

Approved 6 Condominium Units | 0.3 Acres | Oceanside, CA

POPLAR Road



the OFFERING

Location	Poplar Rd., Oceanside, CA
APN	145-161-19-00
Acreage	0.3 acres / 13,161 SF
Existing Property Description	Vacant, unimproved residential lot
Approved Project	<ul style="list-style-type: none"> • 6 Condominium Units • 2-stories living over parking
Municipality	City of Oceanside
Zoning	High Density Residential (RH) - apartments & townhouses 21.0 to 28.9 du/acre in the RH district
General Plan	High Density Residential (HD-R)

POPLAR ROAD

Oceanside, CA



* Neighboring property approved for 12 units also available.
[Click Here](#) to view package featuring both properties

RELEVANT LINKS

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

AERIALS | W FACING



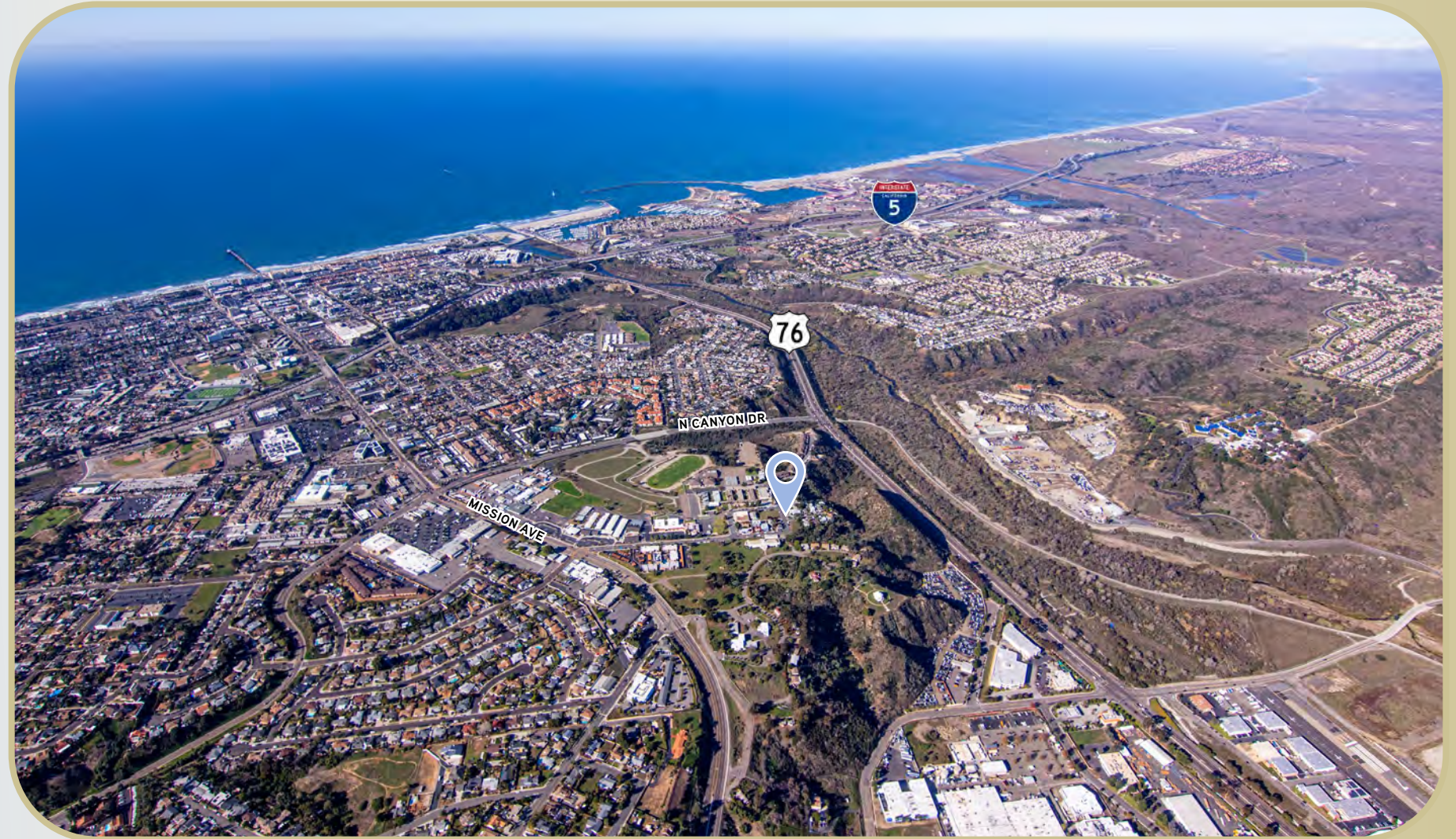
AERIALS | E FACING



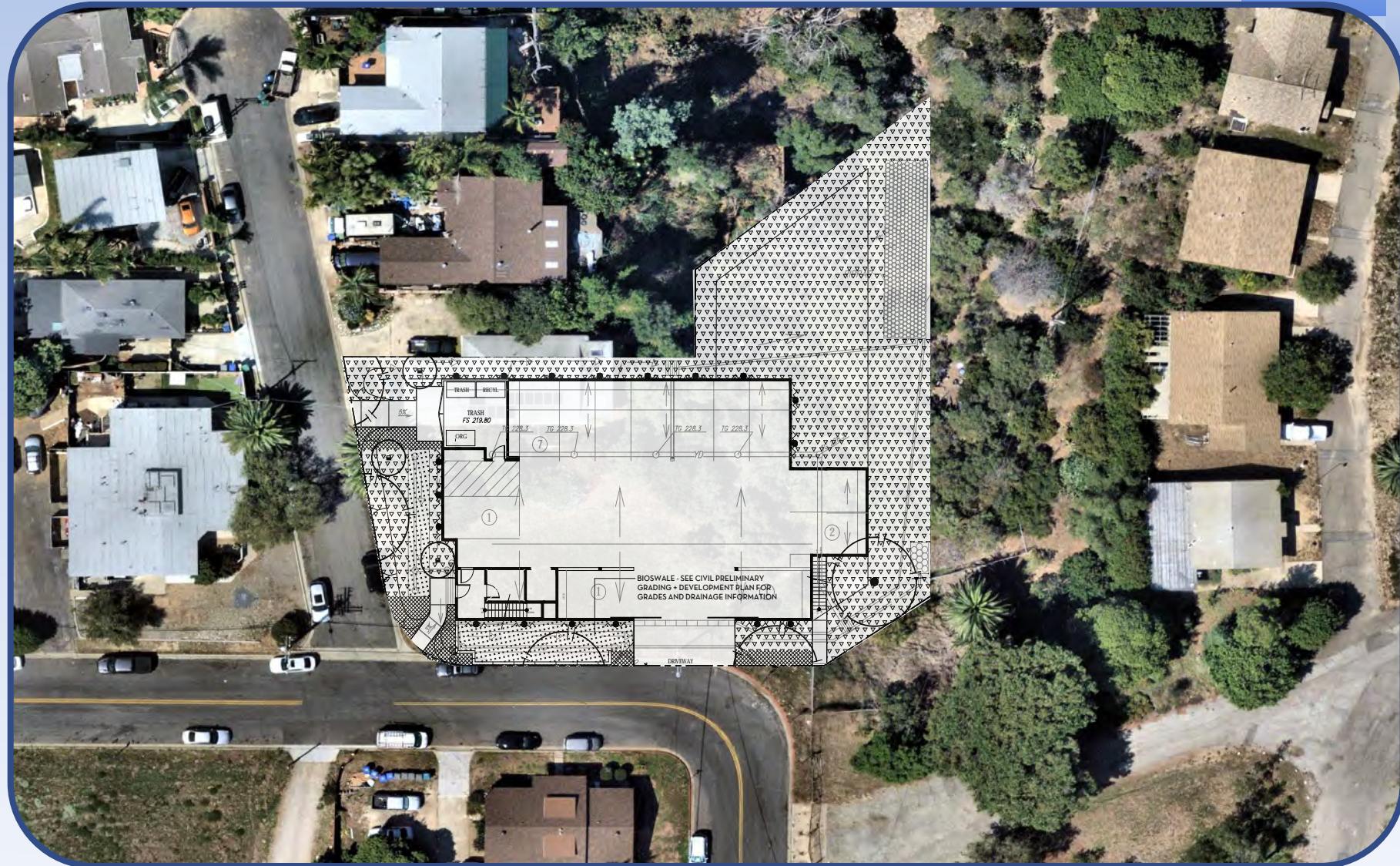
AERIALS | W FACING



AERIALS | W FACING



SITE PLAN



ARCHITECTURE | HILLCREST NORTH



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

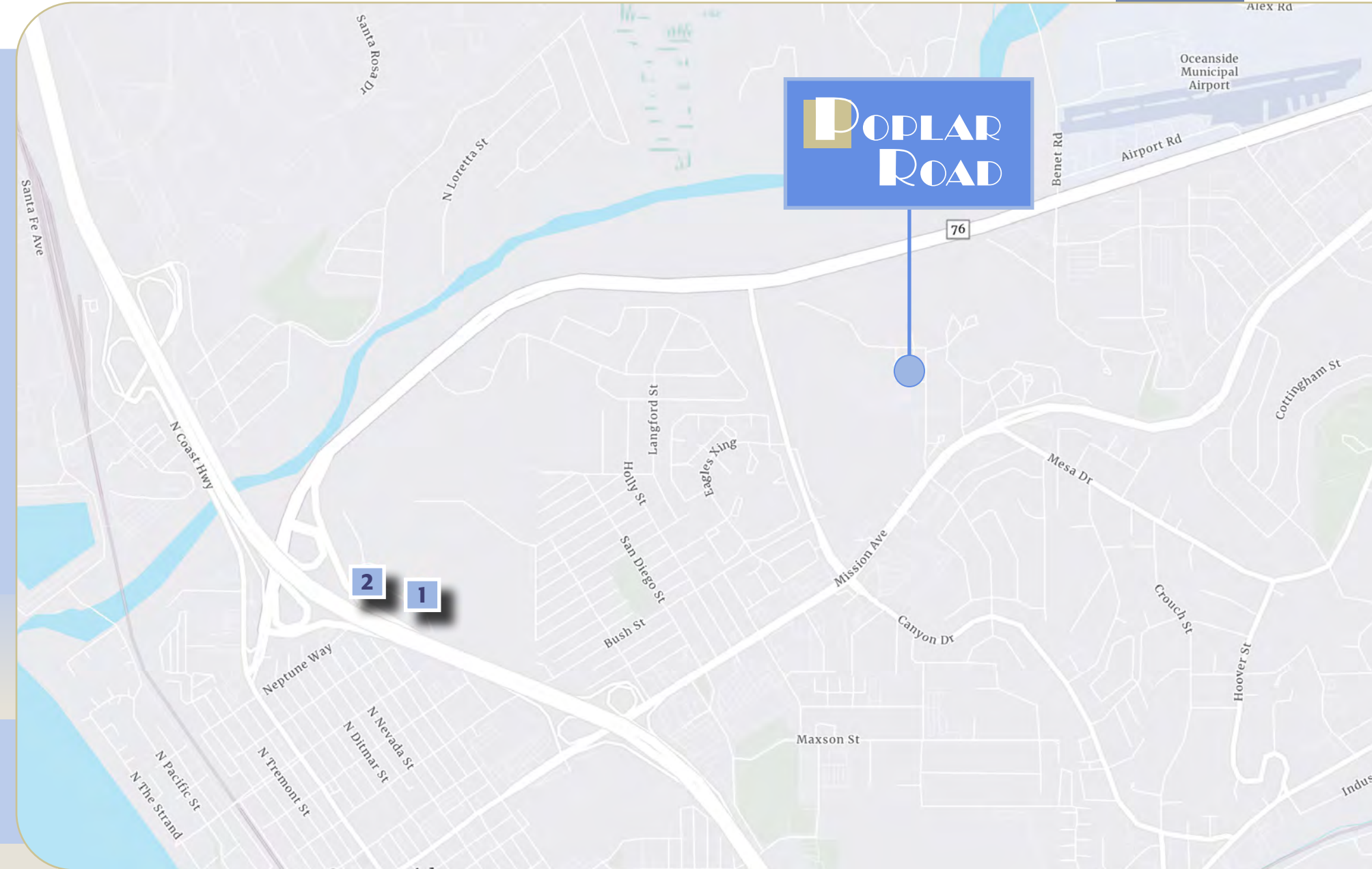
SQ FT	1,200
Projected Sales Price	\$732,453
Projected Price Per SF	\$610.38

AVERAGES

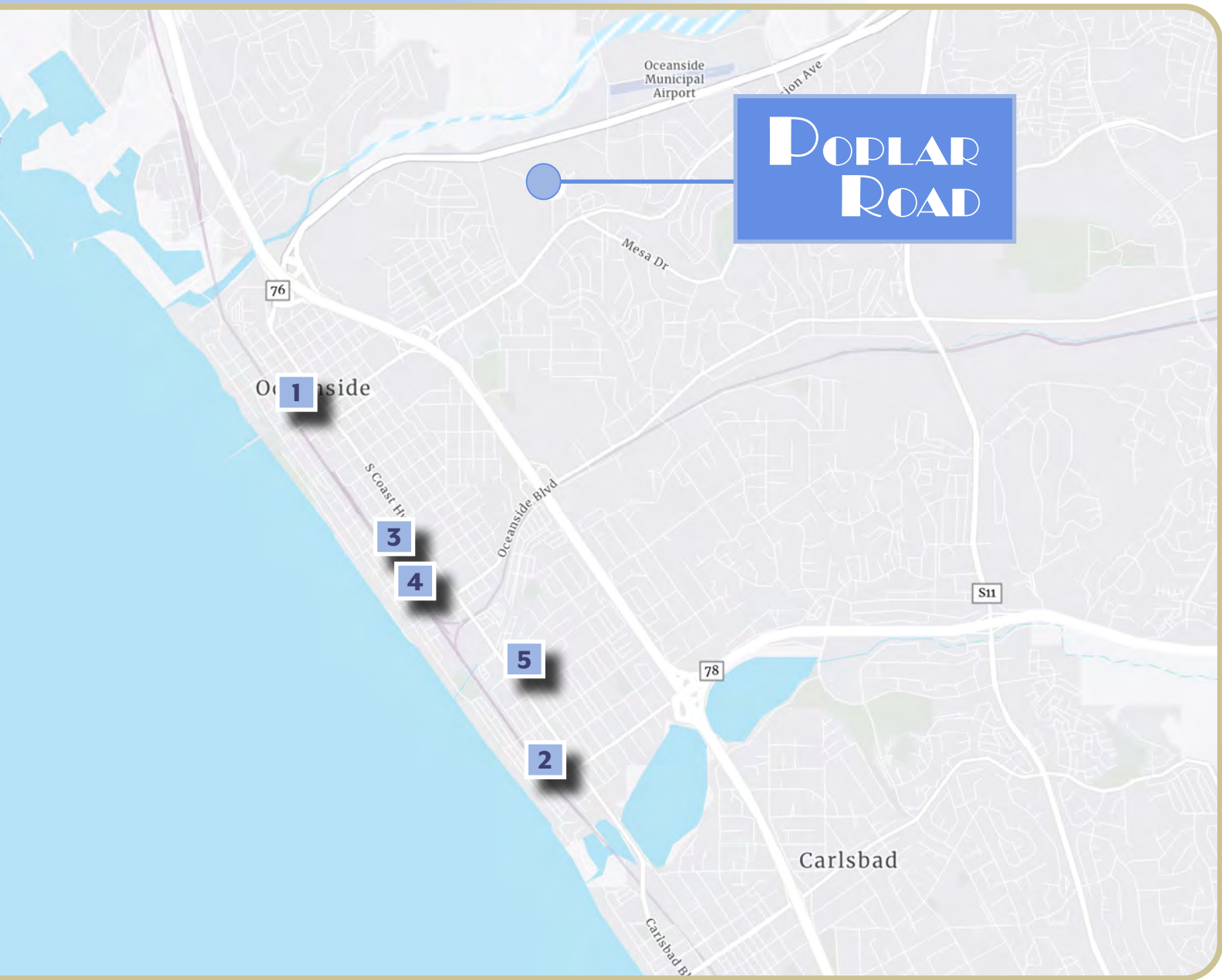
1,296
Sq Ft

\$777,000
Sold Price

\$601.67
PPSF



APARTMENT RENTAL COMPS



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



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



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



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



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



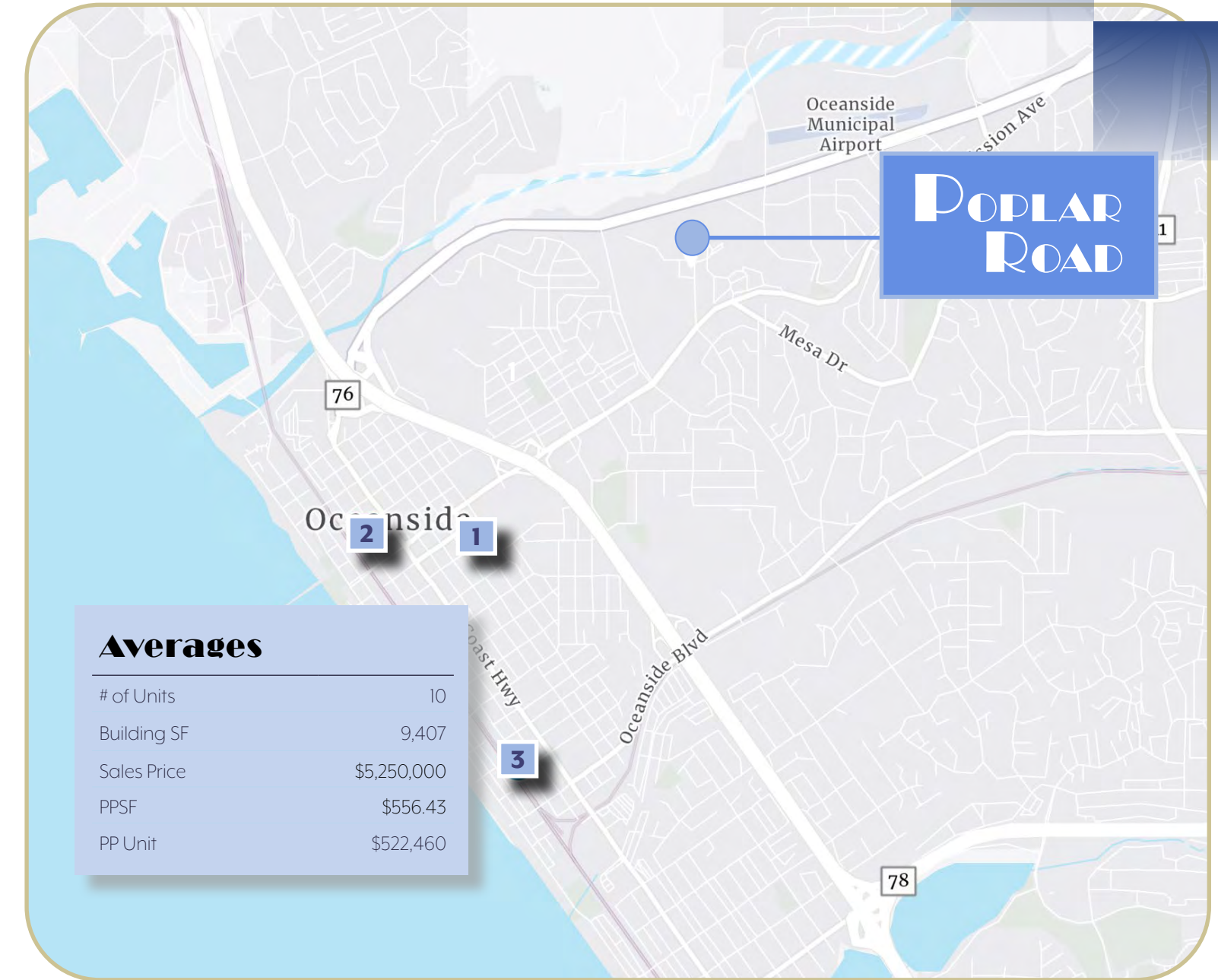
2
Beach Lofts at Oceanside

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



Averages

# of Units	10
Building SF	9,407
Sales Price	\$5,250,000
PPSF	\$556.43
PP Unit	\$522,460

ESTIMATED FEES

FEE TYPE

PER UNIT COST

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

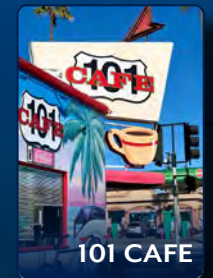




MISSION PACIFIC HOTEL



THE SEABIRD HYATT



101 CAFE



COMMUNAL COFFEE



CRAFT COAST BEER & TACOS



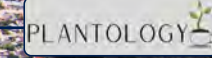
STONE BREWING



SWAMIS CAFE



PACIFIC COAST SPIRITS



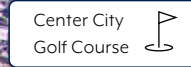
PLANTOLOGY



Start Fresh CAFE



POPULAR Road



Center City Golf Course

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



CIARA TRUJILLO

949 279 0685
Lic No. 01800279
ciara.trujillo@colliers.com

ERIN MCKINLEY

858 945 8227
Lic No. 01939372
erin.mckinley@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.