

# 1.75 ACRES – ZONING ALLOWS FOR UP TO 22 UNITS

571-575 Crouch Street & Canyon Drive – Oceanside, CA

- Split RM-B Zoning – 15 Units per Acre & RS Zoning – 5.9 Units per Acre
- Medium Density Residential Zoning
- Three Parcels Totaling Approximately 1.75 Acres
- Walking Distance to Sprinter Station & Retail Amenities
- Entitlements Previously in Process

OCEAN CREEK APARTMENTS  
295 UNITS UNDER CONSTRUCTION

LIGHT RAIL LINE

OCEANSIDE BLVD

CROUCH ST

APPLE ST

CANYON DR

subject  
property

Asking Price: \$1,980,000

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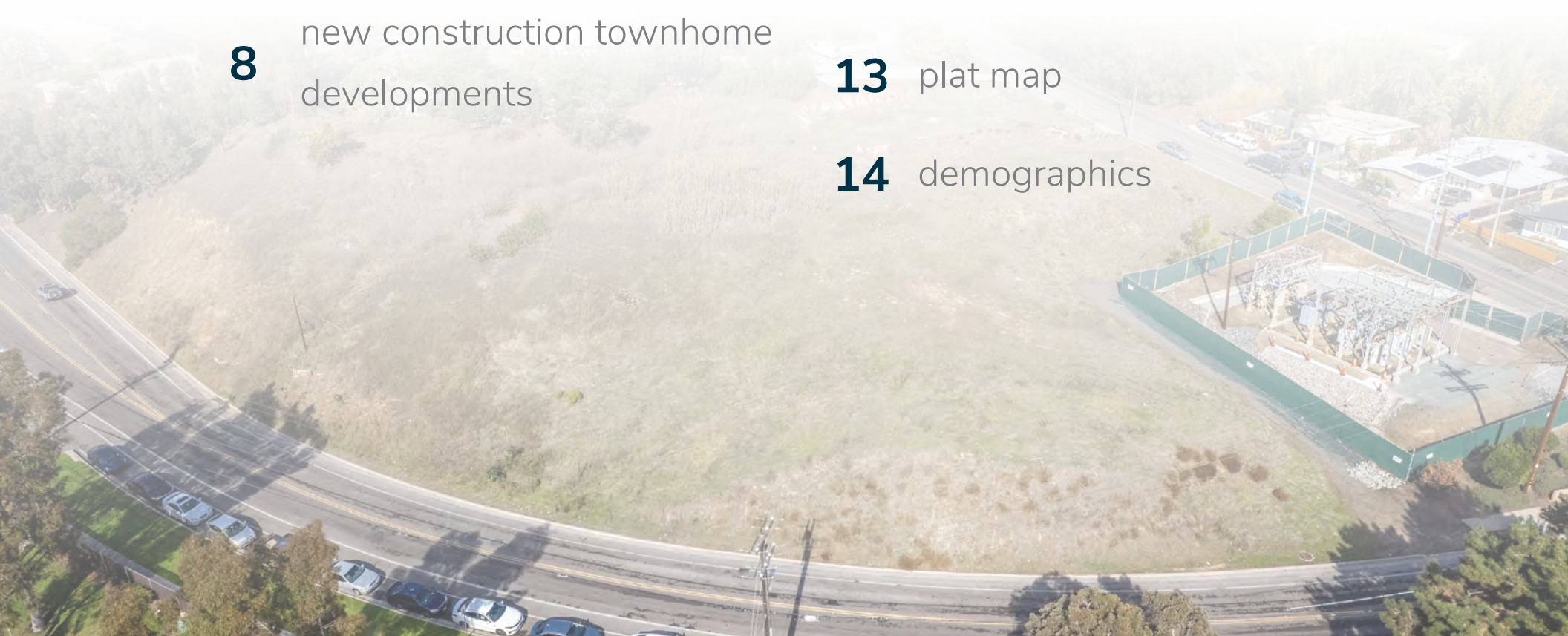
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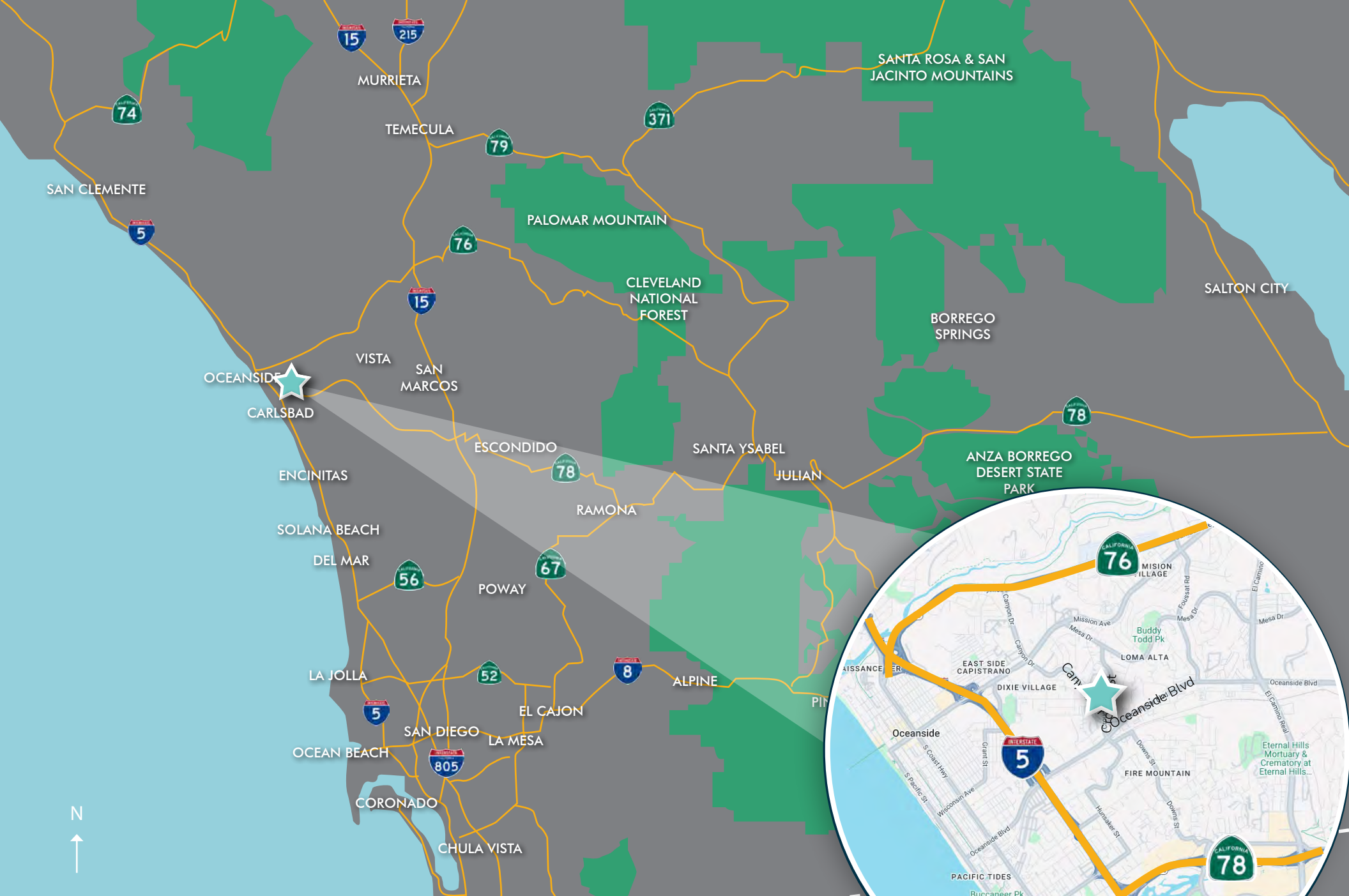
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location map

# property information

## location:

The subject property is located at 571 & 575 Crouch Street & Canyon Drive in the City of Oceanside, County of San Diego. With close proximity to local beaches, parks, Center City Golf Course, and the Sprinter Station, this site is a rare infill project that will provide immediate financial upside to any builder, developer, or investor.

## property profile:

The subject property consists of three parcels totaling approximately 1.75 acres. The zoning and general plan allow for up to 22 units by right.

## jurisdiction:

City of Oceanside

## apn's:

149-350-48-00

149-350-49-00

149-350-50-00

## acreage:

571 Crouch Street	0.2164 Acres
575 Crouch Street	0.1633 Acres
Canyon Drive	1.3700 Acres
Total	1.7494 Acres

## zoning:

571 & 575 Crouch Street - RS (Single Family Residential)

Canyon Drive – RM-B (Medium Density Residential)

## density:

RS Zone - 3.6 to 5.9 DU/AC

RM-B Zone – 10.0 – 15.0 DU/AC

## minimum lot size:

RS Zone - 6,000 SF

RM-B Zone – 7,500 SF

## topography:

gently rolling

## impact fees:

Approximately \$44,859 per unit

## school district:

Oceanside Unified School District

## services:

<b>Water/Sewer</b>	City of Oceanside
<b>Gas/Electricity</b>	City of Oceanside
<b>Fire</b>	Oceanside Fire Dept.
<b>Police</b>	Oceanside Police Dept.

[CLICK HERE TO VIEW ZONING & DEVELOPMENT STANDARDS](#)

# new construction townhome developments

## CMA Summary Report

RESIDENTIAL Summary Statistics				
High	Low	Average	Median	
LP:\$930,000	\$675,000	\$787,902	\$788,471	
SP:\$920,000	\$675,000	\$786,245	\$792,495	

## RESIDENTIAL - Sold

Number of Properties: 24

Num	MLS #	Statu s	PropSu bT	Address	MLSAreaMjr	TotalBdr ms	TotalBath s	CloseDa te	LotSzSqf t	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	PW24140260	S	TWNHS	2087 S El Camino Real	OCEANSIDE (92054)	2	2	8/12 /2024		1278	17	\$675,000	\$528.17	\$675,000	\$528.17
2	PW24124023	S	TWNHS	2091 S El Camino Real	OCEANSIDE (92054)	2	2	10/28 /2024		1278	64	\$675,000	\$528.17	\$688,100	\$538.42
3	PW24219094	S	TWNHS	2063 S El Camino Real	OCEANSIDE (92054)	2	2	12/20 /2024		1278	16	\$699,000	\$546.95	\$705,000	\$551.64
4	240025373SD	S	TWNHS	1113 Via Lucero	OCEANSIDE (92056)	3	4	12/18 /2024		1563	5	\$749,000	\$479.21	\$749,000	\$479.21
5	240016705SD	S	TWNHS	4353 Harbor Way 5	OCEANSIDE (92056)	3	3	11/26 /2024		1578	80	\$760,000	\$481.62	\$760,000	\$481.62
6	240020903SD	S	TWNHS	1132 Via Lucero	OCEANSIDE (92056)	3	4	11/26 /2024		1563	26	\$739,999	\$473.45	\$765,000	\$489.44
7	NDP2406542	S	TWNHS	1145 Via Cuesta	OCEANSIDE (92056)	3	3	9/10 /2024		1499	19	\$789,000	\$526.35	\$775,000	\$517.01
8	NDP2406671	S	TWNHS	1123 Via Lucero	OCEANSIDE (92056)	4	4	9/13 /2024		1563	4	\$800,000	\$511.84	\$795,000	\$508.64
9	240025212SD	S	TWNHS	1614 Holly Leaf	OCEANSIDE (92056)	3	4	12/9 /2024		1725	15	\$839,999	\$486.96	\$808,500	\$468.70
10	PW24153963	S	TWNHS	1568 Fig Tree Way	OCEANSIDE (92056)	3	4	11/8 /2024		1725	98	\$839,999	\$486.96	\$819,000	\$474.78
11	NDP2408286	S	TWNHS	1847 Mesquite Way	OCEANSIDE (92056)	4	4	1/22 /2025		1930	57	\$839,999	\$435.23	\$825,000	\$427.46

\*continued on next page

# new construction townhome developments

## CMA Summary Report

RESIDENTIAL Summary Statistics				
High	Low	Average	Median	
LP:\$930,000	\$675,000	\$787,902	\$788,471	
SP:\$920,000	\$675,000	\$786,245	\$792,495	

## RESIDENTIAL - Sold

Number of Properties: 24

Num	MLS #	Statu s	Prop bT	Su Address	MLS Area	Mjr	TotalBdr ms	TotalBath s	CloseDa te	LotSz t	SqfLivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
12	NDP2409270	S	TWNHS	4352 Nautilus Way #5	OCEANSIDE	(92056)	4	4	1/23/2025		1864	60	\$869,900	\$466.68	\$850,000	\$456.01
13	ND24218587	S	TWNHS	1869 Red Willow Way	OCEANSIDE	(92056)	3	3	12/31/2024		2193	46	\$875,000	\$399.00	\$850,000	\$387.60
14	OC24055712	S	TWNHS	2528 Cheyne	OCEANSIDE	(92056)	4	4	8/28/2024	193,564.00	2213	79	\$879,900	\$397.61	\$889,000	\$401.72
15	CV24210607	S	TWNHS	1144 Via Lucero	OCEANSIDE	(92054)	4	4	1/27/2025	233,129.00	1824	57	\$838,000	\$459.43	\$838,000	\$459.43
16	ND24138707	S	TWNHS	1718 Crabapple	OCEANSIDE	(92056)	3	3	9/3/2024	1,000.00	1745	15	\$930,000	\$532.95	\$920,000	\$527.22
17	NDP2408073	S	TWNHS	351 Liberty Way	OCEANSIDE	(92057)	2	3	11/26/2024		1284	12	\$738,741	\$575.34	\$715,000	\$556.85
18	NDP2410040	S	TWNHS	363 Liberty Way	OCEANSIDE	(92057)	2	3	12/26/2024		1284	19	\$723,663	\$563.60	\$723,663	\$563.60
19	NDP2407009	S	TWNHS	333 Liberty Way	OCEANSIDE	(92057)	2	3	9/27/2024		1751	28	\$738,883	\$421.98	\$738,833	\$421.95
20	NDP2309143	S	TWNHS	242 Liberty Way	OCEANSIDE	(92057)	4	4	8/21/2024		1751	0	\$751,844	\$429.38	\$763,589	\$436.09
21	NDP2309139	S	TWNHS	238 Liberty Way	OCEANSIDE	(92057)	3	4	10/30/2024		1751	310	\$794,349	\$453.65	\$789,990	\$451.17
22	240015213SD	S	TWNHS	4188 Camino Campana	OCEANSIDE	(92057)	3	3	8/14/2024		1565	15	\$799,999	\$511.18	\$798,500	\$510.22
23	NDP2401127	S	TWNHS	329 Liberty Way	OCEANSIDE	(92057)	4	4	8/30/2024		1751	44	\$774,443	\$442.29	\$802,319	\$458.21
24	NDP2402919	S	TWNHS	341 Liberty Way	OCEANSIDE	(92057)	4	4	8/28/2024		1751	33	\$787,943	\$450.00	\$826,403	\$471.96
Avg							3	3		142564.33	1654	46	\$787,903	\$482.83	\$786,246	\$481.96
Min							2	2		1000.00	1278	0	\$675,000	\$397.61	\$675,000	\$387.60
Max							4	4		233129.00	2213	310	\$930,000	\$575.34	\$920,000	\$563.60
Med							3	4		193564.00	1725	27	\$788,471	\$480.42	\$792,495	\$477.00

# new construction townhome revenues



**Geneva**



**Liberty**



**Melrose Heights**



**The Breakers**

Project Name				
Builder Name	Homes by Tesoro	KB Home	Trumark Homes	Hallmark Communities
City	Oceanside	Oceanside	Oceanside	Oceanside
Open Date	12/1/2023	11/1/2023	9/12/2021	11/10/2023
Product Type	Attached	Attached	Attached	Attached
Min. Unit Size	1,278	1,268	1,618	865
Max. Unit Size	1,323	1,751	2,193	1,633
Min. Price	\$675,000	\$719,987	\$739,700	\$779,900
Max. Price	\$725,000	\$803,345	\$865,895	\$1,089,900
Min. \$/SF	\$510.20	\$411.19	\$337.30	\$477.59
Max. \$/SF	\$567.29	\$633.55	\$535.16	\$1,260.00
Total Units Planned	10	54	118	30
Zip Code	92054	92057	92056	92054

# development impact fees

## Estimated Development Impact Fees Per Approximate 1,500 SF Townhome

Item	Amount
School Fees (\$4.79/SF)	\$7,185
Park Fees	\$4,431
Water System Capacity Buy-In Fee (3/4" Meters)	\$8,520
SDCWA Water Treatment	\$178
SDCWA Capacity Fee	\$6,364
Wastewater Capacity Buy-in Fee (3/4" Meters)	\$11,691
Drainage Fees - (\$21,472/Unit)	\$976
Traffic Signal & Thoroughfare Fees	\$2,893
Public Facility Fees	\$2,621
<b>TOTAL PER SFD</b>	<b>\$44,859</b>

\*assumes 22 townhomes

# due diligence

## CLICK LINKS BELOW TO DOWNLOAD DUE DILIGENCE DOCUMENTS

### ENVIROMENTAL REPORTS

- [Initial Study Environmental Checklist](#)
- [Soils Report Summary\\_3-11-15 - 571 Crouch St.](#)
- [Soils Report Summary\\_3-11-15 - 575 Crouch St.](#)
- [Soils Report\\_all 3 lots\\_3-11-15 - Loma Alta](#)
- [Soils Report 2004, Loma Alta](#)

### PREVIOUS CONCEPTUAL PLANS

- [Renderings](#)
- [Tentative Parcel Map - Loma Alta](#)

### SUBMITTALS

#### 1st Submittal

- [1st Submittal Set 575 Crouch](#)
- [Structural Calcs 575 with ADU\\_1st Submittal SFR's - Loma Alta](#)
- [Structural Calcs 575\\_1st Submittal SFR's - Loma Alta](#)
- [Title 24 Report with ADU\\_1st Submittal SFR's - Loma Alta](#)
- [Title 24 Report\\_1st Submittal SFR's - Loma Alta](#)

#### 2nd Submittal

- [575 - 2nd Submittal Set](#)

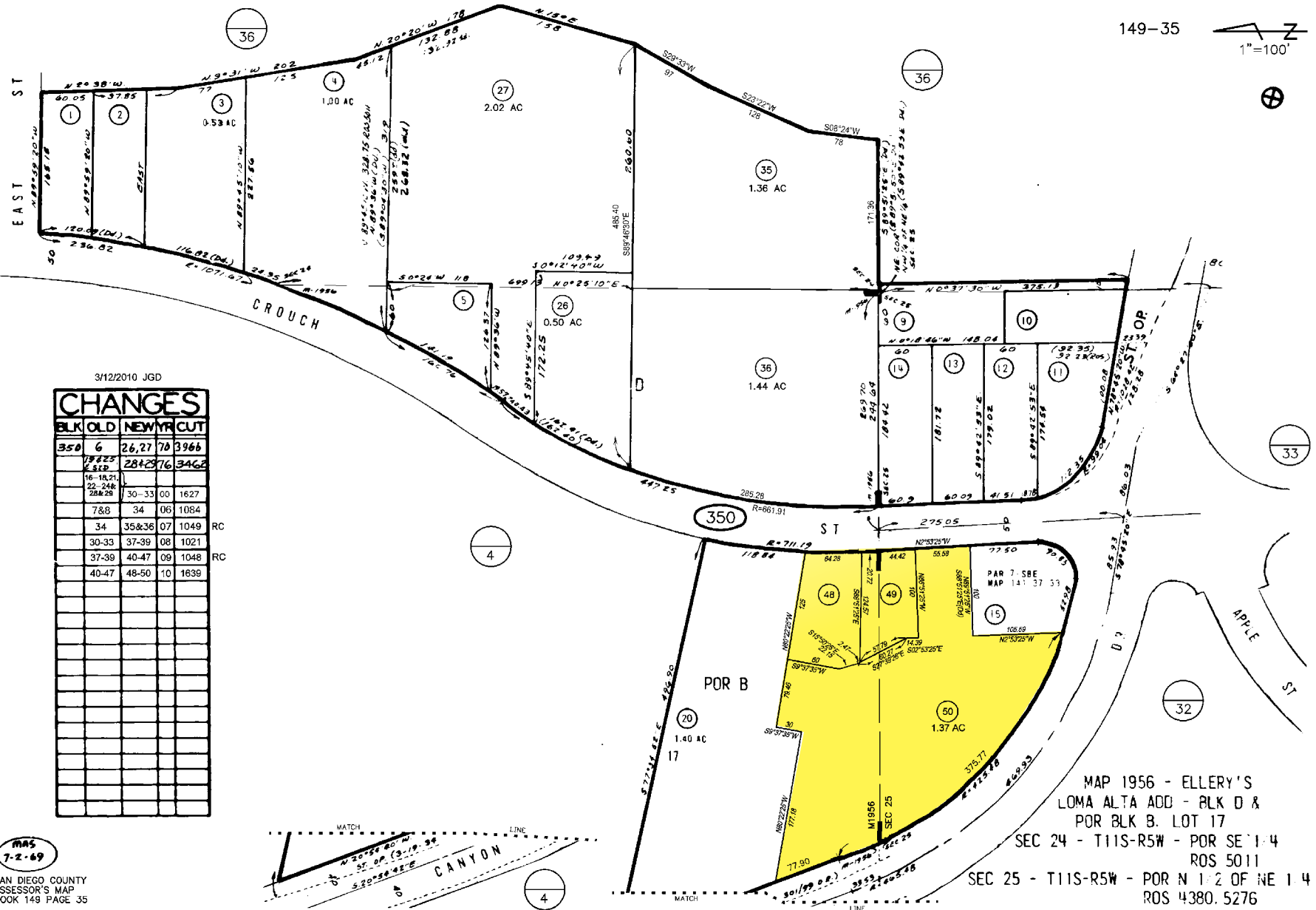
# plat map

07

149-35

1"=100'

149-518  
151-7



# 2024 demographics

1 mile



population

16,989



estimated households

6,261



average household income

\$107,056



median household income

\$81,373



total employees

5,167

3 miles



population

97,167



estimated households

38,197



average household income

\$118,975



median household income

\$93,677



total employees

35,495

5 miles



population

204,655



estimated households

75,570



average household income

\$130,447



median household income

\$102,297



total employees

61,444

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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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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