

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~~ \$4,495,000

subject property

Oceanside Blvd

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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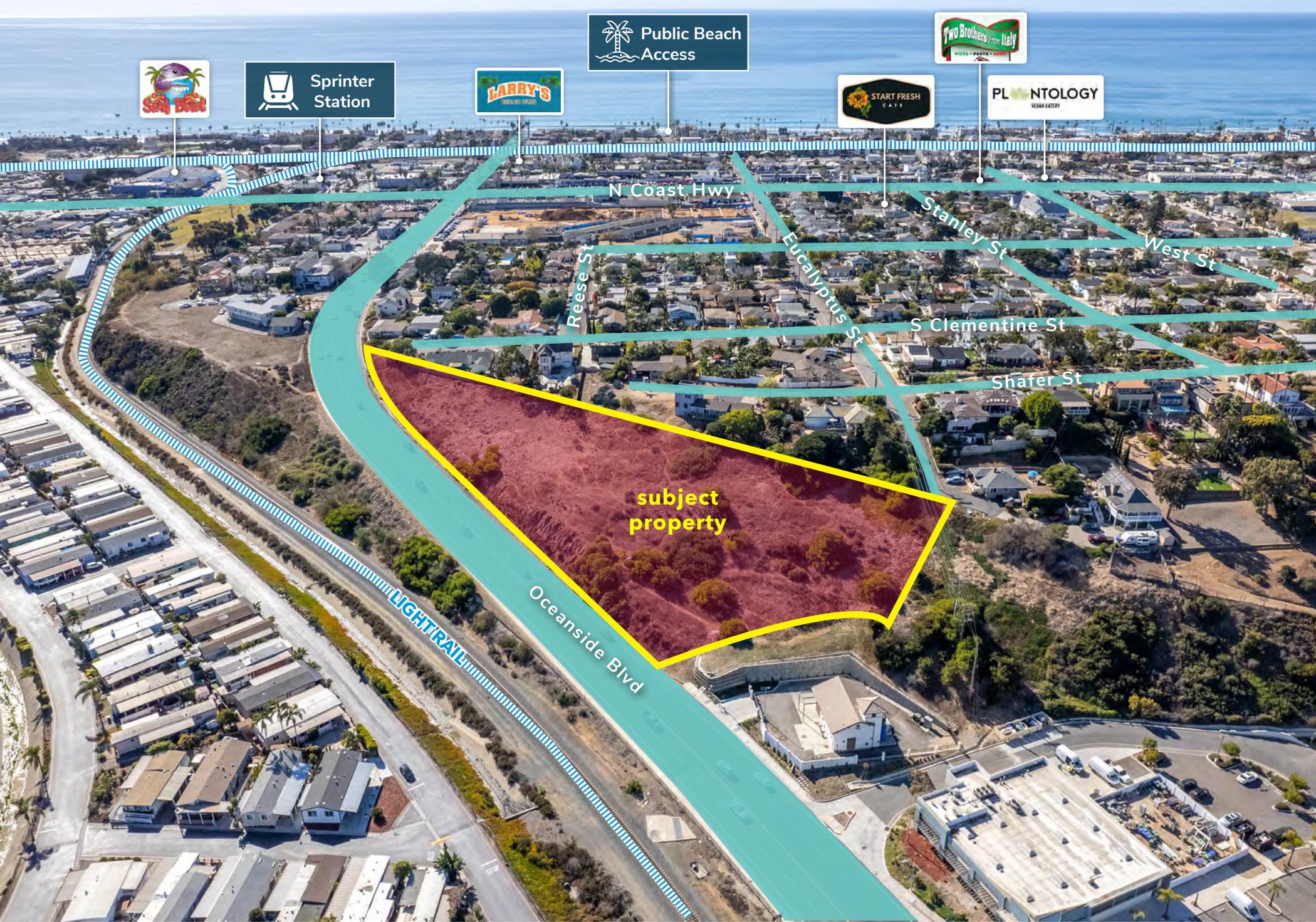
Goat Hill Park
Golf Course



Oceanside Blvd

S Clementine St







West St

Stanley St

S Dittmar St

S Nevada St

Eucalyptus St

S Clementine St

Shafer St

subject property

Oceanside Blvd

LIGHT RAIL



1

DUTCH BROS
FRAZIER FARMS
CVS
DUNKIN' DONUTS
IHOP RESTAURANT
PAPA JOHN'S

2

Smart & Final
UPS
STARBUCKS COFFEE
MCDONALD'S
CRUNCH
LOUISIANA KITCHEN
POPEYES

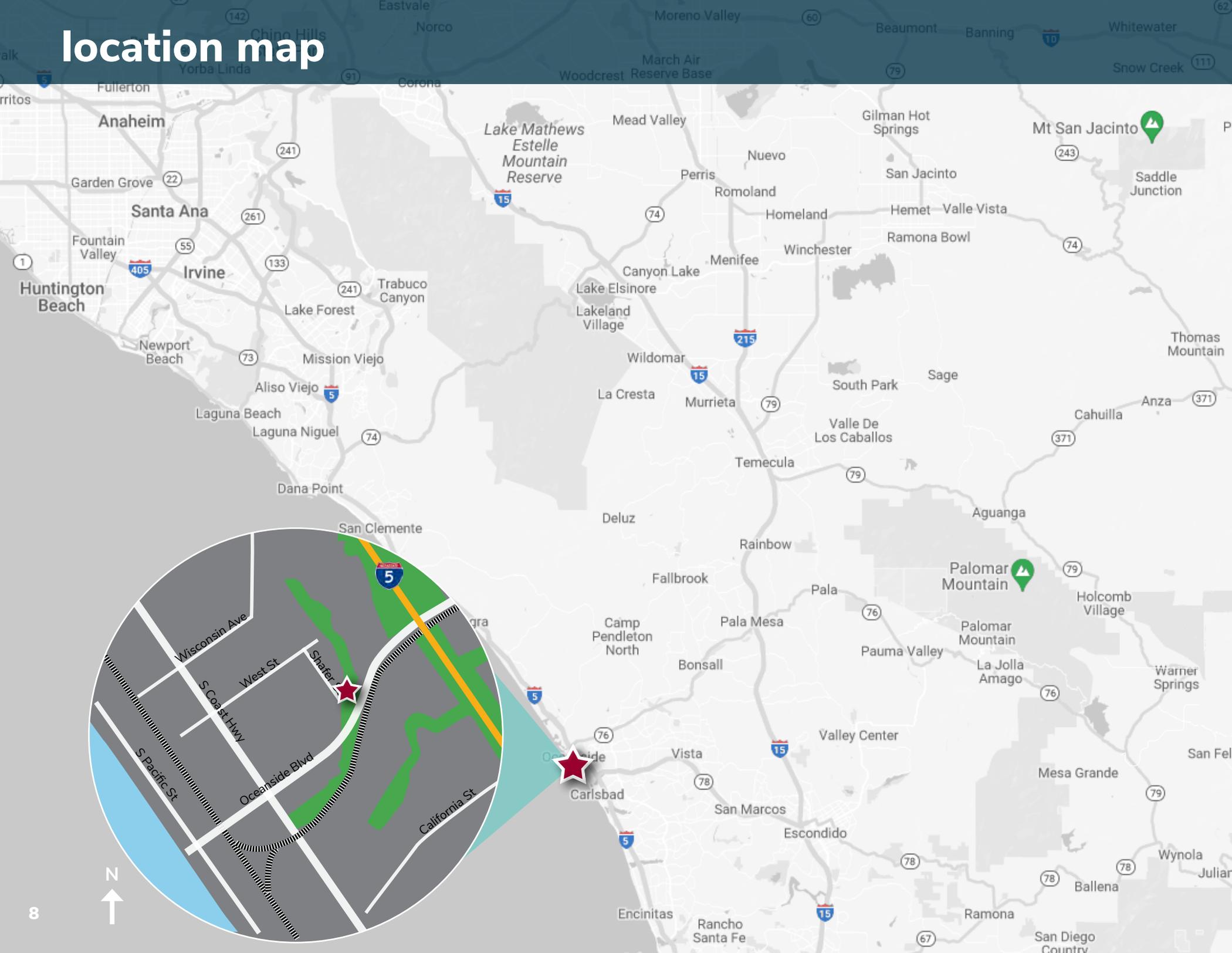
Goat Hill Park Golf Course

Public Beach Access

Sprinter Station



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~~ \$4,495,000





PROJECT NAME

FAIRFIELD INN & SUITES

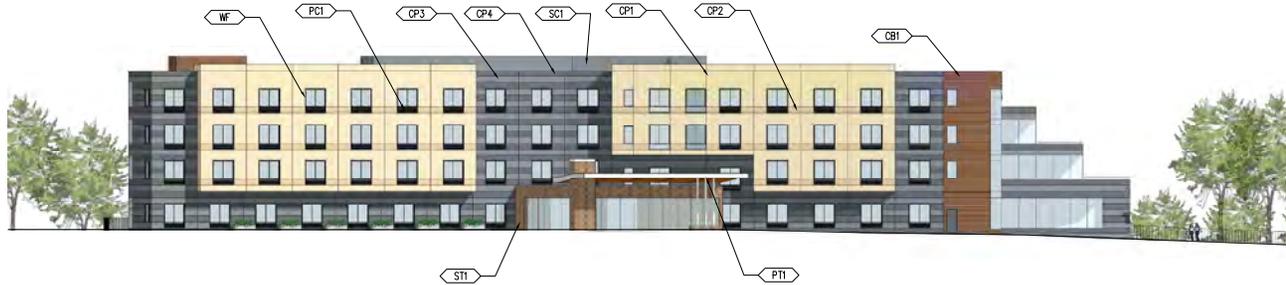
OCEANSIDE BLVD,
WEST OF VINE ST
OCEANSIDE, CALIFORNIA
APN 152-320-37



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

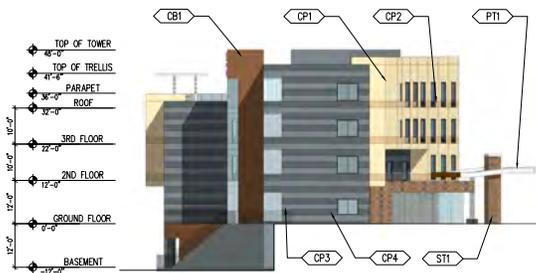
EAST ELEVATION
SCALE: -

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, HORIZONTAL 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. 08/08/16 ENTITLEMENT

DATE

SCALE AS SHOWN

DRAWN BY

PROJECT NUMBER 15,001

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

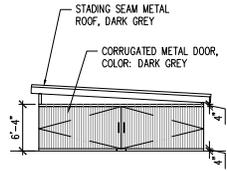
A3.0

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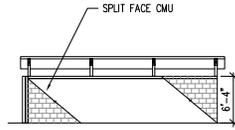
PROJECT NAME

FAIRFIELD INN & SUITES

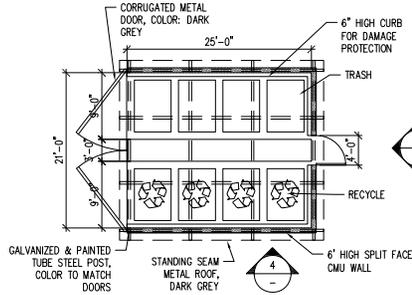
OCEANSIDE BLVD.
WEST OF VINE ST
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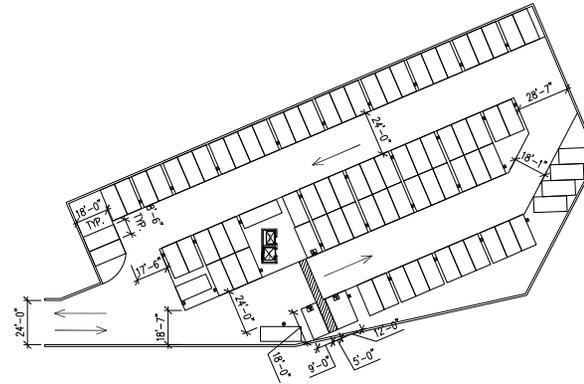
TRASH ENCLOS. FRONT ELEV. 5
SCALE: 1/8" = 1'-0"



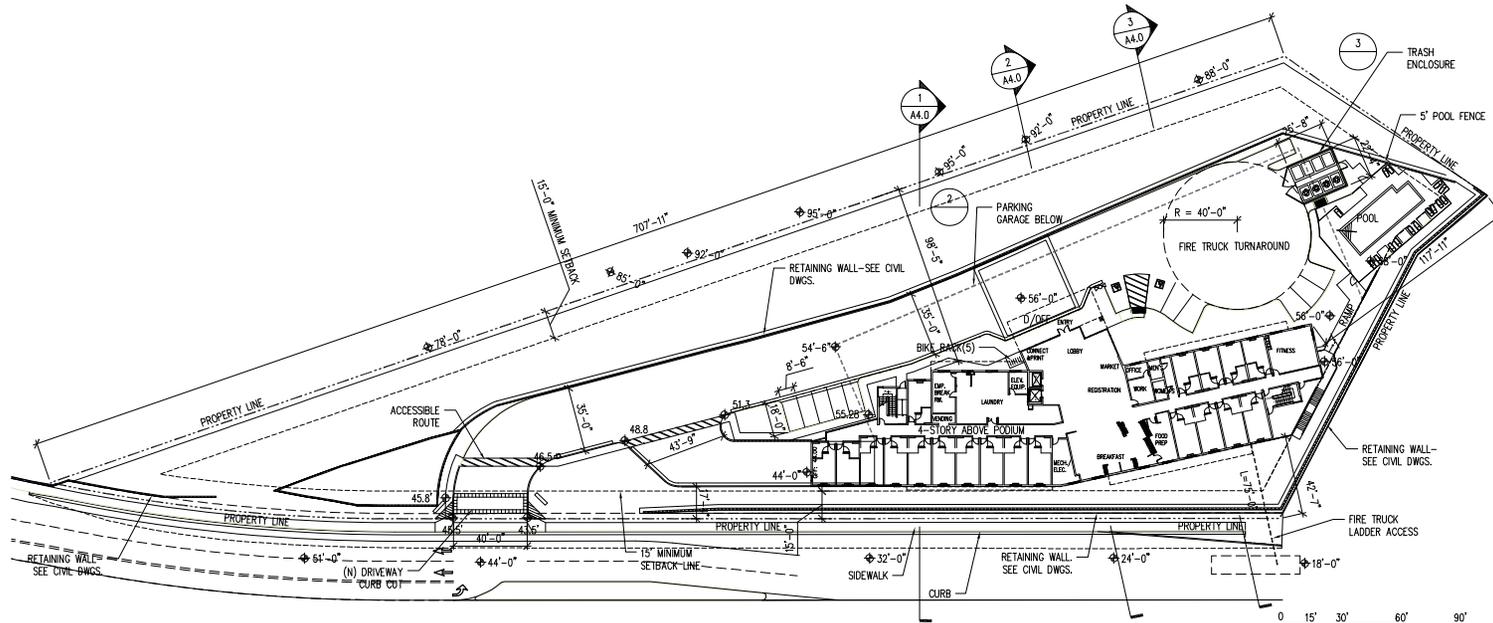
TRASH ENCLOS. SIDE ELEV. 4
SCALE: 1/8" = 1'-0"



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
SCALE: 1/32" = 1'-0"

NO. DATE ISSUES AND REVISIONS BY

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

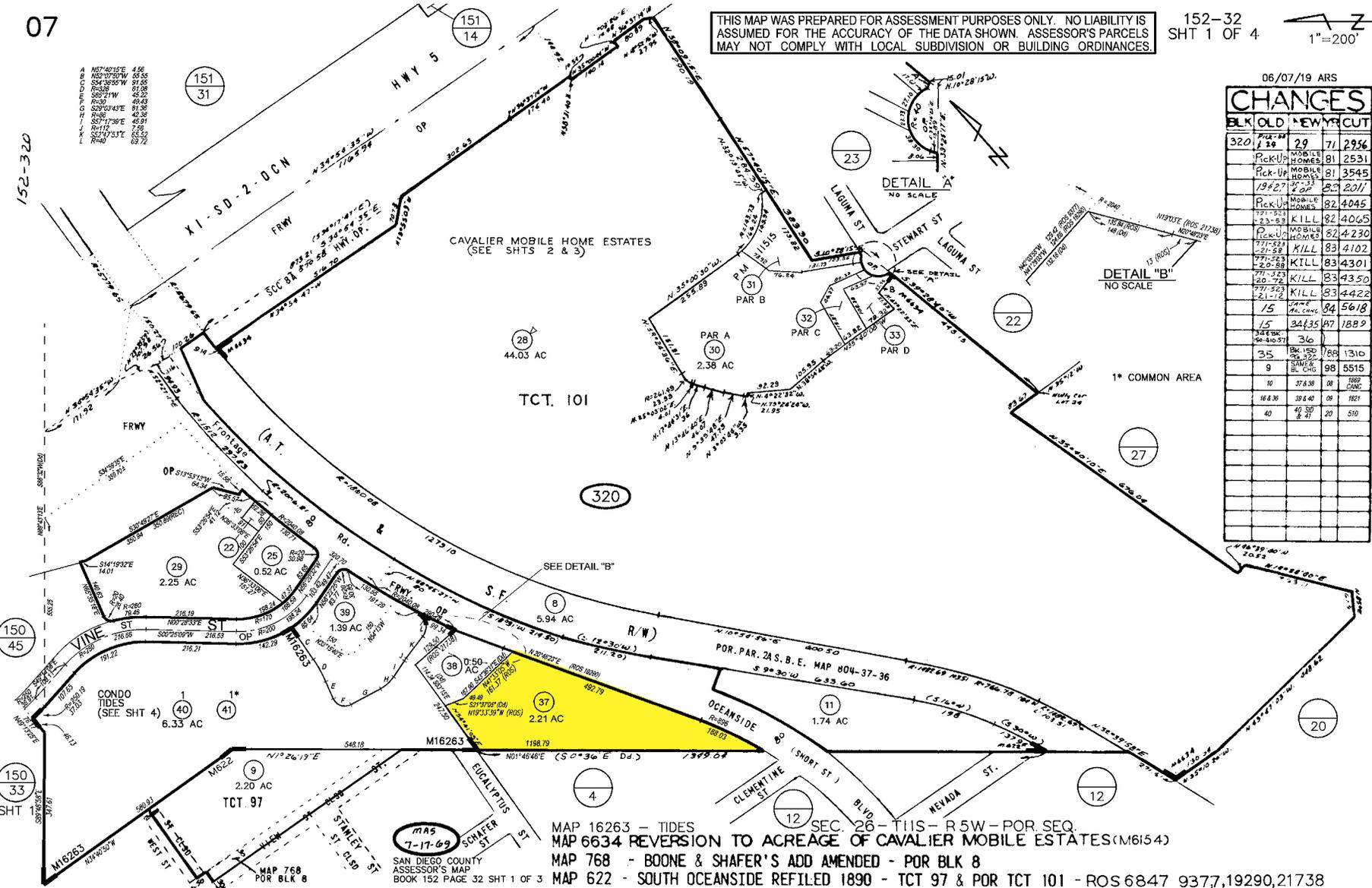
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07

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

BLK	OLD	NEW	CUT
320	134	29	71 2956
	Pck-Up	MOBILES	81 2531
	Pck-Up	MOBILES	81 3545
	19427	23	23 2011
	Pck-Up	MOBILE	82 4045
	23-53	KILL	82 4065
	1500-0	MOBILES	82 4230
	771-52	KILL	83 4102
	771-523	KILL	83 4301
	20-72	KILL	83 4350
	721-523	KILL	83 4422
	15	34	84 5618
	15	34	87 1889
	34	36	
	35	150	1310
	9	98	5515
	10	8	
	168.30	394.40	1821
	40	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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