



**SOUTH OCEANSIDE BEACH**

**OCEANSIDE SHOPPING MALL**

CALIFORNIA  
**78**

**Vista Way**

**Avocado Rd**

**Ivy Rd**

**CORFAC**  
INTERNATIONAL  
**SOUTH COAST**  
COMMERCIAL

# OCEANSIDE DEVELOPMENT OPPORTUNITY

*Four Parcels with Views of Buena Vista Lagoon | 1852 & 1869 Ivy Rd, Oceanside, CA*



# CONFIDENTIALITY & DISCLAIMER

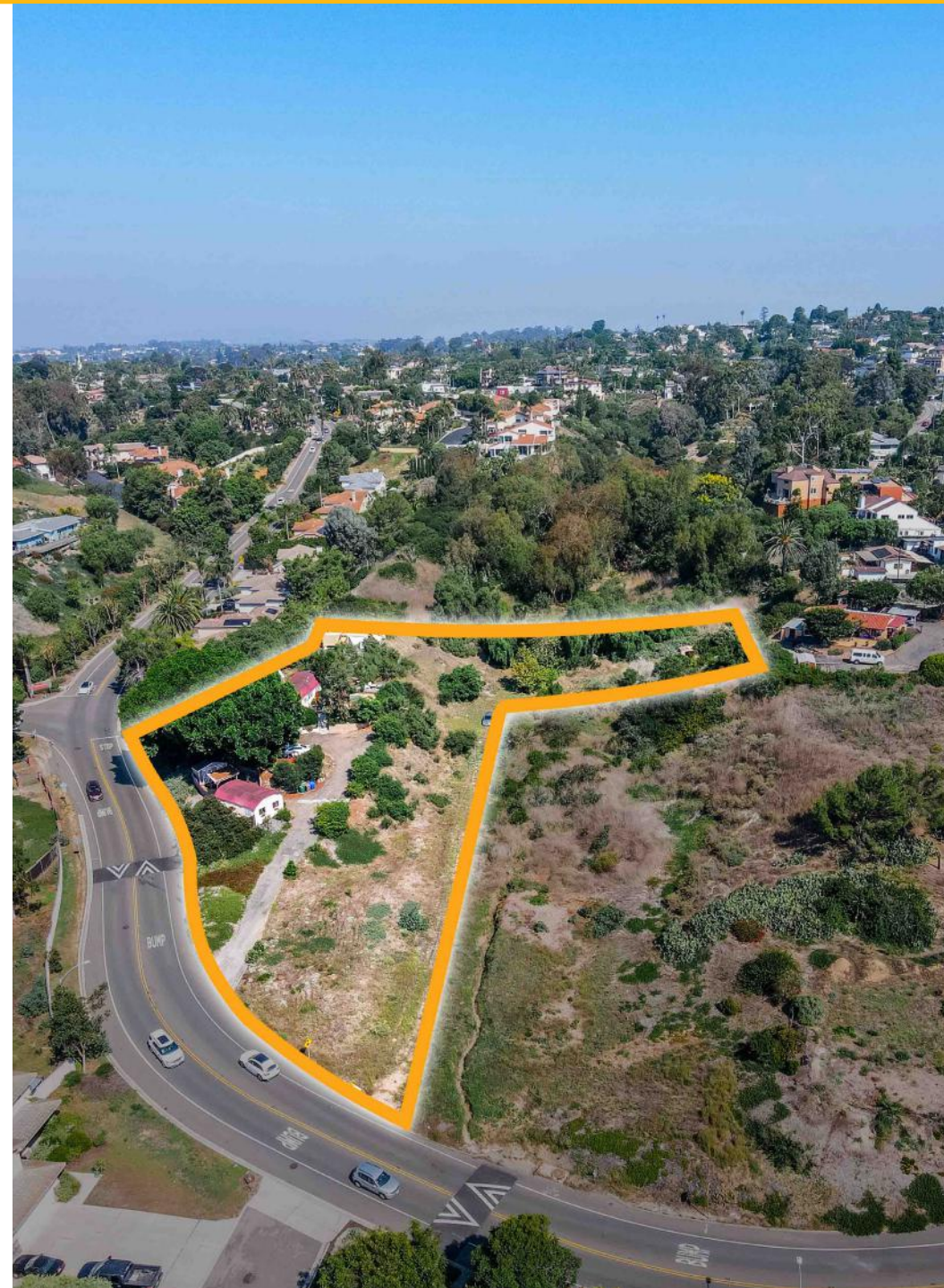
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by South Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.







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3405 Kenyon St #411  
San Diego, CA 92110  
619.226.6011  
scc1031.com



# THE PROPERTIES





# 1852 & 1869 IVY RD



LISTING PRICE

**\$1,750,000**



TOTAL LAND

**65,953 SF**



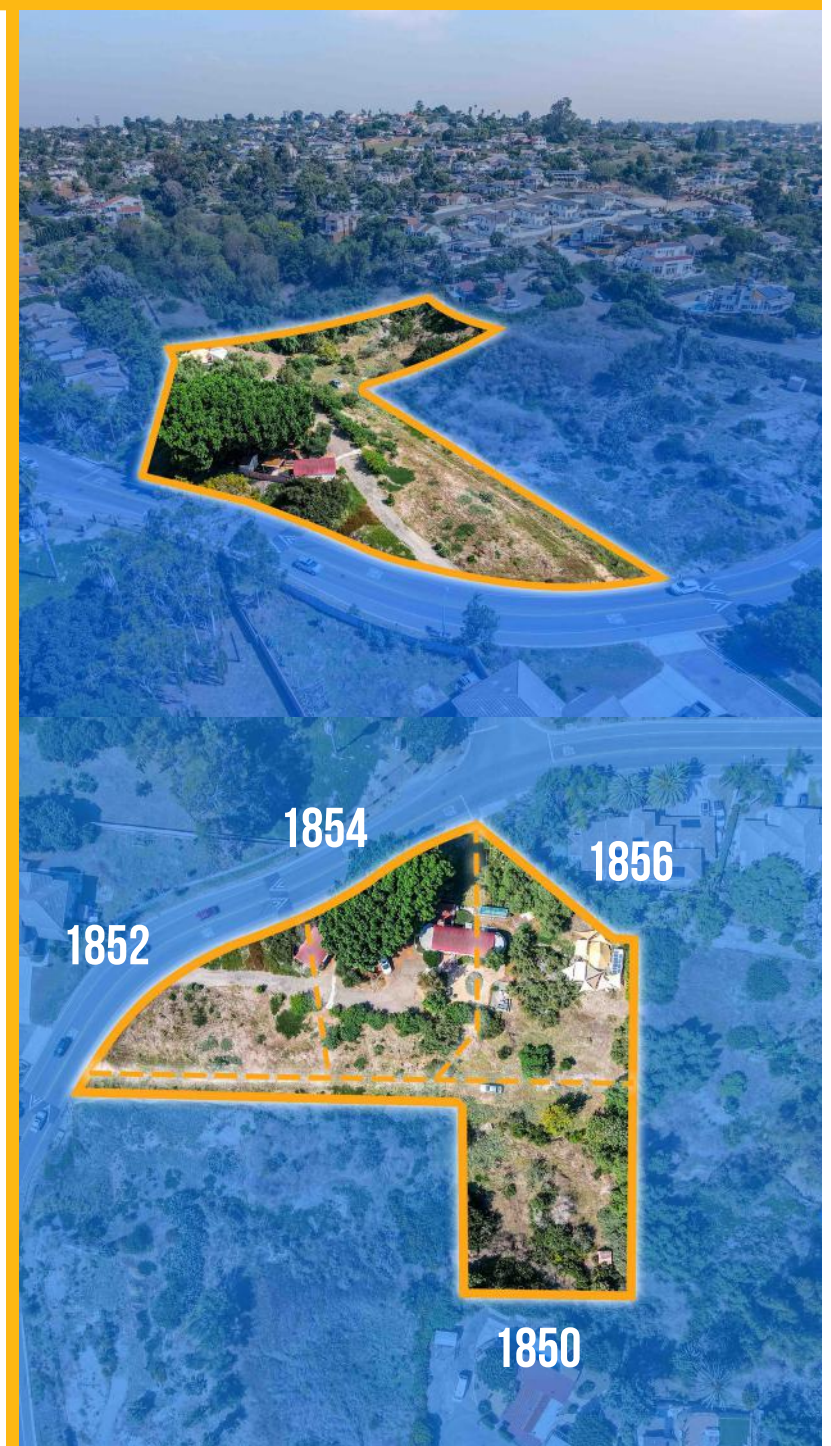
# OF POTENTIAL HOMES

**4**

## 1852 & 1869 Ivy Rd

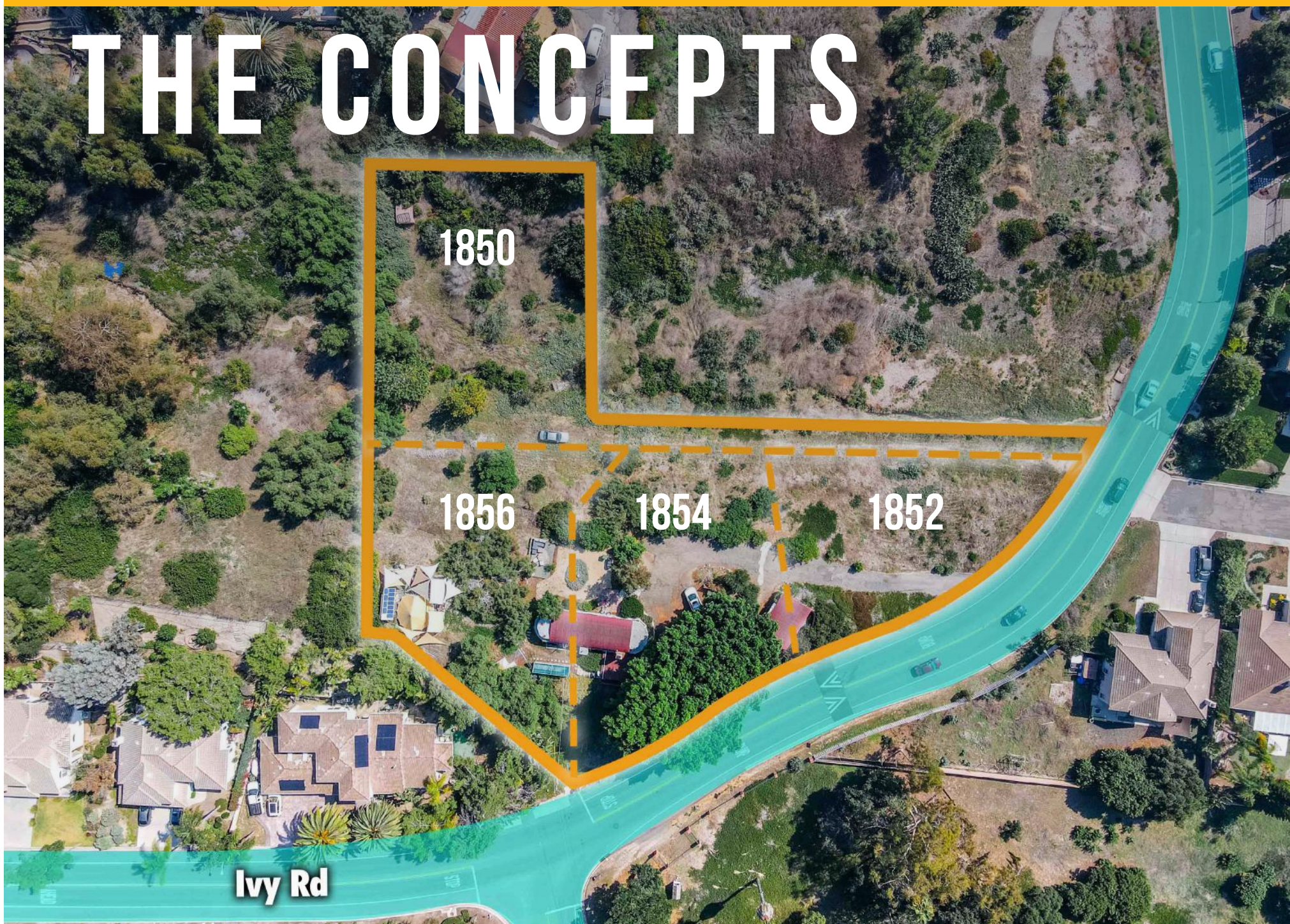
Listing Price	\$1,750,000
Lot Size	65,952 SF / 1.5 Acres
APN	154-220-32-00, 154-220-31-00, 154-220-30-00, 154-220-27-00
Price Per SF	\$26.53

Calling all builders! Four parcels totaling over 1.5 acres on the southwestern slope of the desirable Fire Mountain area of Oceanside. Property will be sold with grading permit. Owner has design concepts to build four roughly 3,000 square foot custom homes. All four homes will have lagoon views as well as peak blue-water ocean views from three. Conveniently located walking distance to shops and restaurants, as well as public transportation.



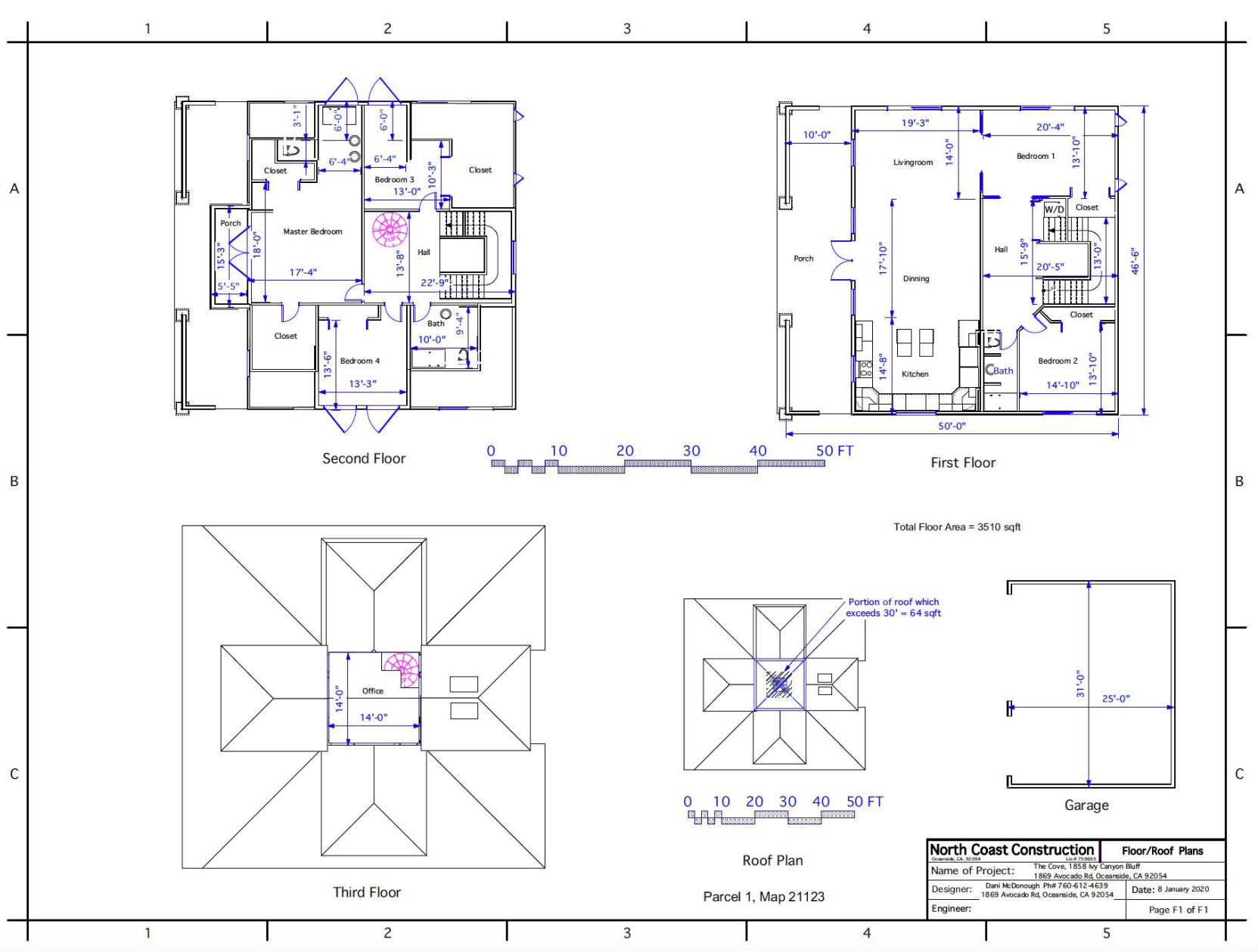


# THE CONCEPTS

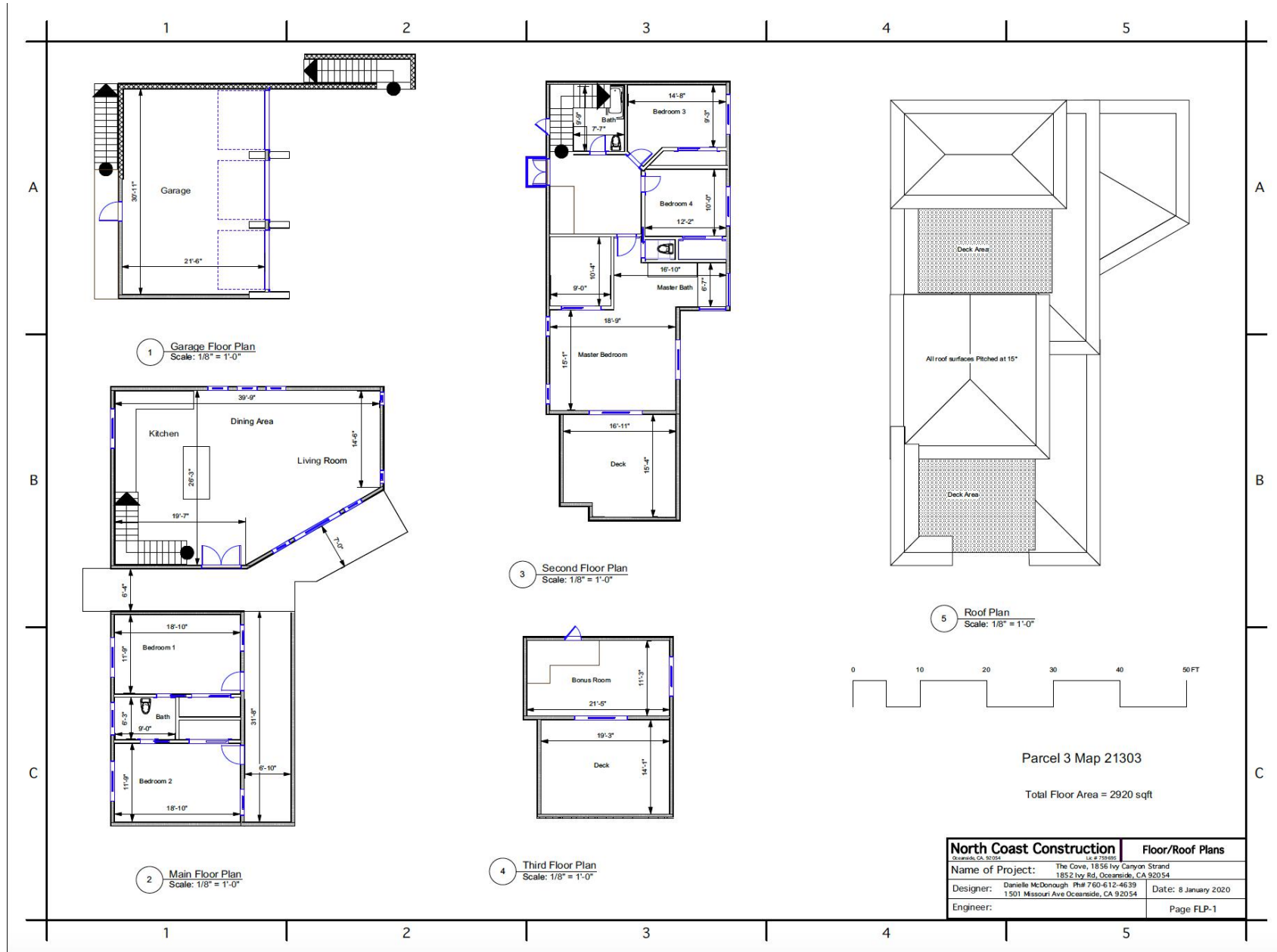




# 1850 IVY RD

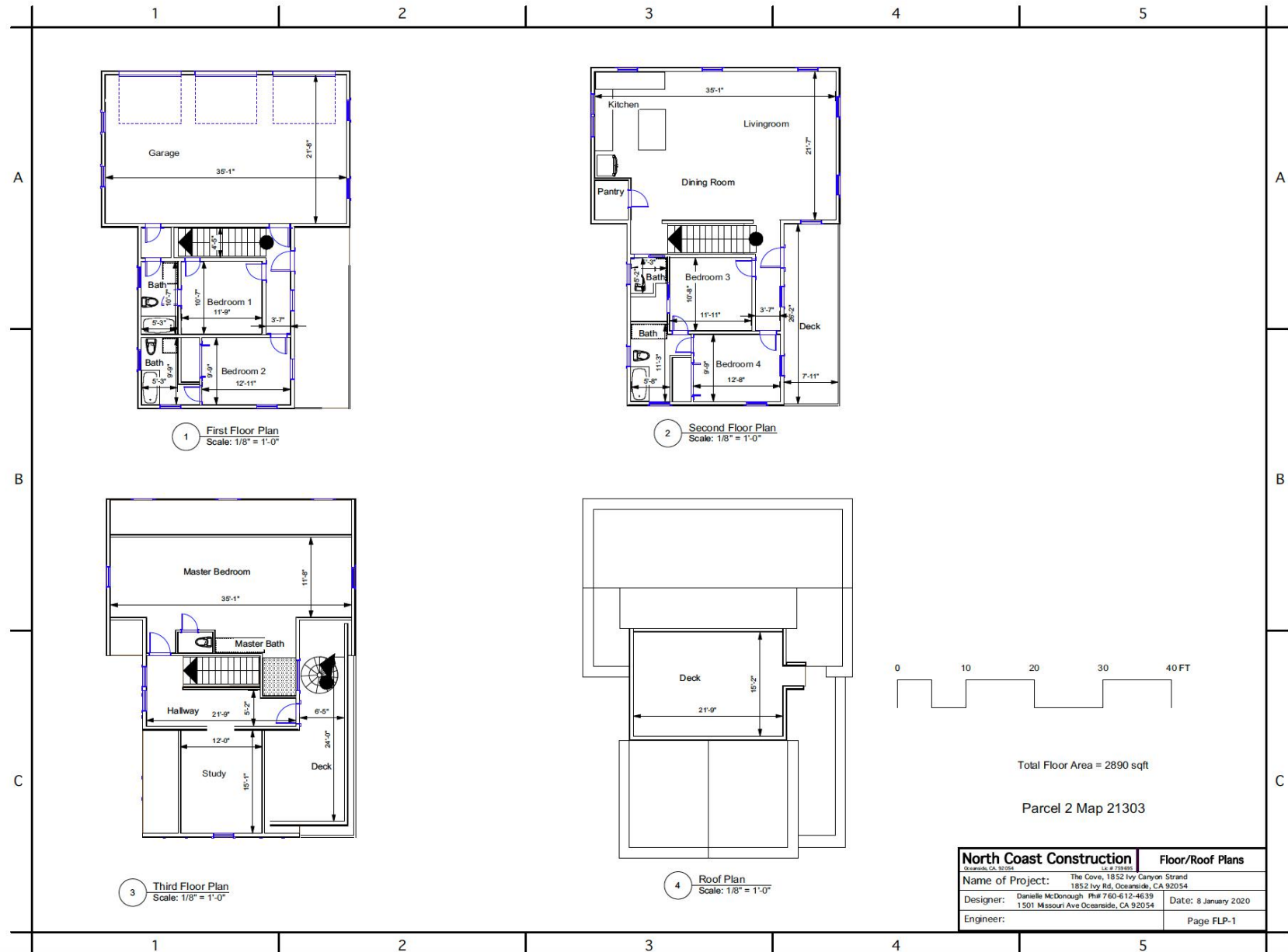


# 1852 IVY RD



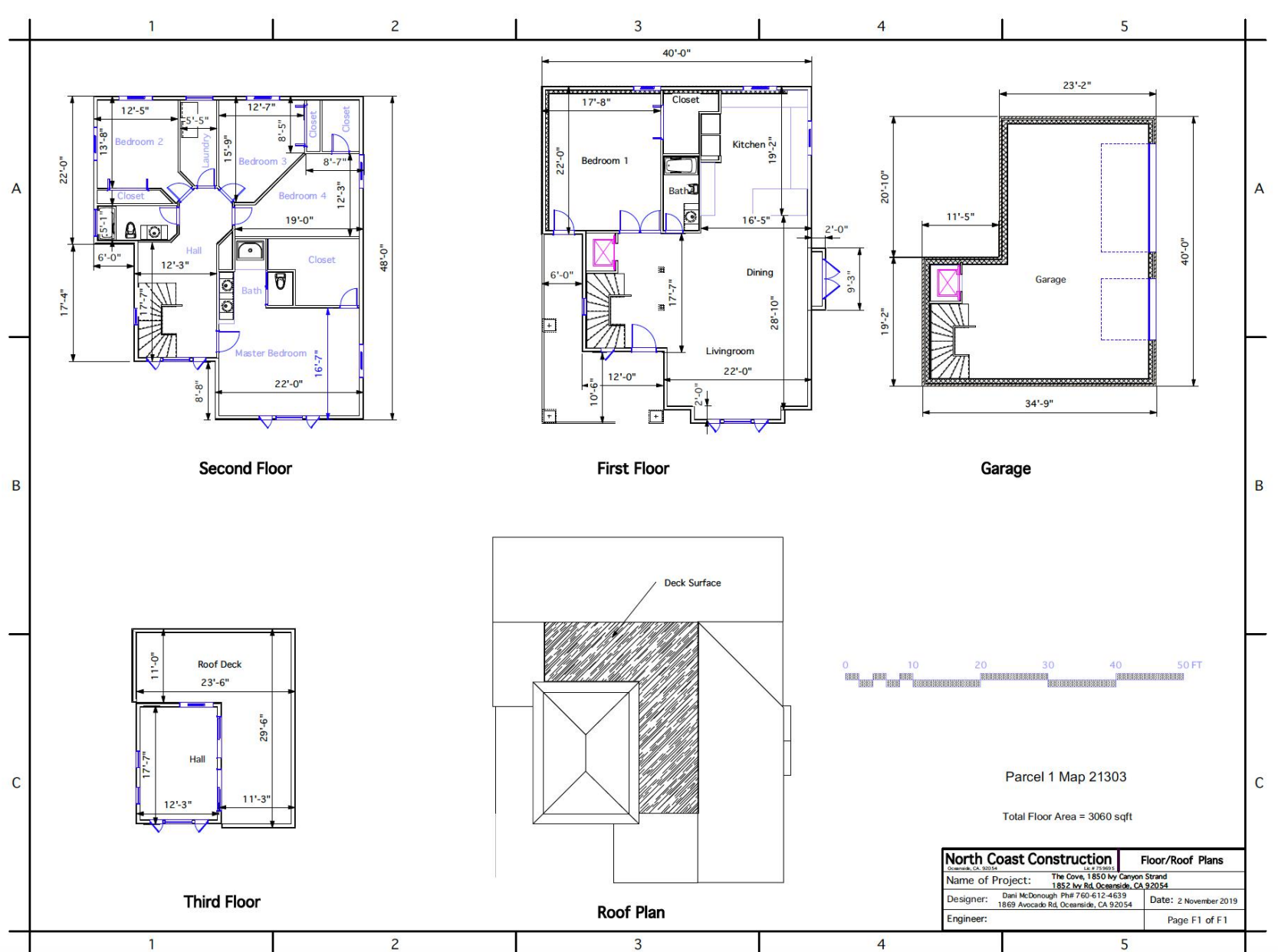


# 1854 IVY RD





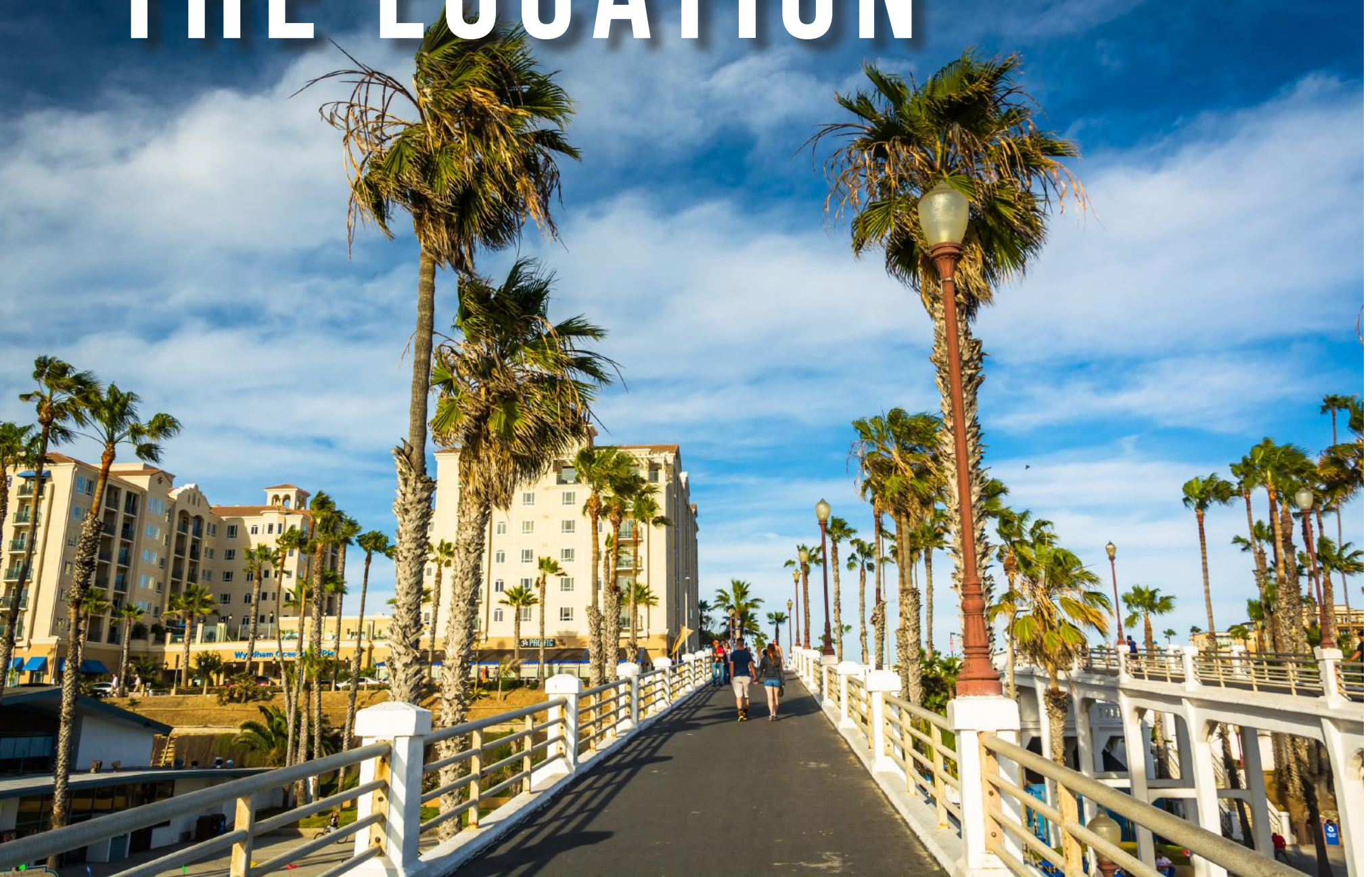
# 1856 IVY RD



<b>North Coast Construction</b>		<b>Floor/Roof Plans</b>	
<small>Oceanside, CA 92054</small> Name of Project: The Cove, 1850 Ivy Canyon Strand 1852 Ivy Rd, Oceanside, CA 92054		<small>1-800-333-3333</small> Designer: Dani McDonough PH# 760-612-4639 1869 Avocado Rd, Oceanside, CA 92054	
Engineer:		Date: 2 November 2019 Page F1 of F1	



# THE LOCATION







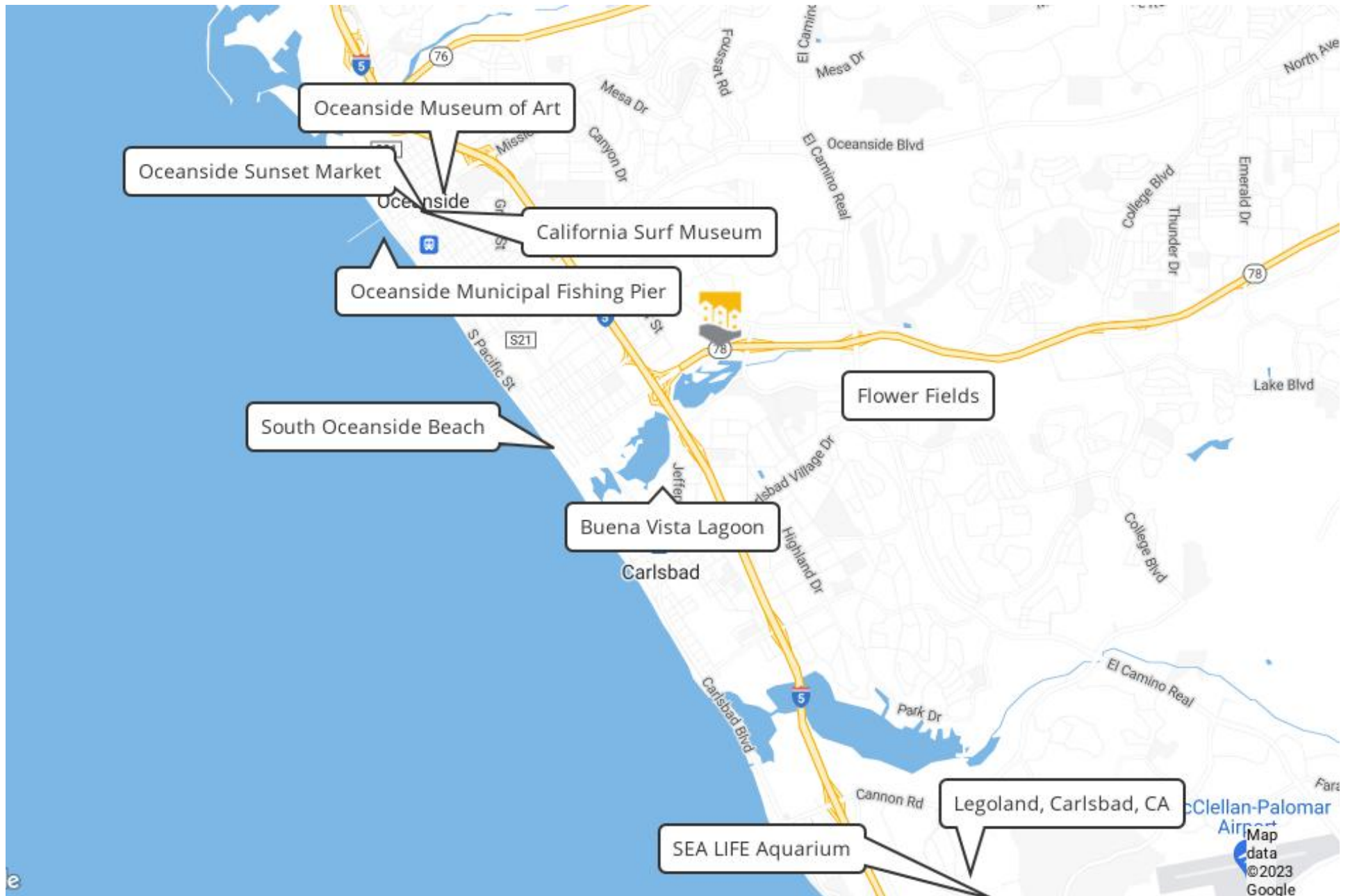
# OCEANSIDE, CA

Oceanside, California, is a coastal gem located in northern San Diego County. Nestled along the stunning Pacific coastline, Oceanside enjoys a prime geographic location with its miles of sandy beaches, a picturesque harbor, and a mild Mediterranean climate. It's ideally situated just south of the bustling Orange County and north of vibrant San Diego, making it a perfect destination for those seeking a relaxed beach town atmosphere with easy access to the attractions of Southern California.

One of the highlights of Oceanside is its beautiful beaches, which offer an array of recreational activities, including surfing, sunbathing, and beachfront dining. The Oceanside Pier, one of the longest wooden piers on the West Coast, is a beloved landmark, providing breathtaking ocean views and fantastic fishing opportunities. The city's historic downtown district is a vibrant area filled with charming shops, art galleries, and a diverse range of restaurants. Oceanside also boasts cultural attractions such as the Oceanside Museum of Art, which showcases contemporary and traditional artwork, and the California Surf Museum, celebrating the rich history of surfing. The Oceanside Harbor is another popular spot, where visitors can enjoy boating, whale watching excursions, and waterfront dining. With its coastal beauty, welcoming community, and a variety of attractions, Oceanside is a coastal paradise that captures the essence of California beach living.



# NEARBY ATTRACTIONS





# DEMOGRAPHICS

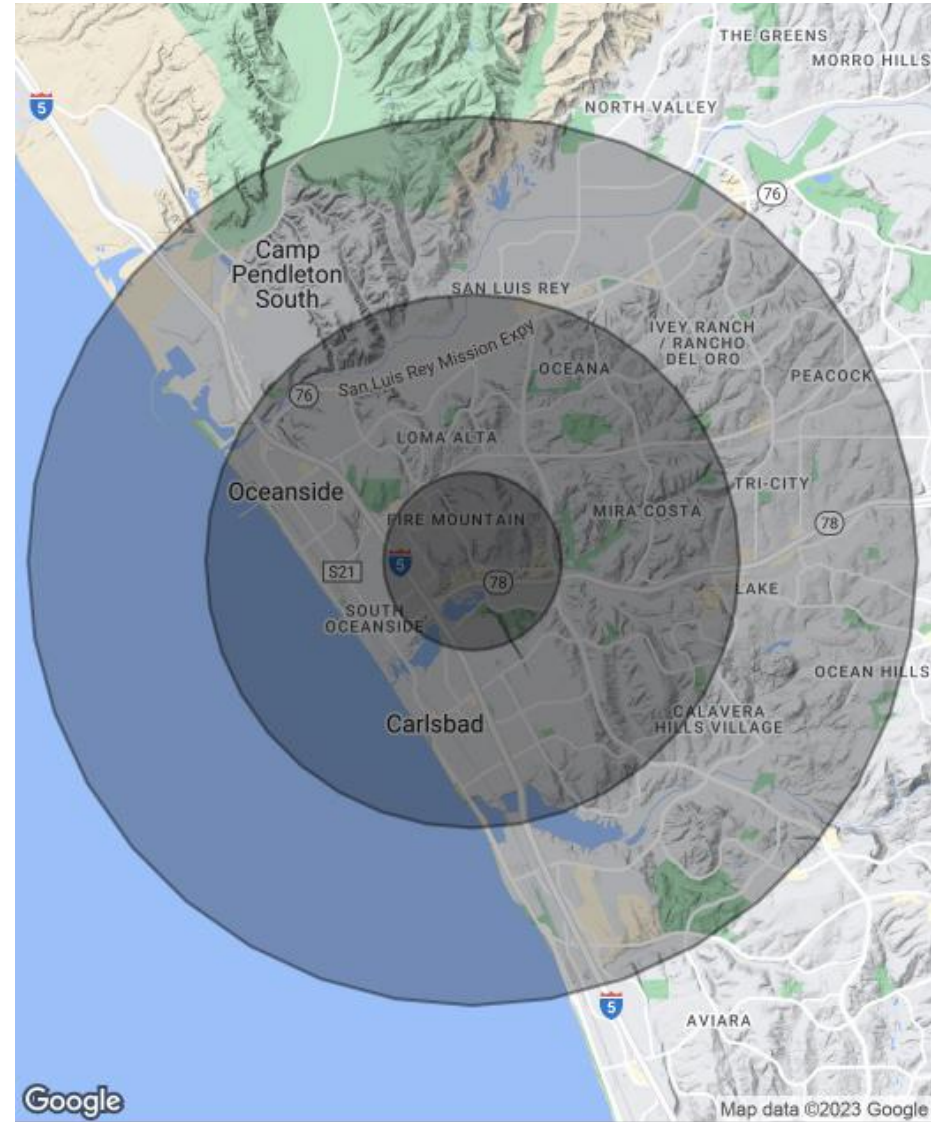




# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,207	191,655	204,666
AVERAGE AGE	40.7	39.0	38.3
AVERAGE AGE (MALE)	39.3	37.1	36.6
AVERAGE AGE (FEMALE)	42.7	40.9	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,061	43,257	80,584
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$97,021	\$88,994	\$90,294
AVERAGE HOUSE VALUE	\$697,177	\$607,610	\$562,167





# ADVISOR BIO





# ADVISOR BIO



## ALEX KOHL

Senior Associate

DRE# 02024212

858.735.2652

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Alex Kohl (DRE# 02024212) is a San Diego native and military veteran. As a graduate with a Bachelor of Science in Business Management – Finance from San Diego State University, Alex is passionate about assisting clients in the sale, purchase, and exchange of real estate. He is acknowledged for his work ethic, winning South Coast Commercial's 2017 Rookie of the Year award for outstanding service in assuring his clients a better financial position. He joined the US Navy after high school, serving four years stationed in Yokosuka, Japan, aboard the aircraft carrier George Washington. His time in the military has taught him professionalism and the importance of hard work and excellence in all things.

Alex specializes in facilitating the sale of property for tax-deferred 1031 exchanges. Over the past year, Alex has brokered the sale of two properties, exchanging 19 units into 89 units while almost tripling his client's net operating income and deferring capital gains taxes. Alex is passionate about helping his clients build wealth through acquisition, management, and disposition of real estate investment properties.

