

# Approved 99 Room Hotel – Potential Townhome, Apartment or Assisted Living Uses Possible

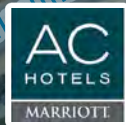
Oceanside Blvd | Oceanside, CA 92054

- Potential re-entitlement for 37 townhomes – 3 beds, 2.5 bath, garage, decks – 1740 SF each
- Prime 2.32-acre property nestled in the heart of Oceanside, conveniently located west of Interstate 5.
- Approx. 1.25 to 1.50 net acres
- Franchise agreement in place with Fairfield
- Approved entitlements with expired building plans.
- Coveted location just blocks from the beach, offering easy access to coastal attractions and activities.

Asking Price: \$4,595,000

subject  
property

IDEAL LOCATION FOR OTHER BRANDS INCLUDING  
COURTYARD BY MARRIOTT, HILTON GARDEN INN  
AND AC BY MARRIOTT.



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COMMERCIAL REAL ESTATE SERVICES



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Goat Hill Park  
Golf Course



DUTCH BROS

FRAZIER FARMS  
NATURAL GROCERY SINCE 1975

CVS

DUNKIN'  
DONUTS

IHOP  
RESTAURANT

PIZZA  
PAPA JOHN'S

Smart & Final



subject  
property

Oceanside Blvd

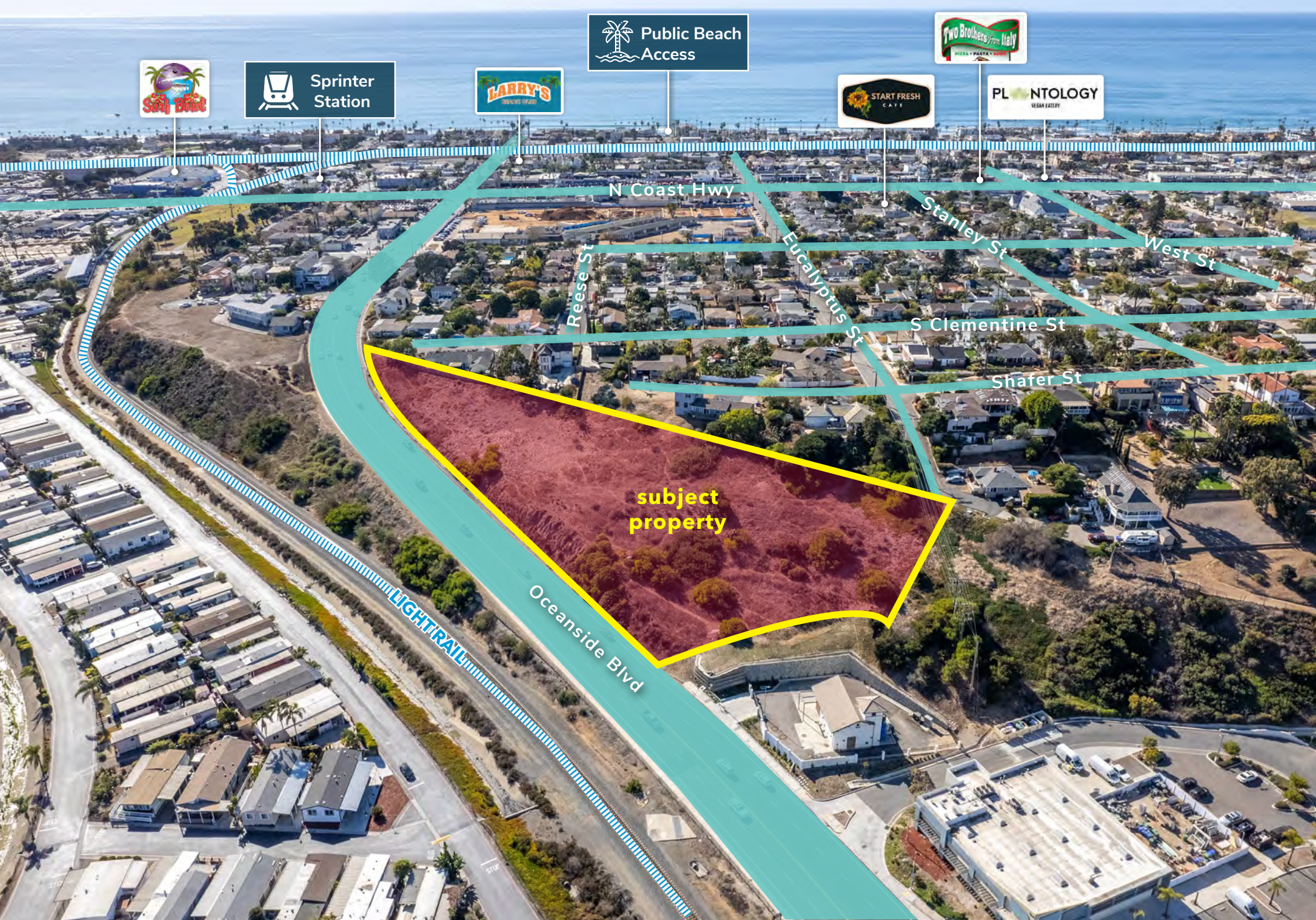
LIGHT RAIL

S Clementine St











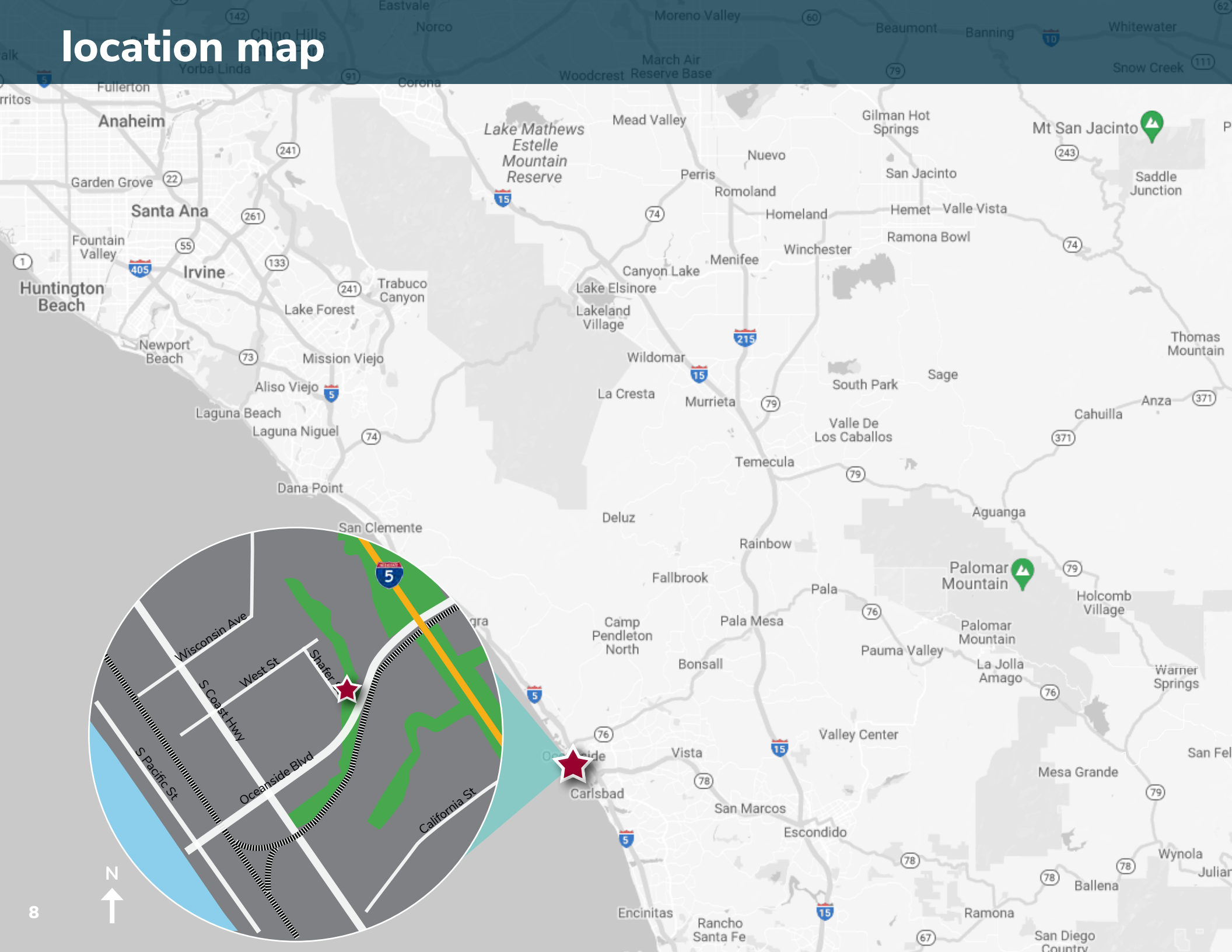








# location map





## property location:

The subject property is situated in the heart of Oceanside, California, offering unparalleled accessibility to key attractions and transportation hubs. It is ideally located just 1.1 miles from the Oceanside Transit Center. Interstate 5 lies a convenient 0.3 miles to the east, ensuring excellent access for travelers. The picturesque Oceanside Beach is a mere 0.6 miles to the west, while the Goat Hill Park Golf Course is just 0.4 miles to the east, making the property an exceptional location for both leisure and business visitors.

## property overview:

The subject property has approved but expired plans for the development of a 99-room Fairfield Inn & Suites hotel in Oceanside, California. This thoughtfully designed project will feature a four-story hotel complemented by a one-level parking garage below. Guests will enjoy an array of premium amenities, including a modern fitness center, a pool, and a stunning rooftop terrace, perfect for relaxation and social gatherings. This development represents a premier opportunity to establish a high-quality hospitality experience in one of Southern California's most sought-after locations. The property can potentially be re-entitled to approximately 37 townhomes consisting of 3 beds, 2.5 baths with garage and decks totaling approximately 1,750 SF each. There is the potential to increase the room count to 105-110 rooms or re-entitle the site to a potential townhome, apartment or assisted living community utilizing various State assembly bills.

## jurisdiction:

City of Oceanside

## APN:

152-320-37-00

## total acreage:

2.32 Acres (1.25 to 1.50 net)

## existing zoning:

Commercial Recreation (CR) ([Link to Existing Zoning](#))

## land use:

General Commercial (GC) ([Link to Land Use](#))

## existing property use:

Vacant land

## existing approvals:

- Zone Amendment - (ZA15-00009)
- General Plan Amendment (GPA15-00004)
- Conditional Use Permit (CUP15-00023)
- Conditional Use Permit (CUP15-00024)
- Variance (V15-00003)
- Development Plan (D15-00022)

## expired approvals:

Building Permit # BLDG 20-4460

\*Expired February 9, 2024 and needs to be updated to new code

## school district:

Oceanside Unified School District

## services:

**Water & Sewer:** City of Oceanside

**Electric/Gas:** SDG&E

**Police & Fire:** City of Oceanside

## asking price:

\$4,595,000











TREES ARE SHOWN AS A REFERENCE ONLY.  
SEE LANDSCAPE DWGS FOR TREES, TYP.

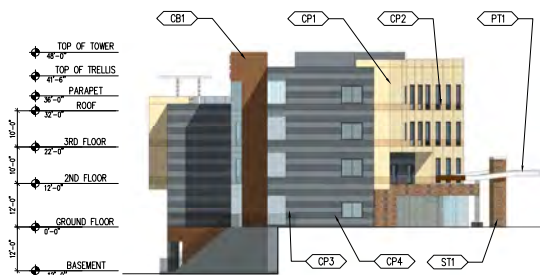
**EAST ELEVATION**  
SCALE: -

1



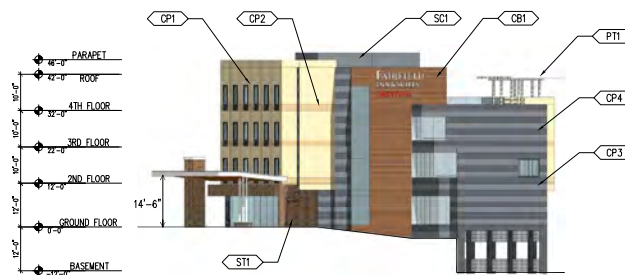
**WEST ELEVATION**  
SCALE: -

2



**NORTH ELEVATION**  
SCALE: -

3



**SOUTH ELEVATION**  
SCALE: -

4

- CP1 PAINT ON CEMENT PLASTER - BENJAMIN MOORE "POWELL BUFF HC-35"
- CP2 PAINT ON CEMENT PLASTER - BENJAMIN MOORE "WILMINGTON TAN HC-34"
- CP3 PAINT ON CEMENT PLASTER - BENJAMIN MOORE "GRAY SHOWER 2125-30"
- CP4 PAINT ON CEMENT PLASTER - BENJAMIN MOORE "DEEP SPACE 2125-20"
- CP5 INTEGRAL COLOR CEMENT PLASTER - BENJAMIN MOORE "WHITE HERON OC-57"
- CBI CEMENT BOARD Siding, HARDPLANK LAP Siding, COLOR: BENJAMIN MOORE "LOG CABIN 2163-10"
- PT1 ROOF TRELLIS / METAL FASCIA, COLOR: BENJAMIN MOORE "WHITE HERON OC-57"
- WF ALUMINUM WINDOW FRAME, COLOR: BENJAMIN MOORE "DEEP SPACE 2125-20"
- PC1 PTAC GRILL, COLOR TO MATCH WINDOW FRAME'S: BENJAMIN MOORE "DEEP SPACE 2125-20"
- SC1 ALUMINUM MECHANICAL SCREEN, COLOR: BENJAMIN MOORE "GRAY SHOWER 2125-30"
- ST1 ELBORADO STONE - CLIFFSTONE - CAMBRIA (COLOR)
- PP PERFORATED METAL PANEL, COLOR: BENJAMIN MOORE "WHITE HERON OC-57"

## KEYNOTES

NO. DATE ISSUES AND REVISIONS BY

1. 06/08/16 ENTITLEMENT

DATE SCALE AS SHOWN

DRAWN BY

PROJECT NUMBER 15,001

SHEET TITLE

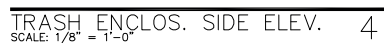
**BUILDING  
ELEVATIONS**

SHEET NUMBER

**A3.0**

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**SITE PLAN**  
SCALE: 1/32" = 1'-0"

1000 BRANNAN STREET  
SUITE 404  
SAN FRANCISCO, CA 94103  
T 415.371.1400  
F 415.371.1401  
[www.axisonline.net](http://www.axisonline.net)

PROJECT NAME

**FAIRFIELD  
INN & SUITES**

OCEANSIDE BLVD,  
WEST OF VINE ST  
OCEANSIDE, CALIFORNIA  
APN 152-320-37

NO.	DATE	ISSUES AND REVISIONS	B
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1. 06/08/16 ENTITLEMENT

DATE \_\_\_\_\_

SCALE AS SHOWN

DRAWN BY

PROJECT NUMBER 15.001

SHEET TITLE

BASEMENT FLOOR  
PLAN & SITE PLAN

SHEET NUMBER

## A1.0

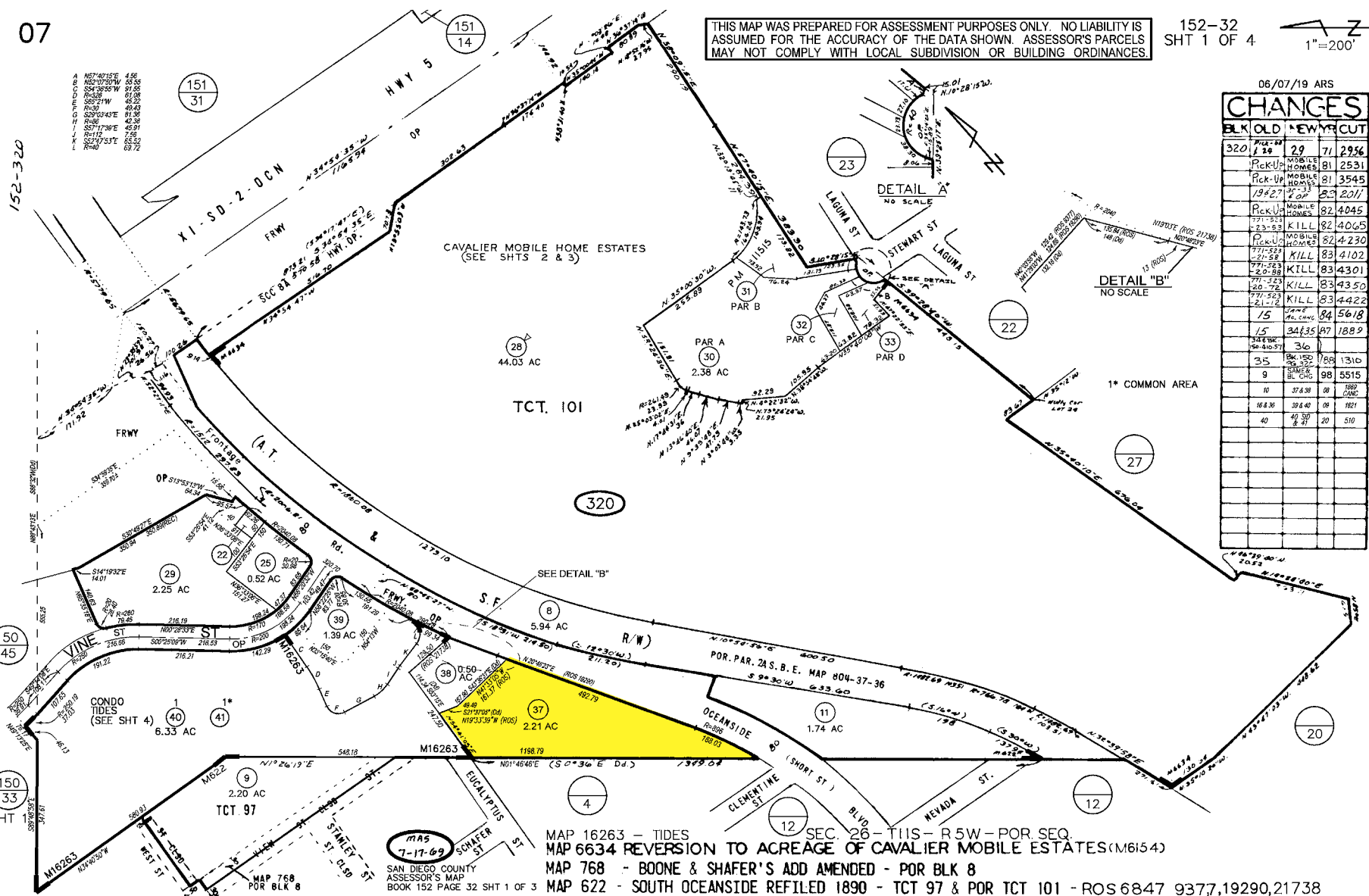
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07

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152-320



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

152-32  
SHT 1 OF 4  
1"=200'

06/07/19 ARS

CHANGES		BLK	OLD	NEW	CUT
320	134	29	71	2956	
Pick-Up	MOBILE HOMES	81	2531		
Pick-Up	MOBILE HOMES	81	3545		
19427	2033	23	2011		
Pick-Up	MOBILE HOMES	82	4045		
23-53	KILL	82	4065		
Pick-Up	MOBILE HOMES	82	4230		
23-53	KILL	83	4102		
23-53	KILL	83	4301		
23-53	KILL	83	4350		
23-53	KILL	83	4422		
15	3435	84	5618		
15	3435	87	1889		
35	1310	88	1310		
9	5515	98	5515		
10	3730	98	3730		
16830	39440	99	1621		
40	510	20	510		

MAP 16263 - TIDES  
MAP 6634 REVERSION TO ACREAGE OF CAVALIER MOBILE ESTATES (M6154)  
MAP 768 - BOONE & SHAFER'S ADD AMENDED - POR BLK 8  
MAP 622 - SOUTH OCEANSIDE REFILED 1890 - TCT 97 & POR TCT 101 - ROS 6847 9377, 19290, 21738



## 1 mile



population

18,078



estimated households

8,109



average household income

\$110,694



median household income

\$83,412



total employees

6,941

## 3 miles



population

64,763



estimated households

24,346



average household income

\$115,554



median household income

\$90,675



total employees

20,947

## 5 miles



population

140,503



estimated households

53,780



average household income

\$127,992



median household income

\$99,446



total employees

45,860





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By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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