
Elan Sea Lofts

ADDRESS	1910 S. Broadway
MARKET	South Oceanside
YEAR BLT	1987
TYPE	Low-rise Apts.
AVG UNIT SIZE	794
# OF STORIES	2
ACRES	0.32
NMBR UNITS	17
EFFECTIVE RENT	\$2,643
PP SQ FT	\$3.33



**3**  
801 S. Cleveland St.

ADDRESS	801 S Cleveland
MARKET	Downtown Oceanside
YEAR BLT	2000
TYPE	Low-rise Apts.
AVG UNIT SIZE	548
# OF STORIES	2
ACRES	0.17
NMBR UNITS	5
EFFECTIVE RENT	\$1,789
PP SQ FT	\$3.26



**4**  
Ocean Breeze

ADDRESS	1037 S. Cleveland St.
MARKET	Downtown Oceanside
YEAR BLT	1989
TYPE	Low-rise Apts.
AVG UNIT SIZE	714
# OF STORIES	3
ACRES	0.24
NMBR UNITS	10
EFFECTIVE RENT	\$3,077
PP SQ FT	\$4.31



**5**  
Hightower Manor

ADDRESS	1505 Alvarado St.
MARKET	South Oceanside
YEAR BLT	1986
TYPE	Low-rise Apts.
AVG UNIT SIZE	654
# OF STORIES	3
ACRES	0.56
NMBR UNITS	24
EFFECTIVE RENT	\$1,548
PP SQ FT	\$2.37

# APARTMENT SALE COMPS



**1**  
Legacy Clementine

ADDRESS	122 S. Clementine
ZIP CODE	92054
YEAR BLT	1988
CLASS	C
BUILDING SF	5,439
SALE DATE	1/4/2022
ACRES	0.17
NMBR UNITS	7
SALES PRICE	\$3,050,000
PP SQ FT	\$560.76
PP UNIT	\$435,714



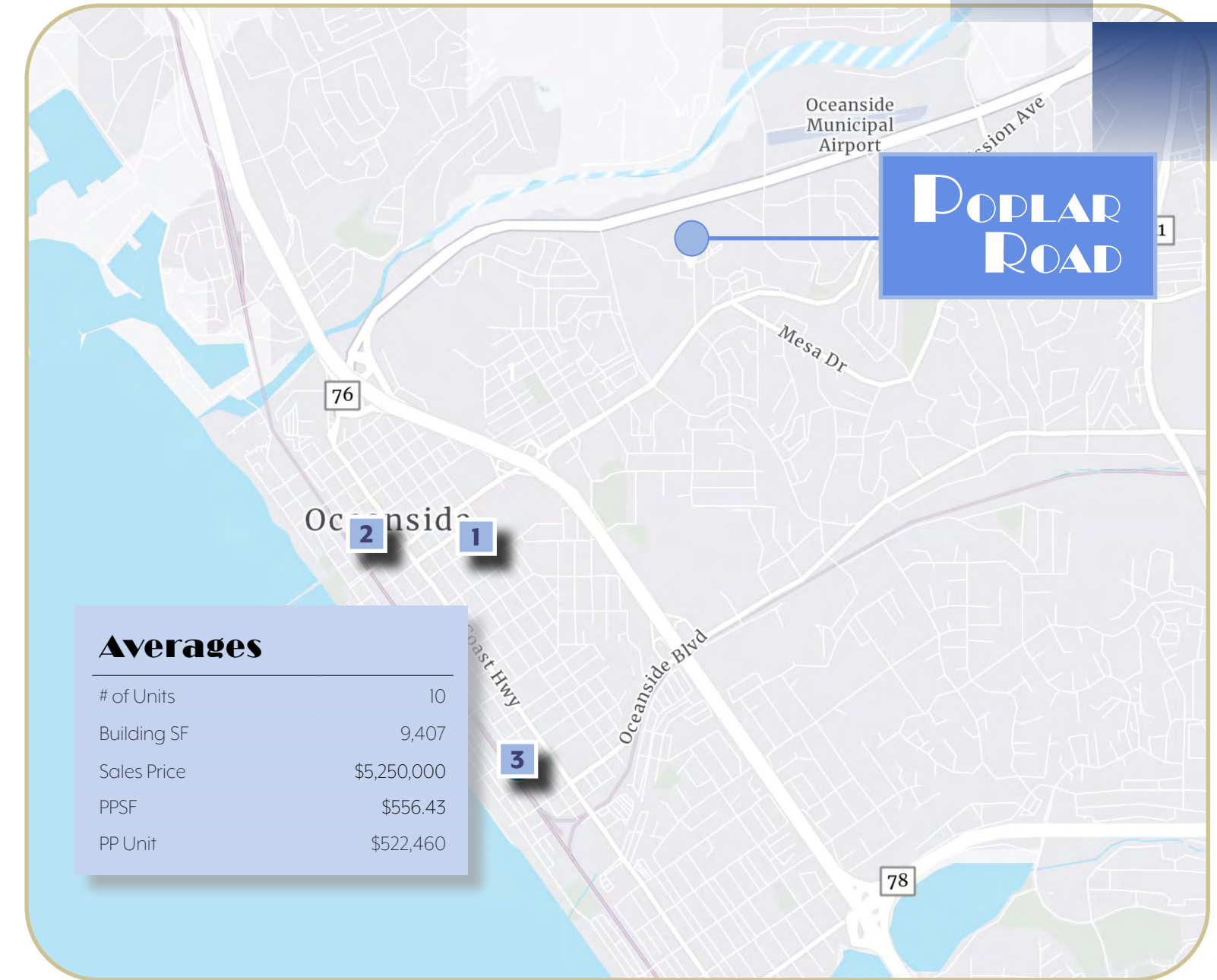
**2**  
Beach Lofts at Oceanside

ADDRESS	314 N. Cleveland
ZIP CODE	92054
YEAR BLT	2021
CLASS	B
BUILDING SF	14,682
SALE DATE	6/21/2023
ACRES	0.22
NMBR UNITS	12
SALES PRICE	\$8,300,000
PP SQ FT	\$565.32
PP UNIT	\$691,667



**3**  
Ocean Breeze

ADDRESS	1037 S. Cleveland
ZIP CODE	92054
YEAR BLT	1989
CLASS	C
BUILDING SF	8,100
SALE DATE	2/18/2022
ACRES	0.24
NMBR UNITS	10
SALES PRICE	\$4,400,000
PP SQ FT	\$543.21
PP UNIT	\$440,000





# ESTIMATED FEES

## FEE TYPE

## PER UNIT COST

<b>Inclusionary Housing Fee (per development)</b> \$1,000 per development / # units	\$55.56
<b>Inclusionary Housing Fee (per unit)</b>	\$100.00
<b>Inclusionary Housing Fee (per sq. ft.)</b> \$20.00 sq ft effective January 2024	\$26,000.00
<b>Drainage</b> Condominiums   Ord# 85-23	\$976.00
<b>Public Facility Fee</b>	\$2,621.00
<b>Parks</b>	\$4,431.00
<b>School District Fee (Oceanside)</b> \$4.08 square foot - Oceanside School Dist.	\$6,227.00
<b>Traffic Signal and Thoroughfare Fee</b> Single Family \$2,742 (apt.) - \$2,893 per du (condo) / Res #16-R0324-1	\$2,893.00
<b>School District Fee (Oceanside)</b> Assumes two 2" meters	\$6,928.22
<b>School District Fee (Oceanside)</b> Assumes two 2" meters	\$3,293.33
<b>School District Fee (Oceanside)</b> Assumes two 2" meters	\$5,048.89

## Per Unit Total Cost Estimate

**\$53,525.11**

LOCATION City of Oceanside  
 PRODUCT TYPE Attached  
 PRODUCT SF (AVG) 1,300  
 # OF UNITS 12  
 # OF BUILDINGS 1

City of Oceanside  
 Fee Schedule Links

[Impact & In-Lieu Fees](#)

[Drainage/Thoroughfare/Traffic](#)





# OCEANSIDE

*California*

Oceanside, California is a coastal gem nestled along the southern shores of the Golden State. With its sun-kissed beaches, iconic Oceanside Pier, and a laid-back surf culture, it exudes a quintessential Californian charm. This thriving city offers a perfect blend of natural beauty and urban vitality, boasting a diverse economy, cultural richness, and a strong sense of community. Oceanside's residents and visitors can indulge in outdoor adventures, savor delectable cuisine, and explore the local arts scene. Its commitment to sustainability and resilience, along with its accessible location, make it a sought-after destination for those seeking the California dream in a welcoming seaside setting.



POPULATION  
174,975



AVG HOUSEHOLD INCOME  
\$103,633



MEDIAN HOME VALUE  
\$775,389



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