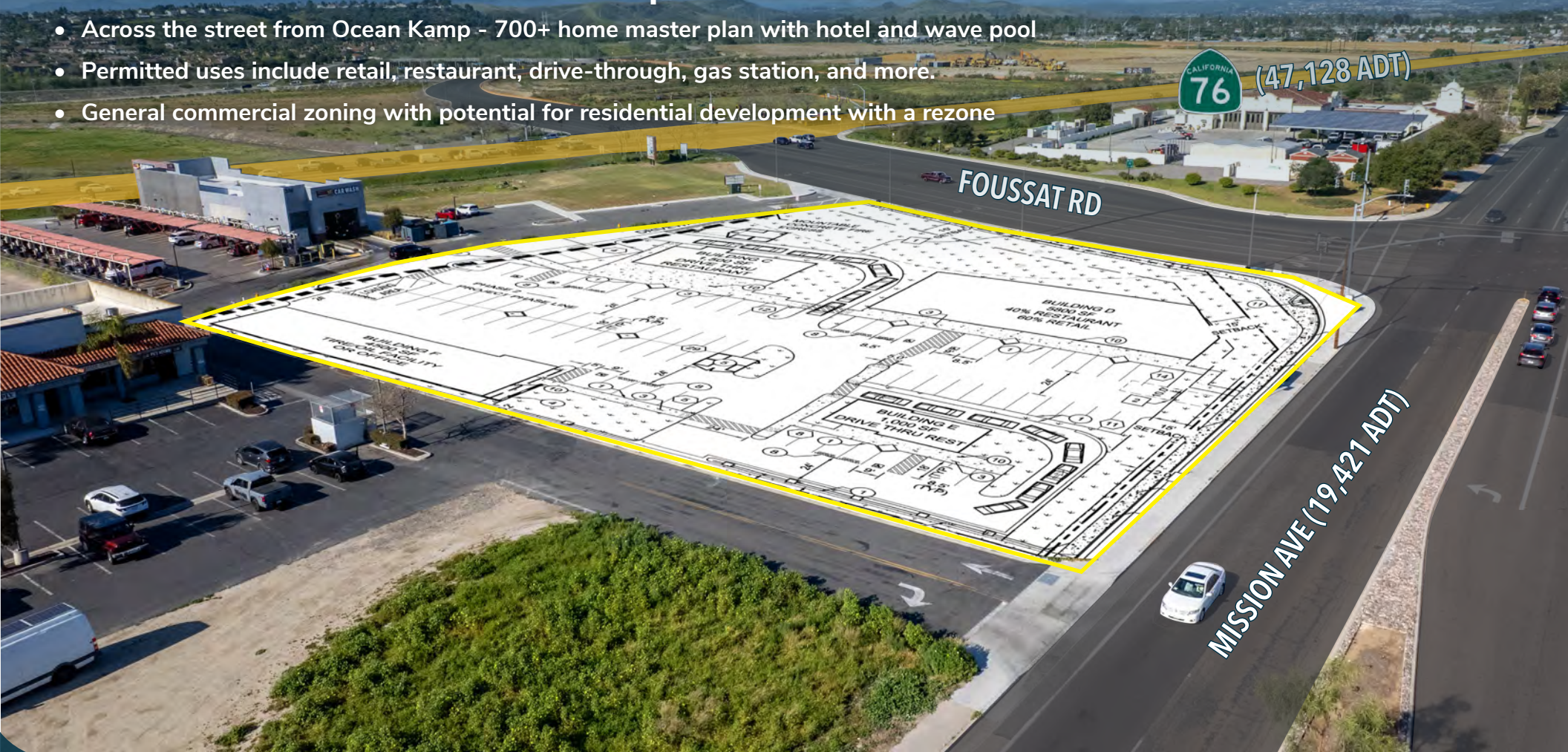


# 2 ACRE COMMERCIAL PROPERTY - HWY 76 - POTENTIAL DRIVE THRU, GAS STATION OR RESIDENTIAL REZONING OPPORTUNITY

## 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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- 9 demographics
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OCEANSIDE MUNICIPAL AIRPORT



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

**CITY OF OCEANSIDE FIRE  
DEPARTMENT STATION 7**

**1 MILE AWAY**

Starbucks, Dunkin' Donuts, McDonald's, DOLLAR TREE, STATER BROS. markets, Walgreens, Planet Fitness, 85°C, TACO BELL, BURGER KING, WING STOP, SUBWAY, Little Caesars Pizza

**SUPER STAR  
CAR WASH**

CALIFORNIA  
**76**

**FOUSSAT RD**

**MISSION AVE**





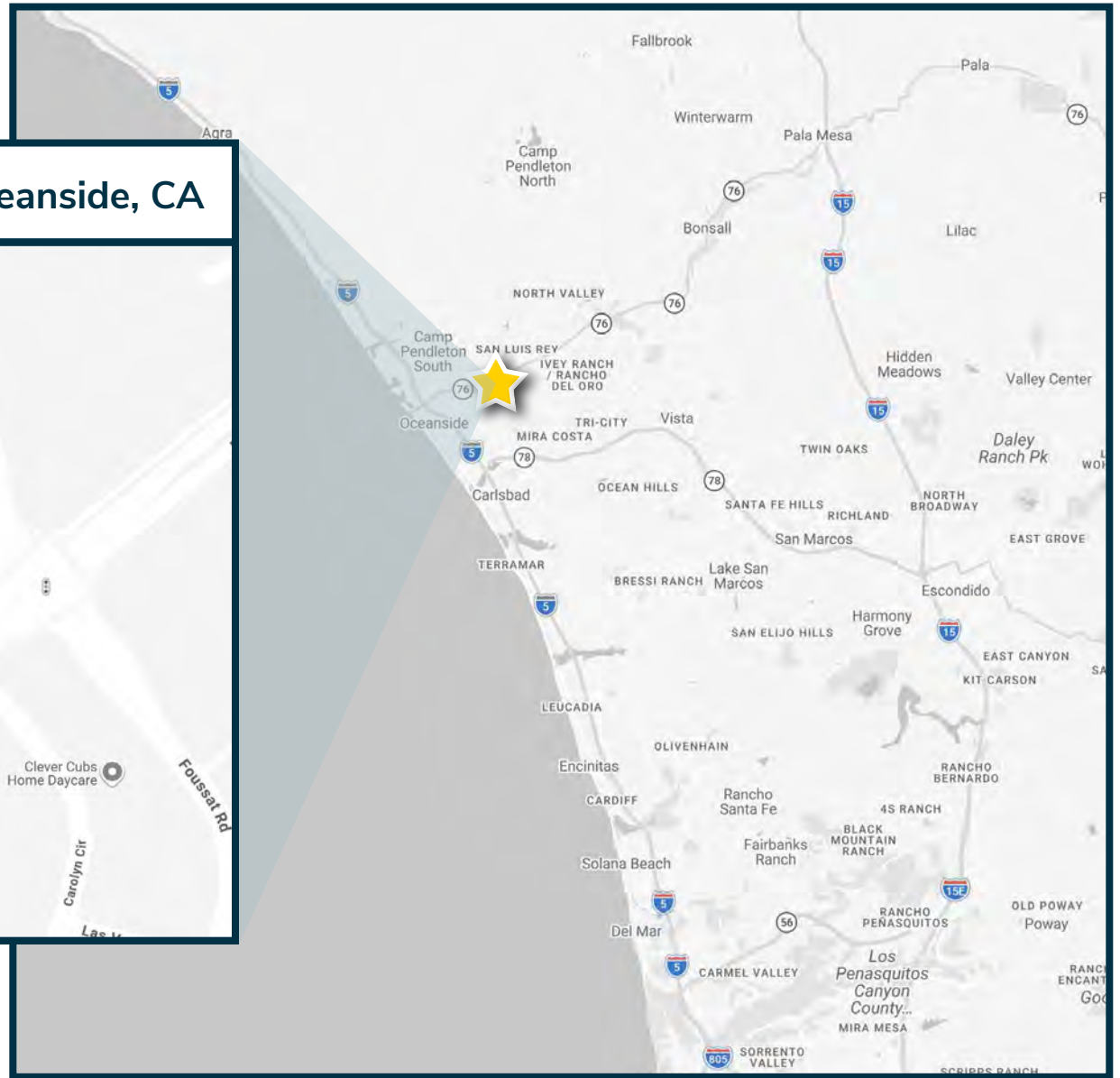
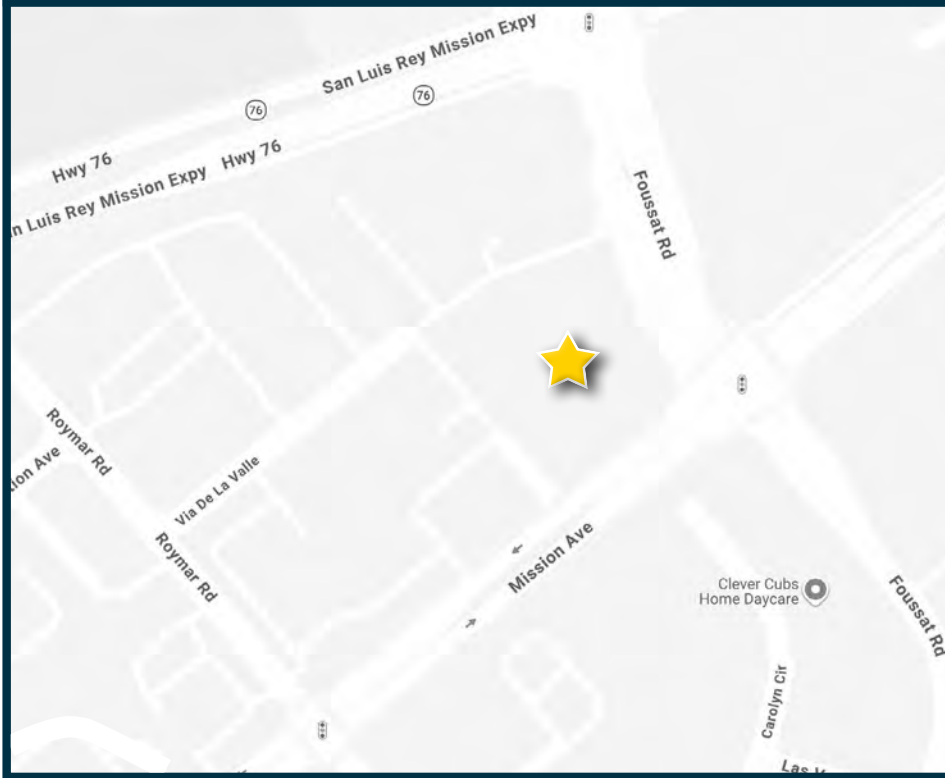
FOUSSAT RD

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.

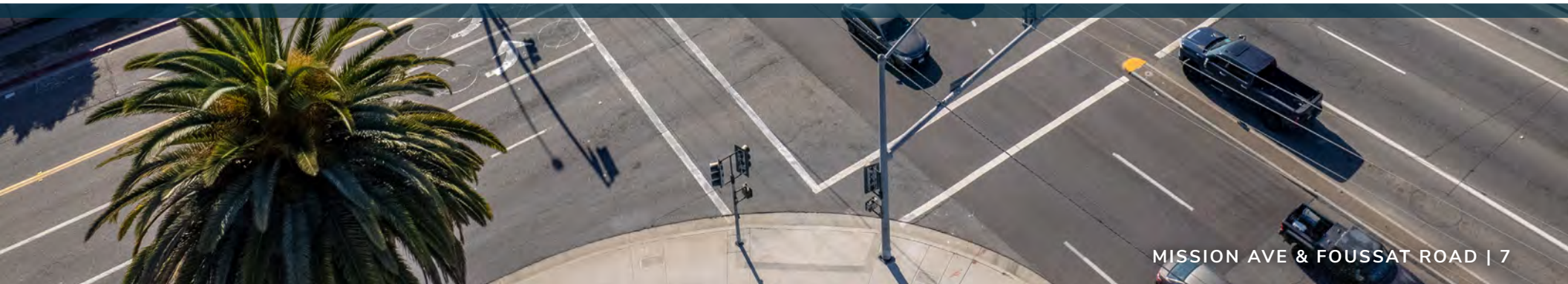
([Permitted Uses Link](#))

## school district:

Oceanside Unified School District

## school district:

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



# site plan

## NOTES

- 1 6 INCH CURB
- 2 6 INCH CURB & GUTTER
- 3 SIDEWALK
- 4 RETAINING WALL
- 5 TRASH ENCLOSURE
- 6 RIBBON GUTTER
- 7 6 FT HIGH SOUNDWALL, STC 30 OR HIGHER RATING.
- 8 EVCLEAN AIR VEHICLE
- 9 EXISTING DRIVEWAY TO BE REMOVED
- 10 APPROXIMATE KNOX BOX LOCATION, TO BE INSTALLED NEAR THE MAIN BUILDING ENTRANCES. MOUNT BOXES 5 FT ABOVE DRIVE.
- 11 INSTALL ADA RAMPS PER OCEANSIDE CITY DETAILS.
- 12 INSTALL MOUNTABLE CURB PER OCEANSIDE CITY DETAILS.

## FLOOD ZONE

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN SPECIAL FLOOD HAZARD AREA, TERMED ZONE "X" (PROTECTED FROM 1% ANNUAL FLOOD EVENT BY A FEDERAL FLOOD PROTECTION SYSTEM, NO BASE FLOOD ELEVATION DETERMINED) - AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY NUMBER/PANEL 060203073 AND MAP NUMBER 060703073M WHICH BEARS AN EFFECTIVE DATE OF MAY 16, 2012.

## EXISTING EASEMENTS

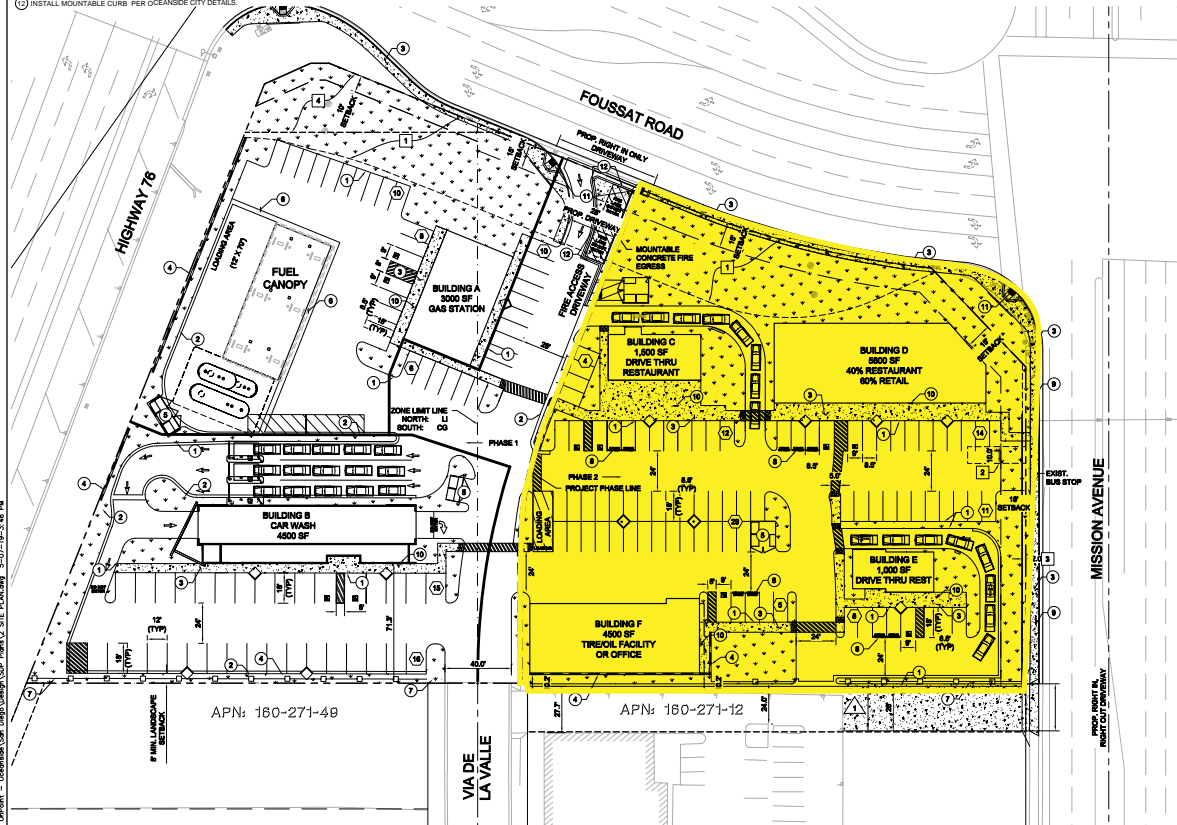
- 1 DRAINAGE EASEMENT TO THE CITY OF OCEANSIDE PER DOC. 97-0397601, REC. 08-18-97 O.R.
- 2 36 FEET x 10 FEET SEWER EASEMENT TO THE CITY PER CITY OF OCEANSIDE PER DOC. 48287 REC. 3-22-98 O.R.
- 3 2 FOOT FUTURE STREET WIDENING PER P.M. 9315.
- 4 DRAINAGE EASEMENT TO THE CITY OF OCEANSIDE PER INSTRUMENT NO. 163907, REC. 09-20-1961 O.R. AND P.M. 9315, REC. 07-31-79.

## PROPOSED EASEMENTS

- ▲ FIRE ACCESS AND EGRESS EASEMENT

## LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- - - EX. LOT LINE
- - - PROPOSED LOT LINE
- - - CENTERLINE
- - - EASEMENT
- - - PROPOSED EASEMENT
- - - ZONE LINE
- - - RESTRICTED ACCESS
- - - SETBACK
- - - CHAINLINK FENCE
- SOUNDWALL
- ▬ RETAINING WALL/STEM WALL
- WATER LINE
- SEWER LINE
- STORM LINE
- EDGE OF PAVEMENT
- ▬ EXISTING CURB AND GUTTER
- ▬ ASPHALT
- ▬ CONCRETE
- ▬ LANDSCAPE
- PARKING COUNT
- EXISTING WATER METER
- EXISTING ELECTRIC VAULT
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING POWER POLE
- ▬ EXISTING STRUCTURE



### PARKING REQUIREMENTS

BUILDING	USE CLASSIFICATION	OFF-STREET PARKING SCHEDULE	PARKING REQUIRED	PARKING PROVIDED
A	Food & Beverage Sales (3,000 SF)	1 per 200 SF	15	15
B	Automobile Washing (4,800 SF)	1 per 200 SF of sales + 5 car queue	7	31
C	Restaurant Full Service (1,800 SF)	1 per 100 SF gross area	15	
D	40% Retail Sales (3,800 SF)	1 per 200 SF for less than 5,000 SF	10	
D	40% Restaurant/ Full Service (2,400 SF)	1 per 250 SF over 5,000 SF	15	69
E	Restaurants w/ Drive-Thru (1,000 SF)	1 per 100 SF of existing area	10	
F	Vehicle/Equipment Repair (4,800 SF)	1 per 100 SF gross area	15	
<b>Total</b>			<b>96</b>	<b>140</b>

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 PHONE: 619-234-9411 FAX: 619-234-9433  
 WWW.KIMLEY-HORN.COM

KHA PROJECT  
 19093003  
 DATE  
 11/19/2018  
 SCALE AS SHOWN  
 DESIGNED BY BN  
 DRAWN BY KS  
 CHECKED BY KD CITY OF OCEANSIDE CA

OCEANSIDE EAST SHOPPING CENTER  
 PREPARED FOR  
 ONPOINT DEVELOPMENT

LICENSED PROFESSIONAL  
 KATHRYN DANER  
 CA LICENSE NUMBER  
 81398



SITE PLAN/TPM

SHEET NUMBER  
**3**

Plotted By:Piggott, Rich Sheet Set:OnPoint Oceanside Layout:3 DEVELOPMENT PLAN May 07, 2019 03:48:40pm K:\S\LC\_Civ\lxxxx OnPoint - Oceanside\Son Diego\Design\SDP Plns\2 SITE PLAN.dwg

T18-0005, D18-0001, CUP18-00012 TO-00017

# 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



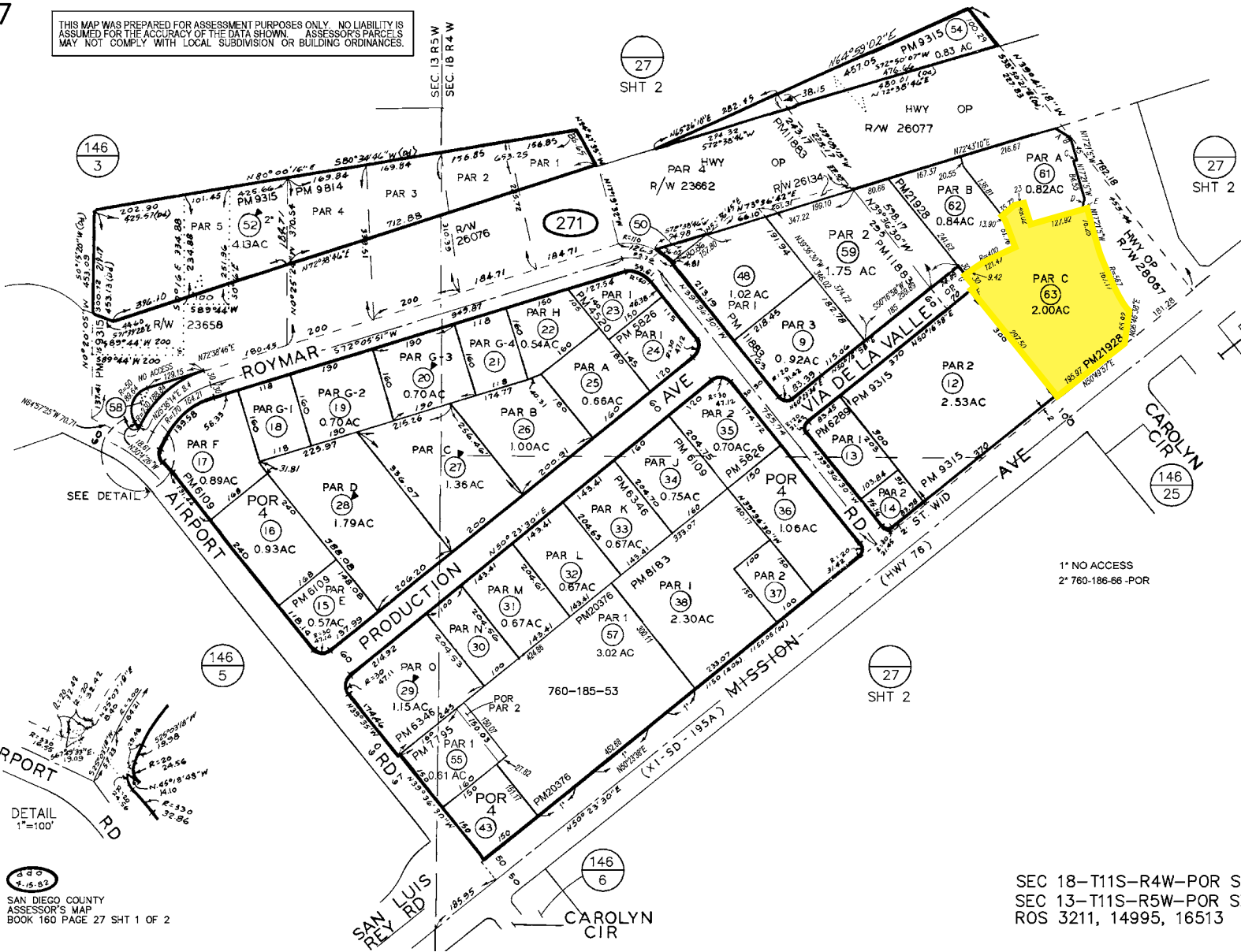
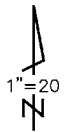
ESTIMATED BUSINESSES  
8,353

# 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.

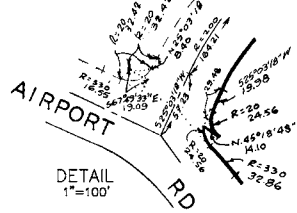
160-27  
SHT 1 OF 2



A N82°58'43"W 30.45  
B N39°14'40"W 11.14  
C N12°26'50"E 8  
D N17°24'E 19.02  
E N78°43'35"W 10.02  
F N89°00'E 5  
G N39°10'03"W 60


01/13/2023 SD

CHANGES				
BLK	OLD	NEW	YR	CUT
271	146-200			
	160-210			
	160-205			
	11-44	87	10109	
	7	Hwy OP	85	1641
	12	same	86	4748
	11	same & 3' ST	86	4787
	11	45646	92	1113
	45	Hwy OP	93	1006
	1-5	KILL	93	1295
	8410	48 491	93	1296
	PKL-UP	50	96	1558
	47	ST & Hwy OP	97	1267
	PKL-UP	92	97	1419
	PKL-UP	53	97	1420
	15	same & 3' ST	98	5536
	46&53	54	99	1951
	41844	55&56	05	1066
	39 40 42 & 56	57	08	1378
	PKL-UP	58	15	1368
	49&51	59&60	18	1381
	60	61-63	23	1121



313  
316.82  
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 160 PAGE 27 SHT 1 OF 2

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



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