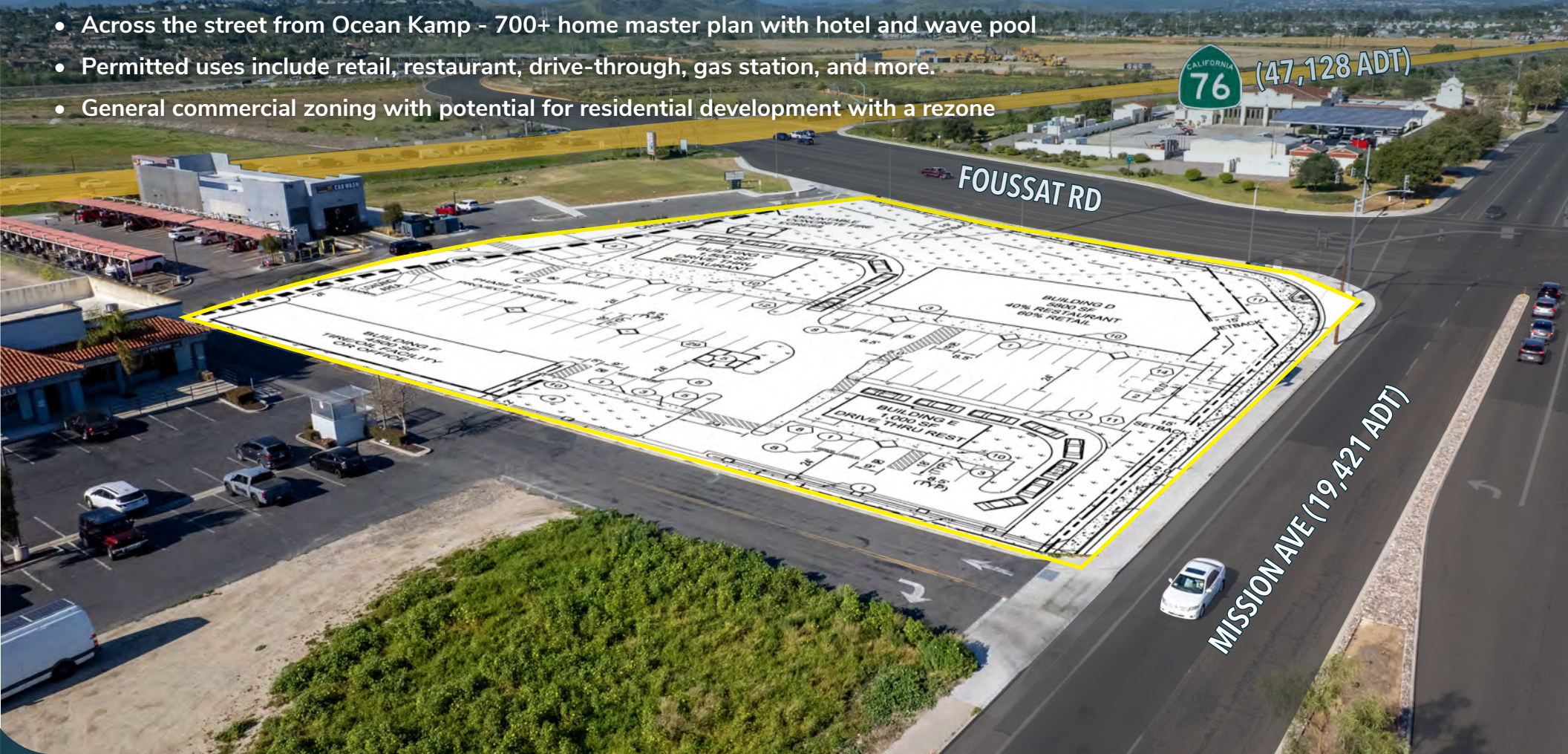


2 ACRE COMMERCIAL PROPERTY - HWY 76 - POTENTIAL DRIVE THRU, GAS STATION OR RESIDENTIAL REZONING OPPORTUNITY

NWC of Mission Ave & Foussat Road| Oceanside, CA 92058

- Across the street from Ocean Kamp - 700+ home master plan with hotel and wave pool
- Permitted uses include retail, restaurant, drive-through, gas station, and more.
- General commercial zoning with potential for residential development with a rezone



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YUM YUM
DONUTS

HAND
GARS 76

GoJump
OCEANSIDE

OCEANSIDE
MUNICIPAL AIRPORT

CALIFORNIA
76

SUPER STAR
CAR WASH

MISSION AVE

FOUSSAT RD





PRINCE MEMORIAL
SKATEPARK

OCEAN KAMP
RESORT • SPA • ADVENTURE
700+ HOMES, 300 KEY HOTEL, RETAIL
SHOPS AND A 3.50-ACRE WAVE POOL

1 MILE AWAY



CITY OF OCEANSIDE FIRE
DEPARTMENT STATION 7

SUPER STAR
CAR WASH

CALIFORNIA
76

FOUSSAT RD

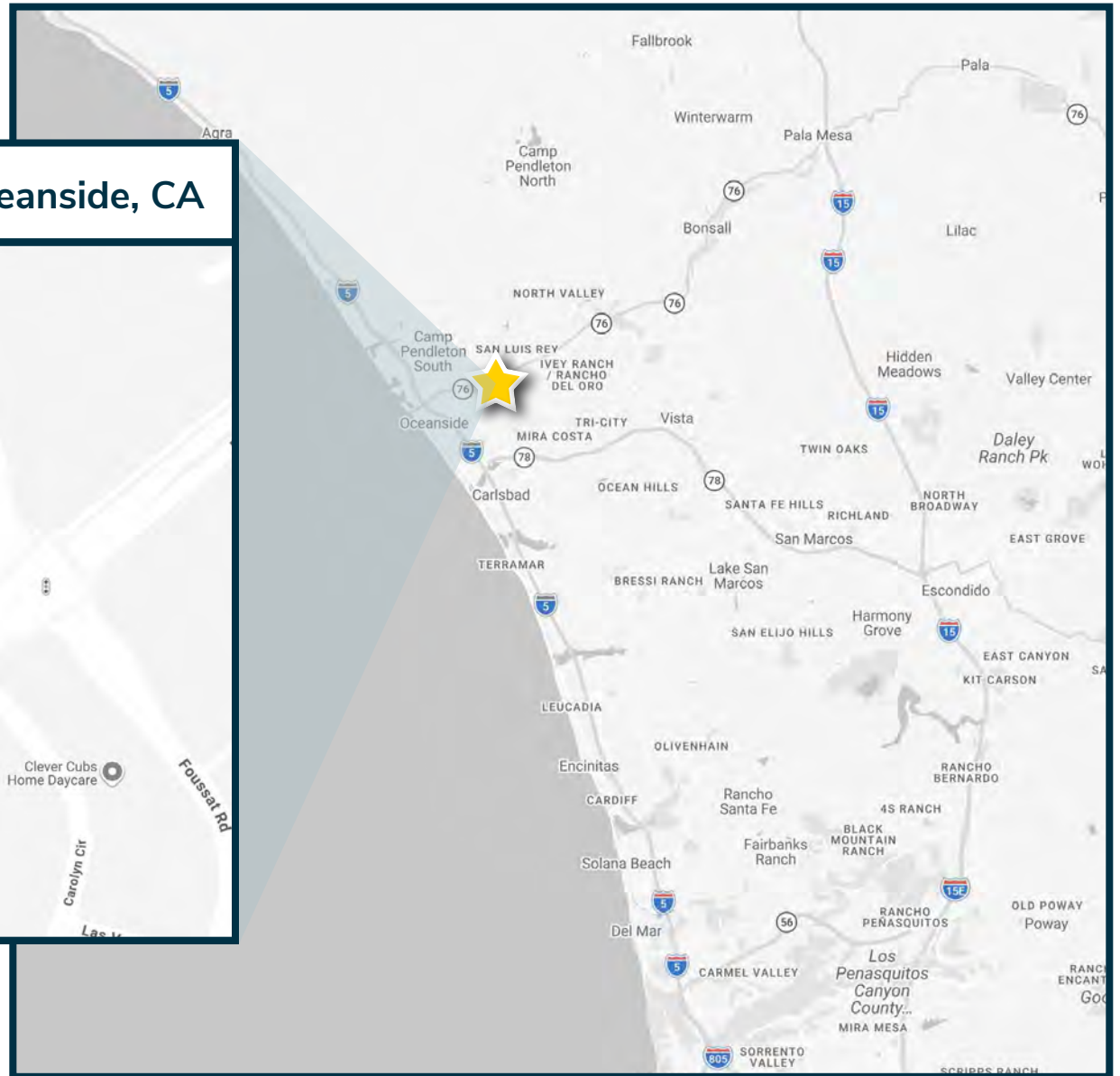
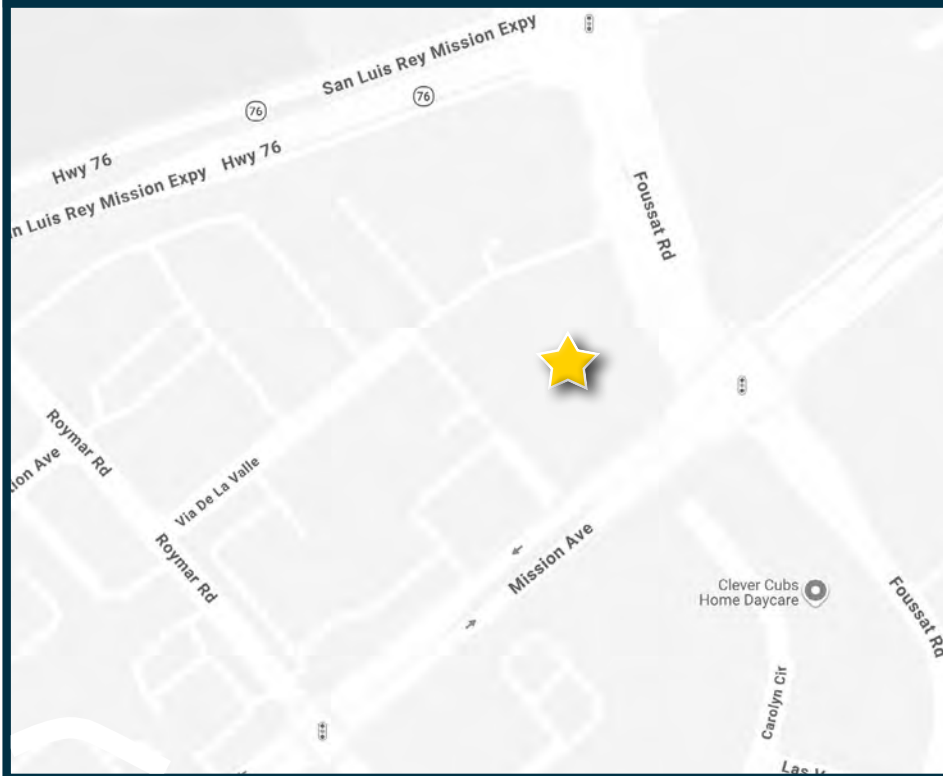
MISSION AVE





location map

Mission Ave & Foussat Road | Oceanside, CA



property information

property location:

The subject property is located on the northwest corner of Mission Avenue and Foussat Road in Oceanside, CA. It borders Highway 76 and is approximately 2.8 miles east of Interstate 5. Adjacent to the approved Ocean Kamp project (700+ homes, a 300-key hotel, retail shops & a 3.5-acre wave pool)

property profile:

The subject property is approximately 2.00 acres of vacant land. Zoning allows for commercial use providing an opportunity for freeway fronting commercial like a gas station, retail, or drive-through, etc. The property is in an excellent location with visibility along Highway 76.

jurisdiction:

City of Oceanside

apn's & acreage:

160-271-63-00 → 2.00 Acres

zoning:

General Commercial District (CG)

general plan:

General Commercial (GC) ([General Plan Link](#))

maximum height:

50' feet

permitted uses:

Retail, restaurant, drive-through, gas station, and more.

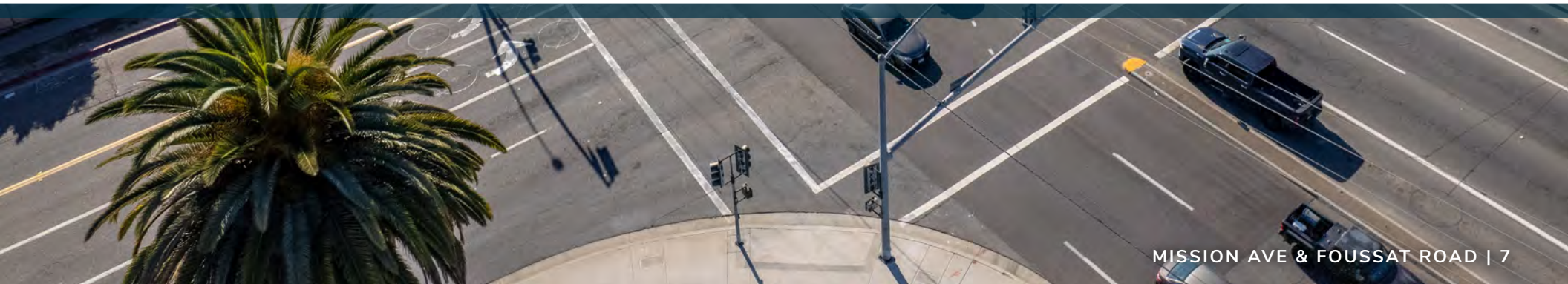
([Permitted Uses Link](#))

school district:

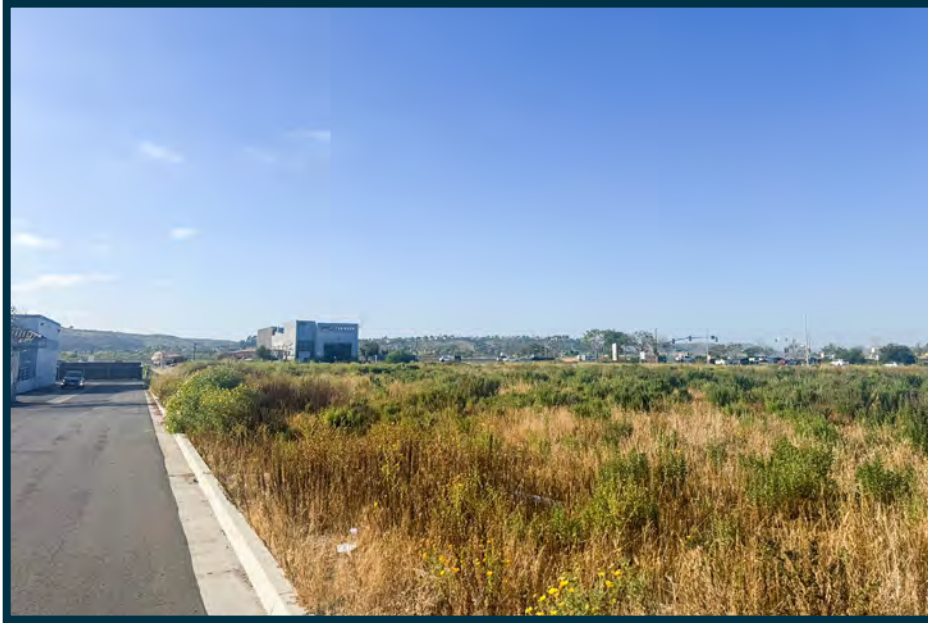
Oceanside Unified School District

school district:

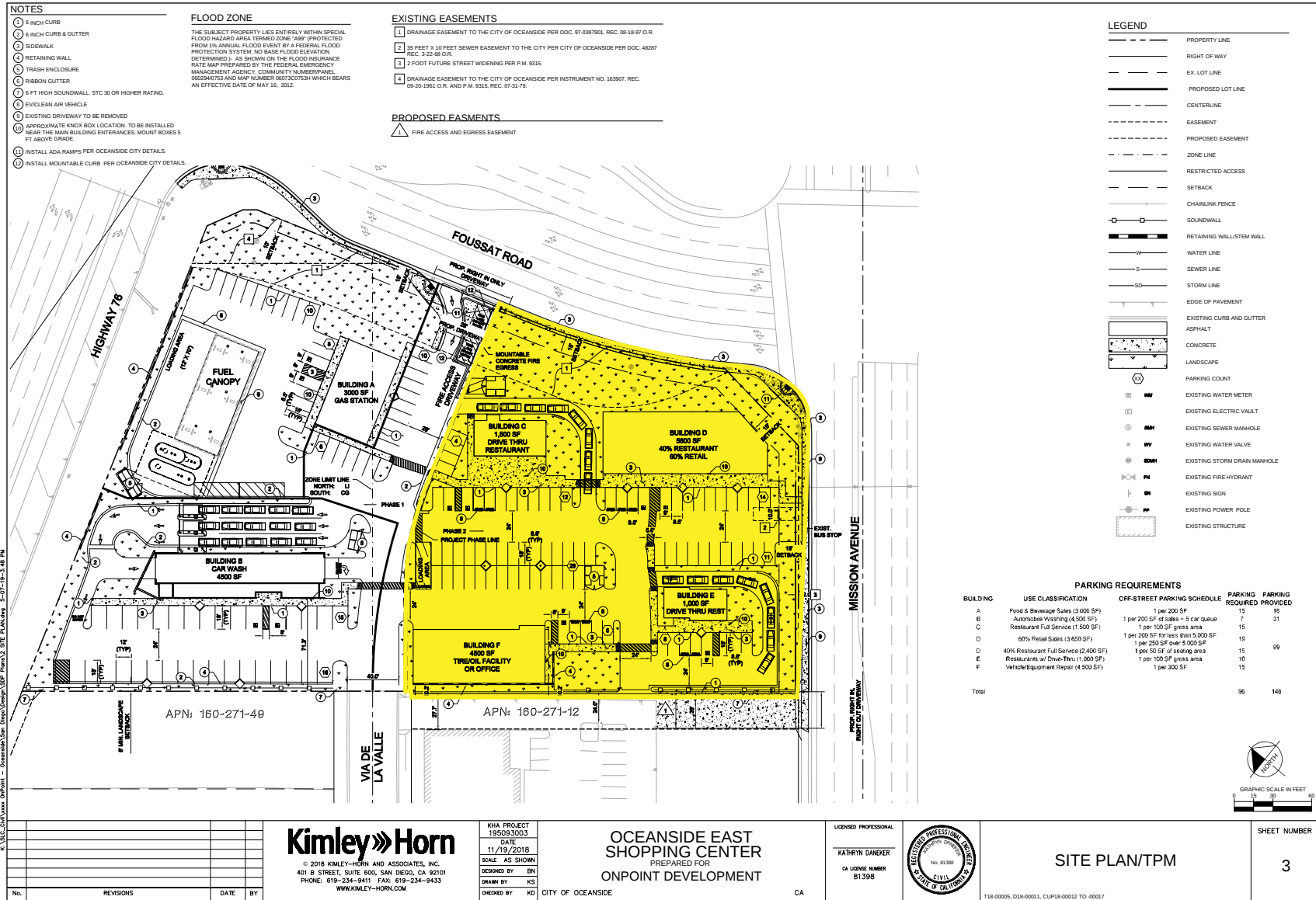
Water/Sewer	City of Oceanside
Gas/Electric	SDG&E
Fire	City of Oceanside Fire Department
Police	City of Oceanside



ground photos



site plan



demographics

1 MILE



ESTIMATED POPULATION
12,433



ESTIMATED HOUSEHOLDS
4,785



AVERAGE HOUSEHOLD INCOME
\$102,866



ESTIMATED BUSINESSES
540

3 MILES



ESTIMATED POPULATION
109,101



ESTIMATED HOUSEHOLDS
40,184



AVERAGE HOUSEHOLD INCOME
\$124,363



ESTIMATED BUSINESSES
4,190

5 MILES



ESTIMATED POPULATION
227,844



ESTIMATED HOUSEHOLDS
82,170



AVERAGE HOUSEHOLD INCOME
\$134,091



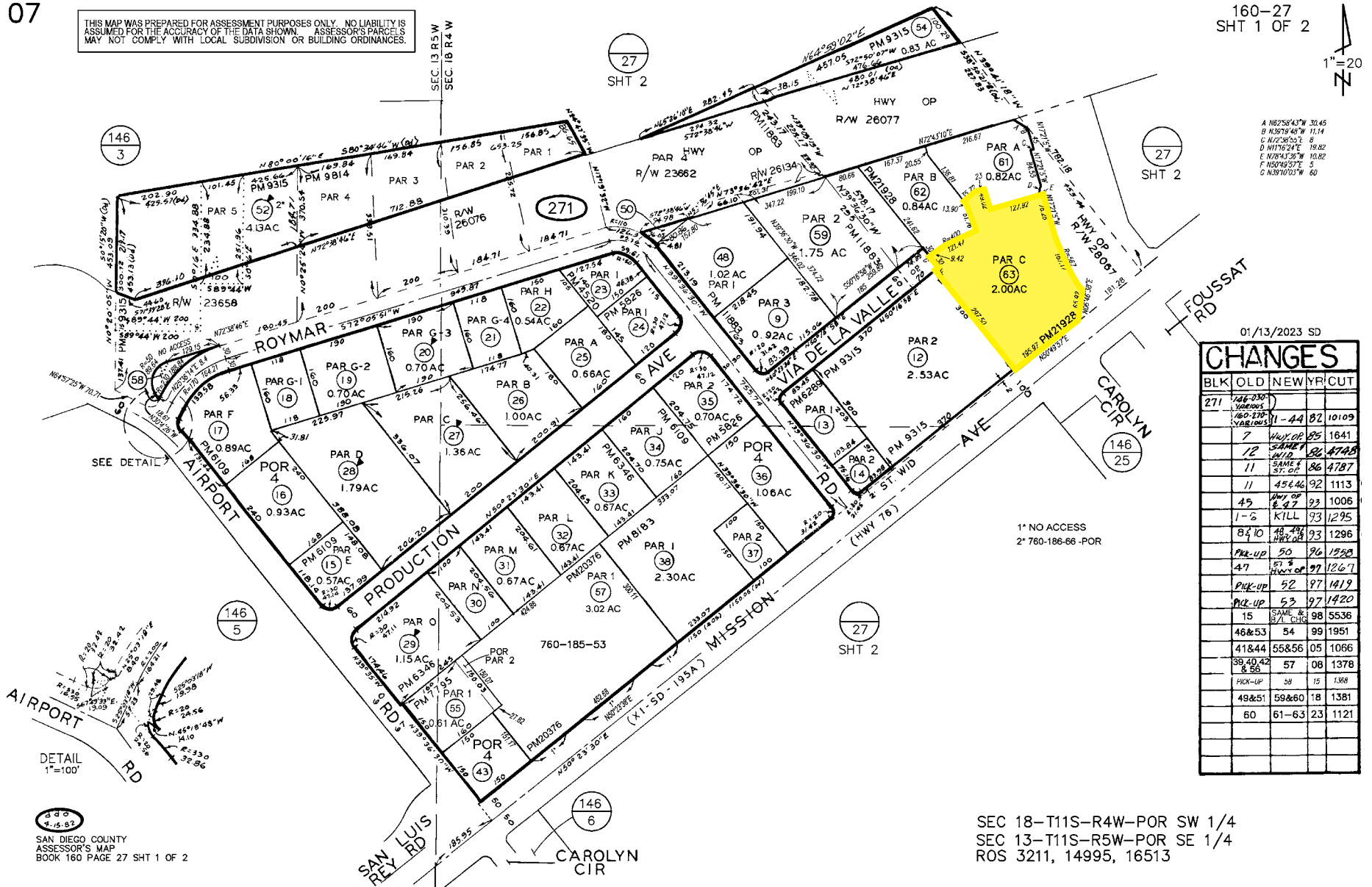
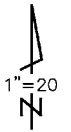
ESTIMATED BUSINESSES
8,353

plat map

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.

160-27
SHT 1 OF 2



01/13/2023 SD

CHANGES				
BLK	OLD	NEW	YR	CUT
271	146-270	146-270	82	10109
	146-270	146-270	82	10109
	7	WUXOR	85	1641
	12	SAME	86	4748
	11	SAME	86	4787
	11	4544	92	1113
	45	4544	93	1006
	1-5	KILL	93	1295
	8410	4849	93	1296
	PKL-UP	50	96	1558
	47	57	97	1267
	PKL-UP	52	97	1419
	PKL-UP	53	97	1420
	15	SAME & 3/1 CHG	98	5536
	46&53	54	99	1951
	41844	55&56	05	1066
	394042	57	08	1378
	856	58	15	1368
	49&51	59&60	18	1381
	60	61-63	23	1121

SEC 18-T11S-R4W-POR SW 1/4
SEC 13-T11S-R5W-POR SE 1/4
ROS 3211, 14995, 16513

due diligence

Click on Links Below to Access Due Diligence Documents

1. [ALTA Survey](#)
2. **Under Approval**
 - a. [Stamped Approval Development Plan and Tentative Map](#)
 - b. [Precise Grading Plan and Site Improvement Plan](#)
 - c. [Planning Commission Resolution 2019-P32](#)
 - d. [Planning Commission Resolution 2019-P33](#)
 - e. [Foussat Road Plans](#)
3. **Environmental**
 - a. [Transportation Impact Study](#)
 - b. [Air Quality and Greenhouse Gas Study](#)
 - c. [Biological Letter Report](#)
 - d. [Cultural Report](#)
 - e. [Geotechnical Report](#)
 - f. [Phase 1](#)
 - g. [Drainage Report](#)
 - h. [Noise Study](#)
 - i. [CEQA Initial Study/Mitigated Negative Declaration](#)
 - j. [Summary Form ISMND](#)
4. [Parcel Map](#)

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By accepting this Marketing Brochure you agree to release Lee & Associates & MAB Realty 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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