

# 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



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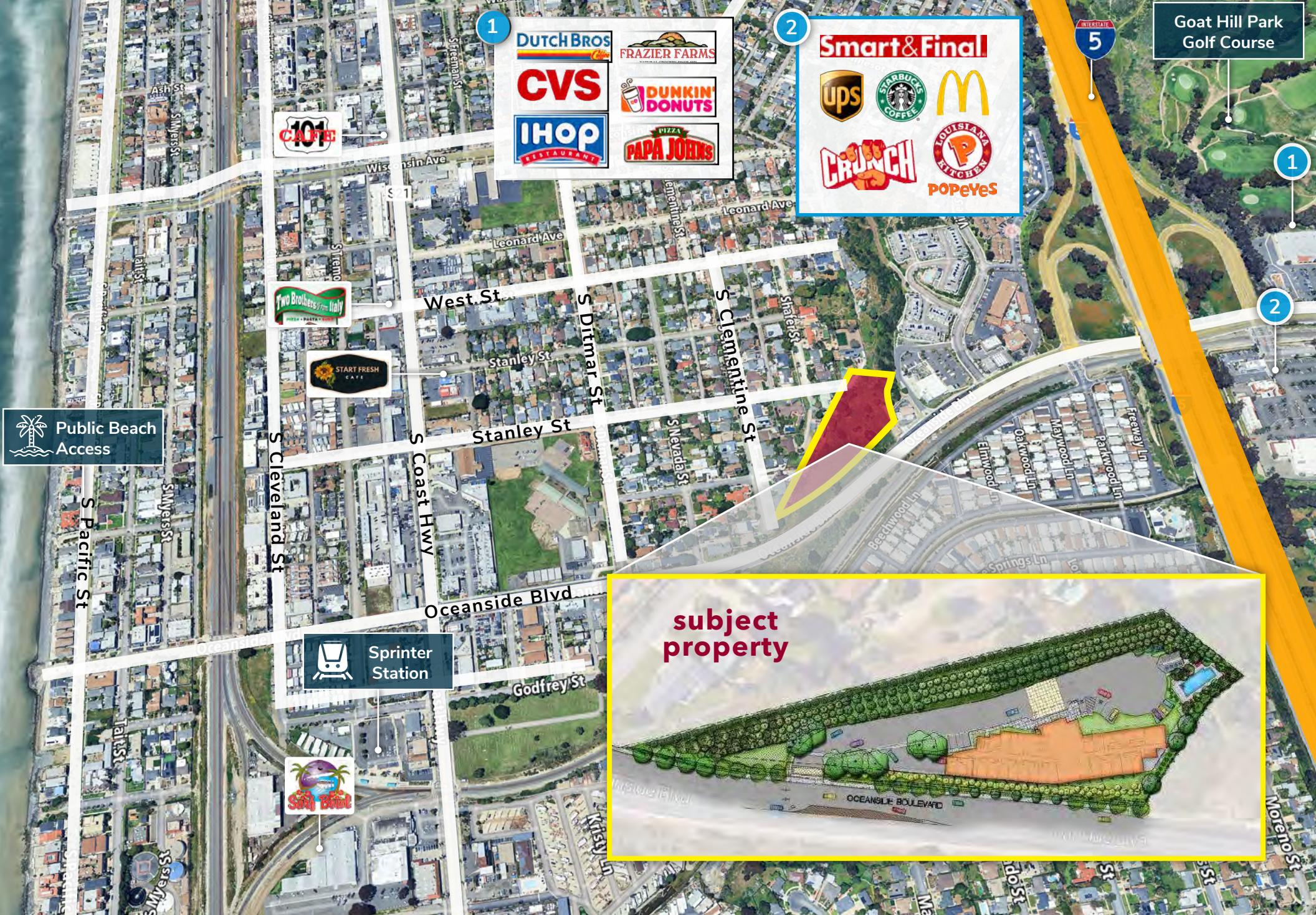






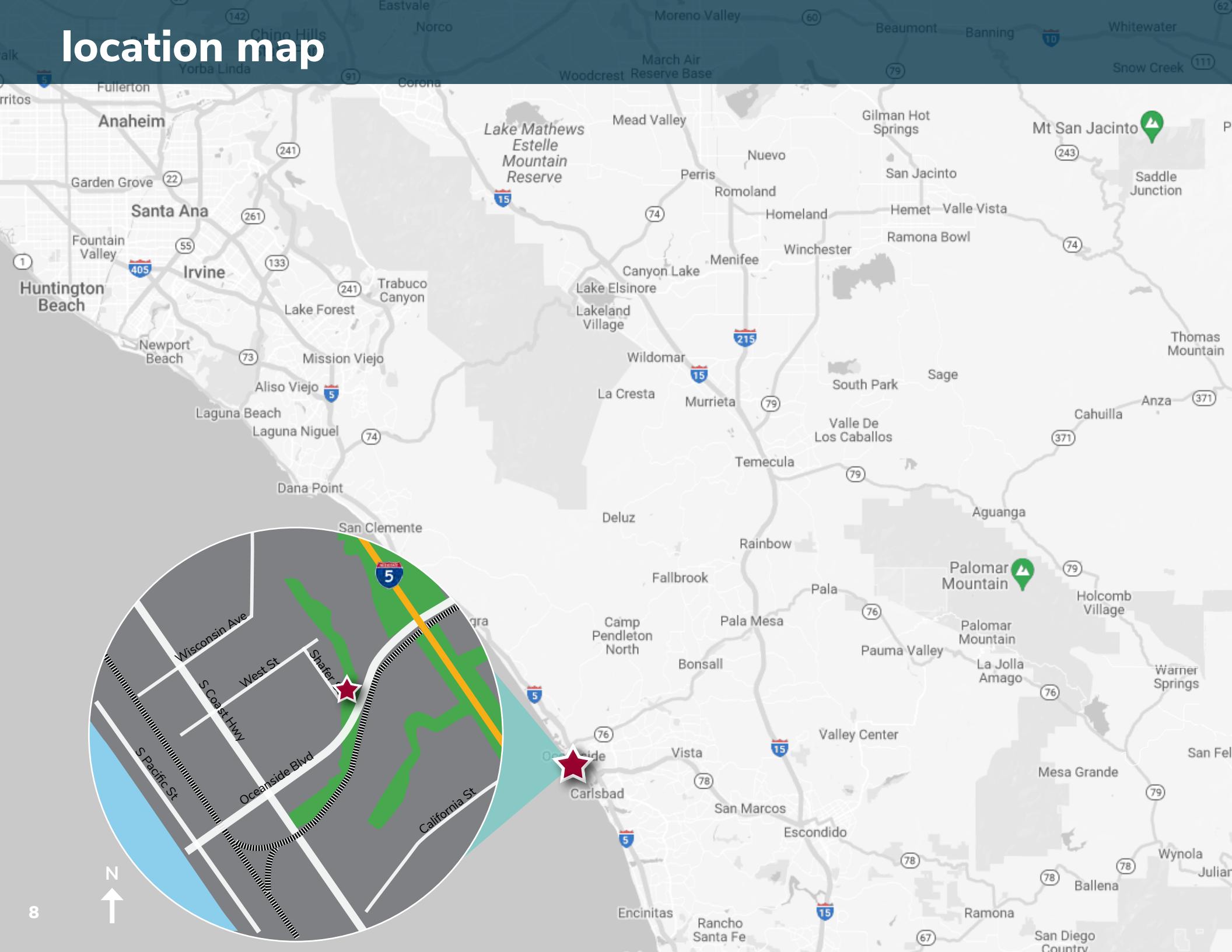






aerial 

# location map



# property information

## 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





renderings



TOP OF TOWER 48'-0"

ROOF 42'-0"

4TH FLOOR 32'-0"

3RD FLOOR 22'-0"

2ND FLOOR 12'-0"

GROUND FLOOR 0'-0"

BASEMENT -12'-0"

EAST ELEVATION SCALE: - 1



PARAPET 48'-0"

ROOF 42'-0"

4TH FLOOR 32'-0"

3RD FLOOR 22'-0"

2ND FLOOR 12'-0"

GROUND FLOOR 0'-0"

NO. DATE ISSUES AND REVISIONS BY

1. 08/08/16 ENTITLEMENT

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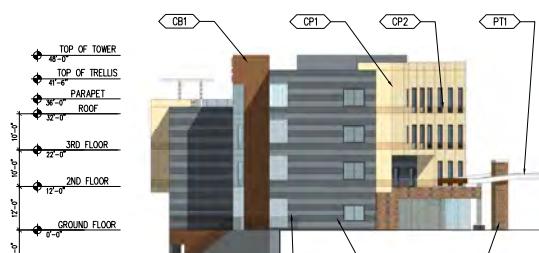
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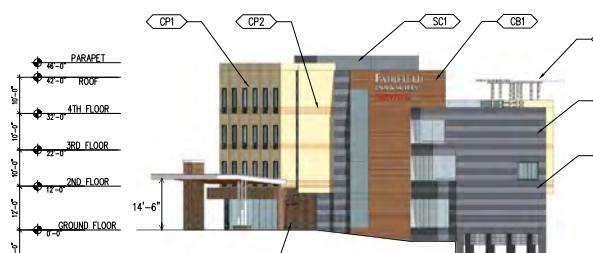
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WEST ELEVATION SCALE: - 2



NORTH ELEVATION SCALE: - 3



SOUTH ELEVATION SCALE: - 4

CB1 PAINT ON CEMENT PLASTER - BENJAMIN MOORE "POWELL BURG HC-35"  
CP1 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"  
CB1 CEMENT BOARD SIDING, HARDEPLAN LAP SIDING, COLOR: BENJAMIN MOORE "LOG CABIN 2163-10"  
PT1 ROOF TRELLIS / METAL FASCIA, COLOR: BENJAMIN MOORE "WHITE HERON OC-57"  
PC1 ALUMINUM WINDOW FRAME, COLOR: BENJAMIN MOORE "DEEP SPACE 2125-20"  
SCI ALUMINUM MECHANICAL SCREEN, COLOR: BENJAMIN MOORE "GRAY SHOWER 2125-30"  
ST1 ELDORADO STONE - CLIFFSTONE - CAMBRIA (COLOR)  
PP PERFORATED METAL PANEL, COLOR: BENJAMIN MOORE "WHITE HERON OC-57"

DATE AS SHOWN  
SCALE DRAWN BY  
DRAWN BY  
PROJECT NUMBER 15,001  
SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A3.0

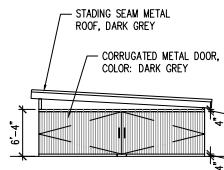
## KEYNOTES

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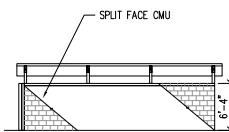
PROJECT NAME

**FAIRFIELD  
INN & SUITES**

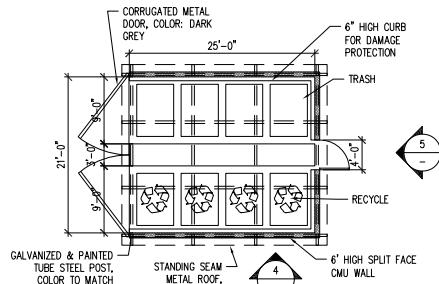
OCEANSIDE BLVD,  
WEST OF VINE ST  
OCEANSIDE, CALIFORNIA  
APN 152-320-37



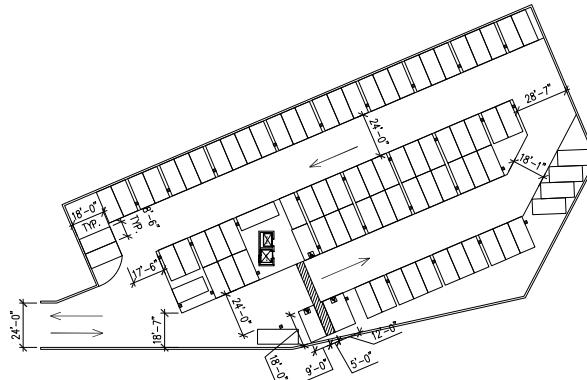
**TRASH ENCLOS. FRONT ELEV. 5**  
SCALE: 1/8" = 1'-0"



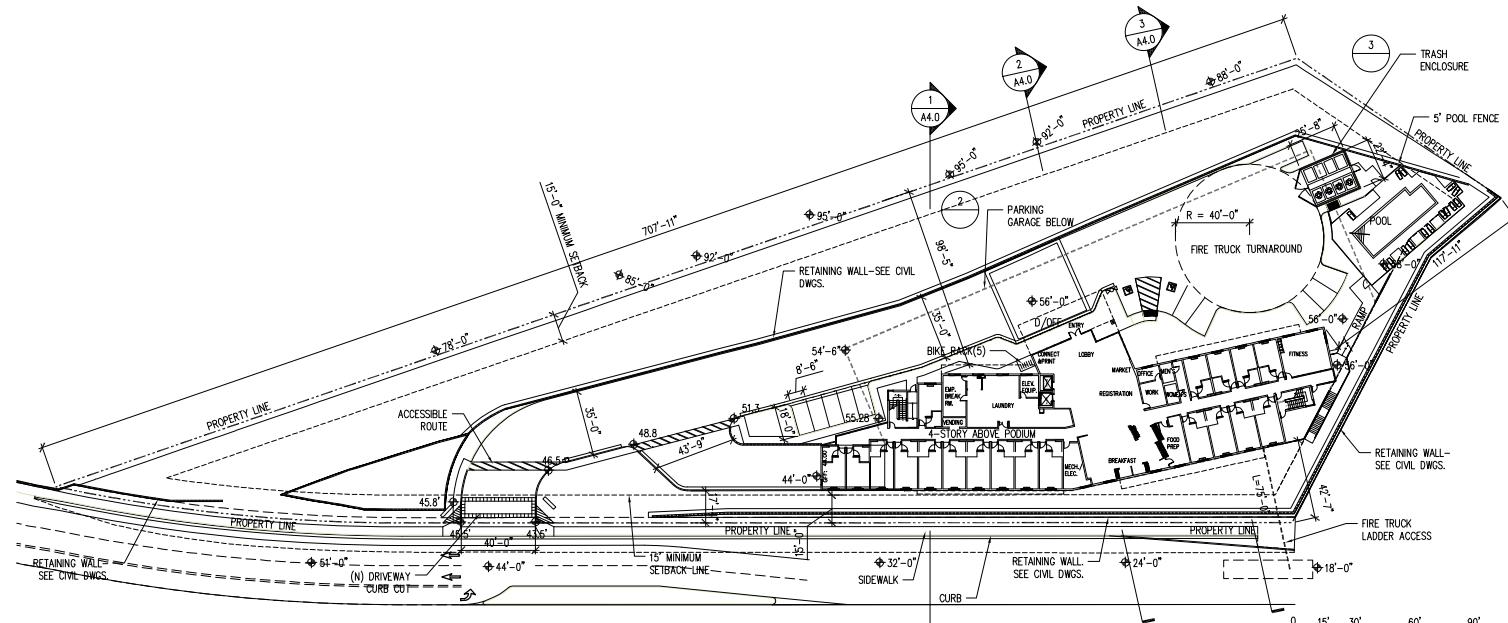
**TRASH ENCLOS. SIDE ELEV. 4**  
SCALE: 1/8" = 1'-0"



**TRASH ENCLOSURE PLAN 3**  
SCALE: 1/8" = 1'-0"



**BASEMENT GARAGE FLOOR PLAN 2**  
SCALE: 1/32" = 1'-0"



SEE LANDSCAPE DRAWINGS FOR PLANTING AND SITE PAVING

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

NO. DATE ISSUES AND REVISIONS BY

1. 08/08/16 ENTITLEMENT

DATE  
SCALE  
DRAWN BY  
PROJECT NUMBER  
SHEET TITLE

**BASEMENT FLOOR  
PLAN & SITE PLAN**

SHEET NUMBER

**A1.0**

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# 2024 demographics





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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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