

Potential 37 Unit Townhome Development – Currently Approved for 99 Room Hotel

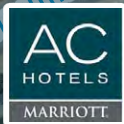
Oceanside Blvd | Oceanside, CA 92054

- 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: \$5,395,000

subject
property

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



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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Goat Hill Park
Golf Course



DUTCH BROS

FRAZIER FARMS
NATURAL GREENS SINCE 1875

CVS

DUNKIN' DONUTS

IHOP
RESTAURANT

PIZZA
PAPA JOHN'S

Smart & Final



subject
property

Oceanside Blvd

LIGHT RAIL

S Clementine St

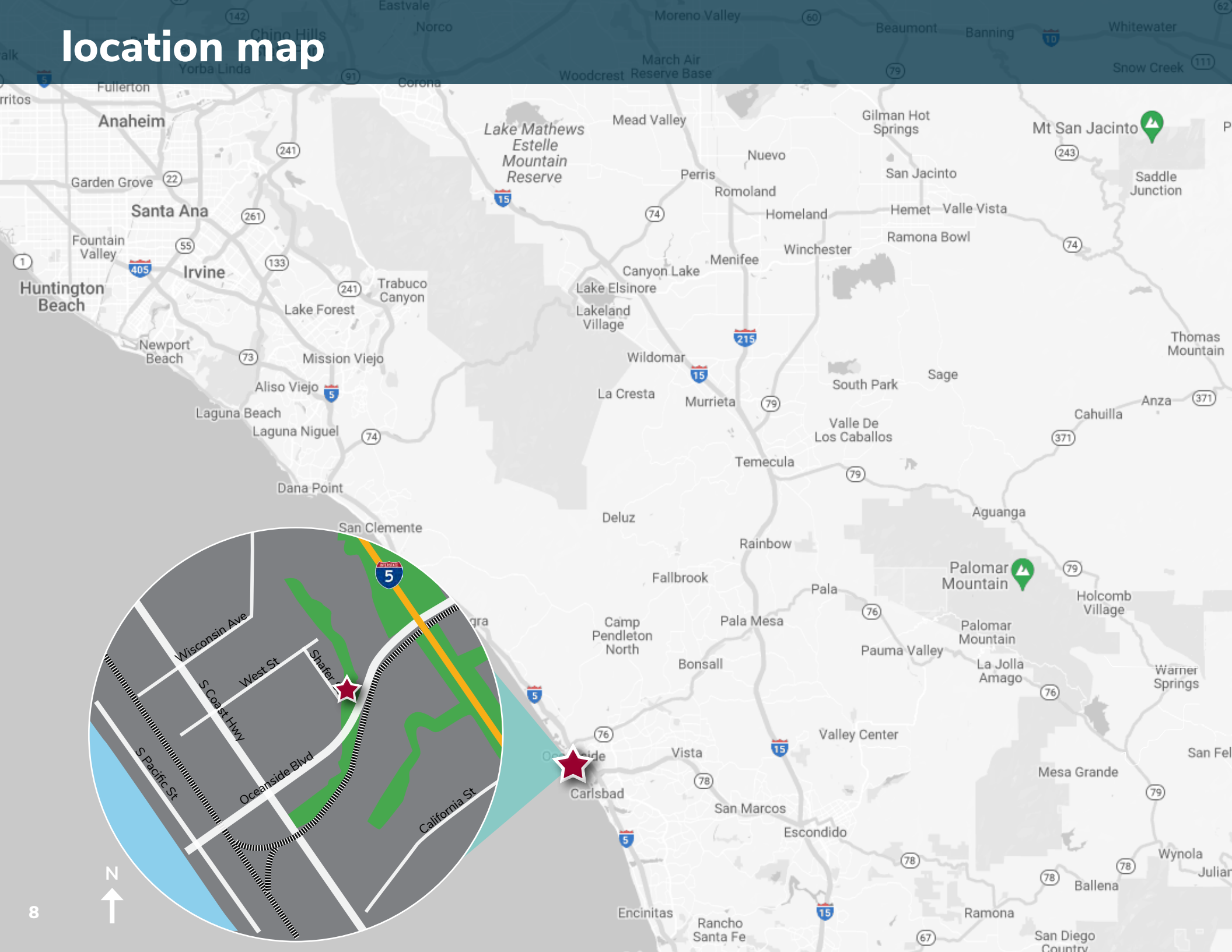








location map



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.

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:

\$5,395,000







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

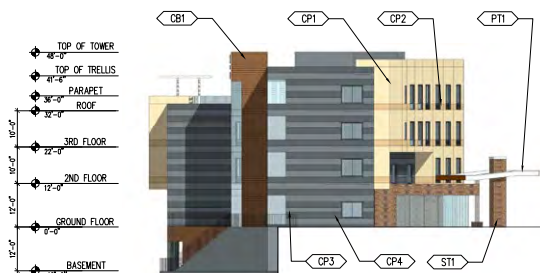
EAST ELEVATION
SCALE: -

1



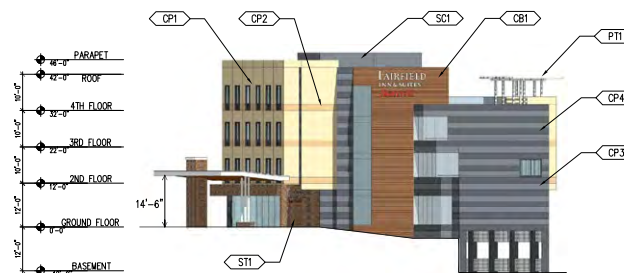
WEST ELEVATION
SCALE: -

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"
- CB1 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

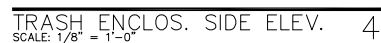
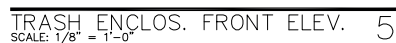
SHEET TITLE

**BUILDING
ELEVATIONS**

SHEET NUMBER

A3.0

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

1. 06/08/16 ENTITLEMENT

SHEET TITLE

BASEMENT FLOOR
PLAN & SITE PLAN

A1.0

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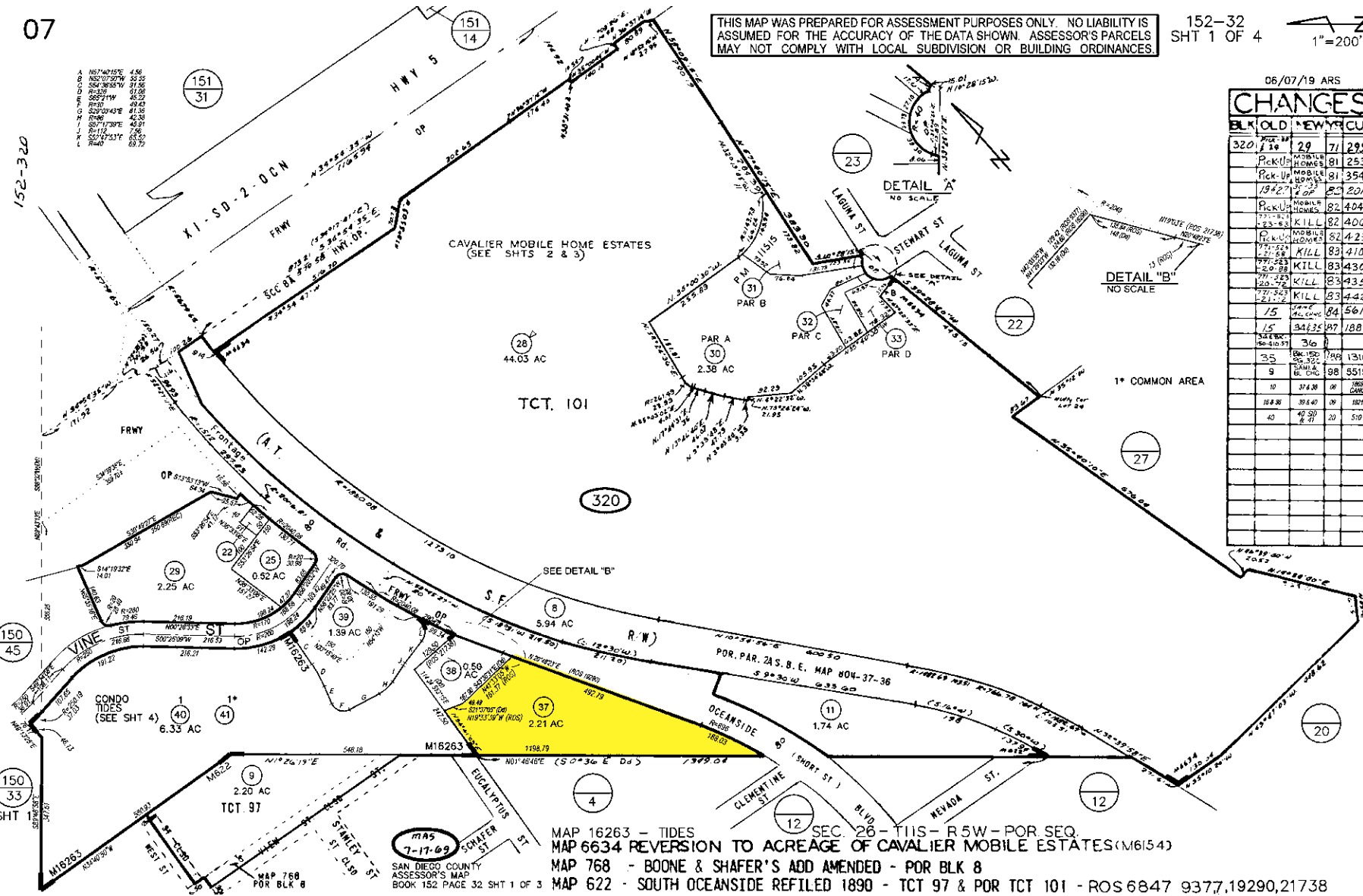
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152-32
SHT 1 OF 4

1"=200'

06/07/19 ARS

CHANGES				
BLK	OLD	NEW	CUT	
320	138	29	71	2936
	Pick-Up HOMES	81	2531	
	Pick-Up MOBILE HOMES	81	3545	
	1942	82	2011	
	Pick-Up MOBILE HOMES	82	4045	
	23-63	KILL	82	4065
	72-54	MOBILE HOMES	82	4230
	72-54	KILL	83	4102
	72-54	KILL	83	4301
	72-54	KILL	83	4350
	72-54	KILL	83	4422
	15	84	5618	
	15	3436	1889	
	35	36	1310	
	9	98	5515	
	10	37430	19	1801
	10	39440	19	1801
	40	40	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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