

# SALE

## OCEANSIDE DEVELOPMENT OPPORTUNITY

Olive Dr Oceanside, CA 92056

**SALE PRICE**

\$13,500,000



COLDWELL BANKER  
**COMMERCIAL**  
WEST

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**Jeff Kane**

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**Nick Kane**

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CalDRE #01968022



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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### PROPERTY HIGHLIGHTS

- Potential for 64-189 Units
- Direct access to College Boulevard North County Sprinter Station
- Short walk to major retail, shopping and restaurants
- Borders single-family neighborhoods on two sides
- Close to Mira Costa College and Camp Pendleton
- Close to Newly Developing El Corazon Park and Arena

### OFFERING SUMMARY

Sale Price:	\$13,500,000
Lot Size:	43.53 Acres

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	5,856	22,098	42,715
Total Population	19,750	68,828	130,779
Average HH Income	\$71,334	\$73,945	\$75,448

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This is a rare opportunity to acquire approximately 43 acres of prime developable land in Oceanside, California. The property is contiguous to the San Diego Trolley Station in Oceanside near Oceanside Blvd. Planning and Pre-development meetings with the Oceanside Planning Department have concluded that the property may yield between 64-189 housing units.

This stunning 43 acres expanse is in the heart of South Oceanside. This outstanding opportunity is just north of Mira Costa College and is contiguous to the Oceanside Coaster Depot stop. It is just blocks from the Oceanside VA clinic and only a couple of miles from South Oceanside beach. It's proximately to interstate 78, interstate 5 and Costco makes it an ideally located infill project. The current owners commissioned engineering plans and density studies with three highly respected planning firms to determine feasibility, density and primary engineering placement to determine the highest and best use of this site. This property is raw with conceptual plans to build between 64-189 dwelling units. City officials at the recent developers conference were supportive of a proposed development during a preliminary development meeting of increased density due to numerous supporting factors.

This prime property is one of the last remaining vacant available parcels within the city limits of Oceanside. Condo prices near this area have recently sold from \$800,000 to more than \$1,000,000

Known for its iconic wooden pier, wide sandy beaches, picturesque harbor, bustling downtown and a growing reputation as the leading destination for foodies in San Diego County.

It is the third-largest city in San Diego County, California. Oceanside continues to be known for the value and appreciation as a vacation home market.

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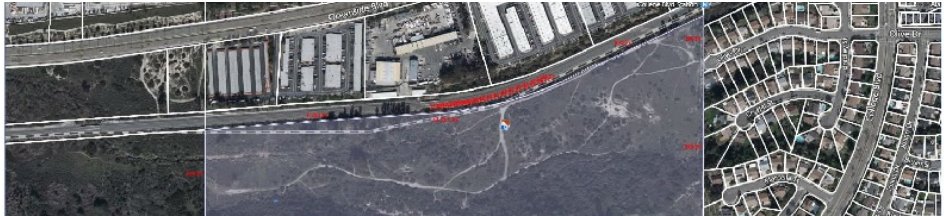
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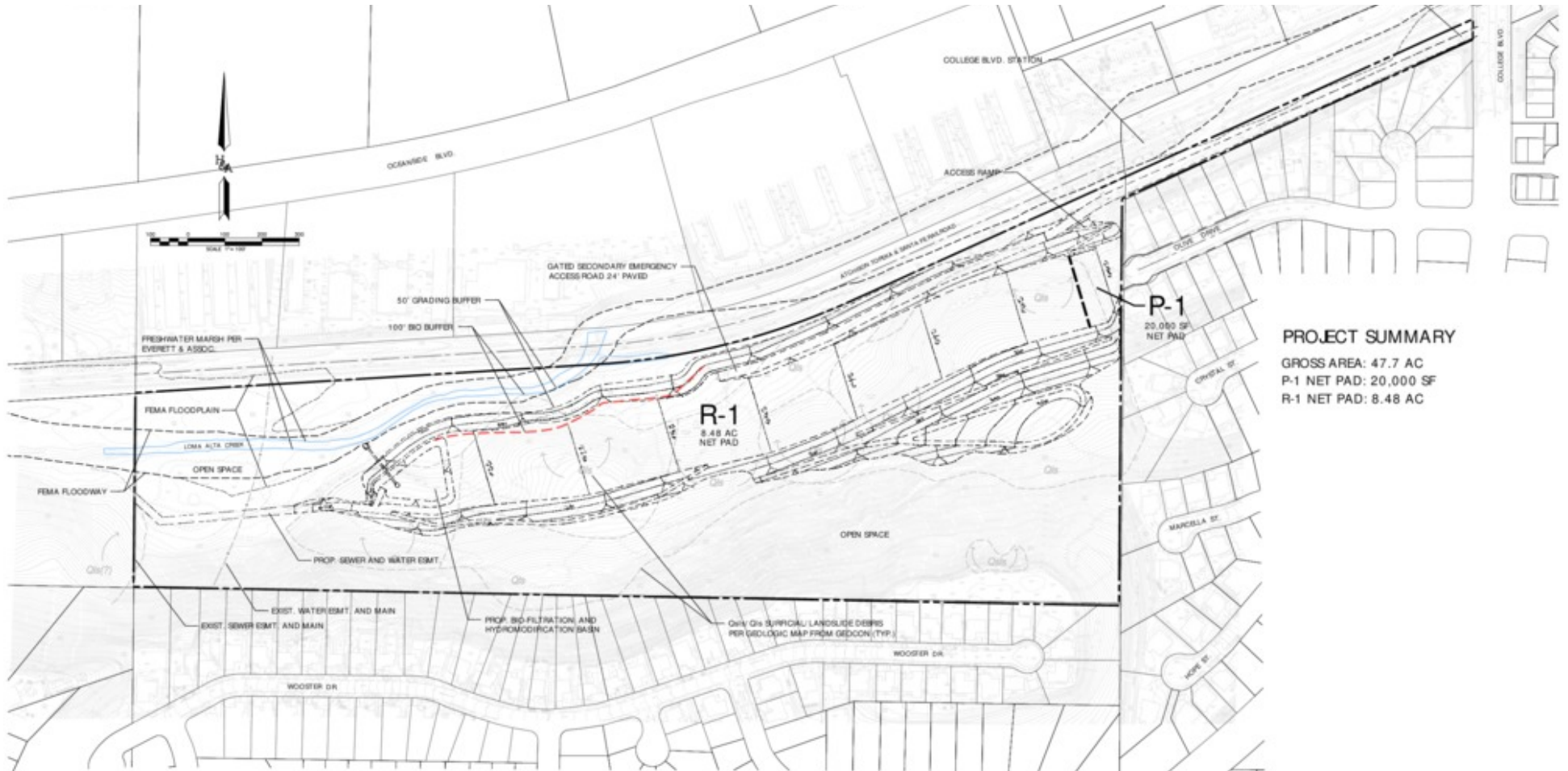


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### PROJECT SUMMARY

GROSS AREA: 47.7 AC  
P-1 NET PAD: 20,000 SF  
R-1 NET PAD: 8.48 AC

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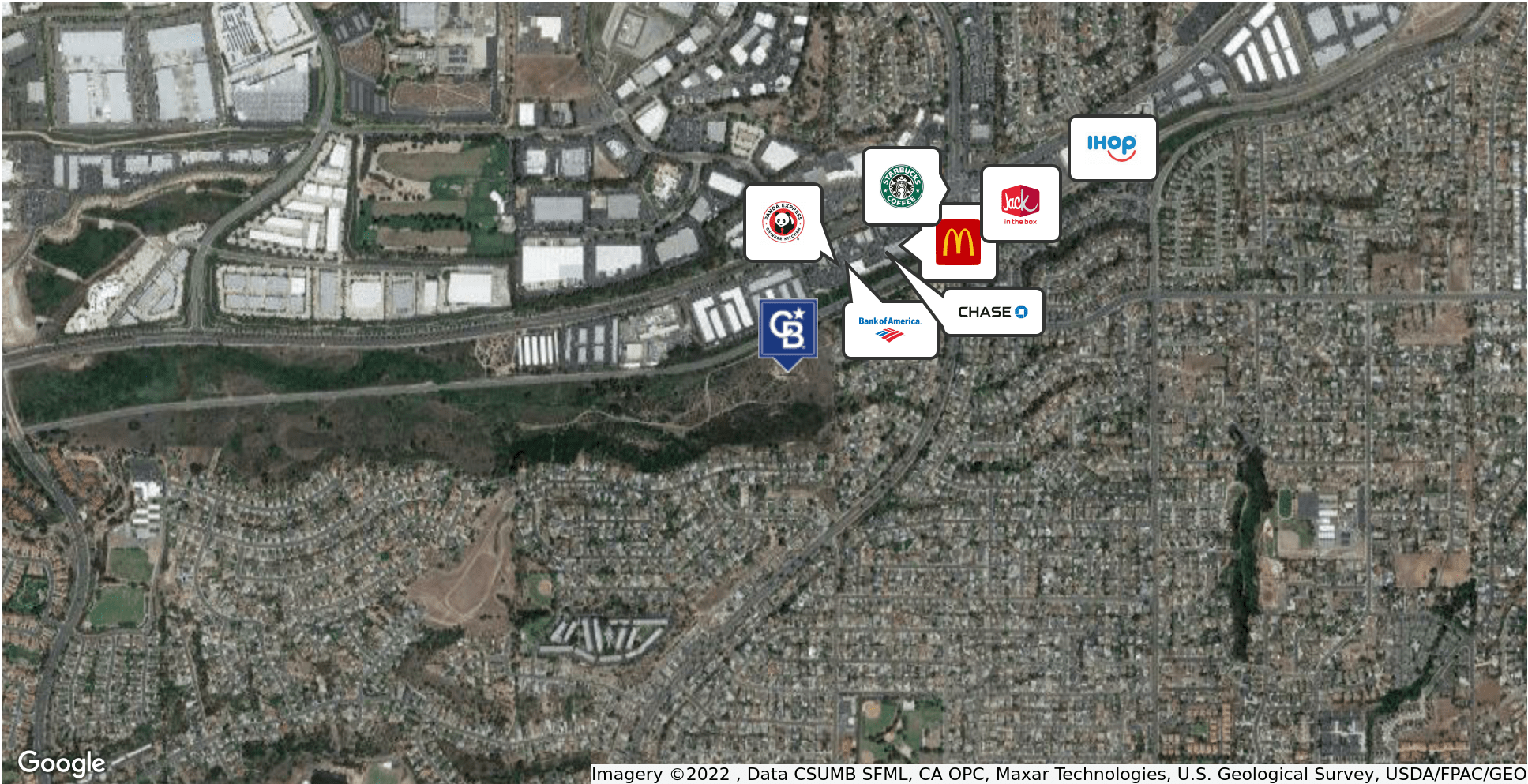


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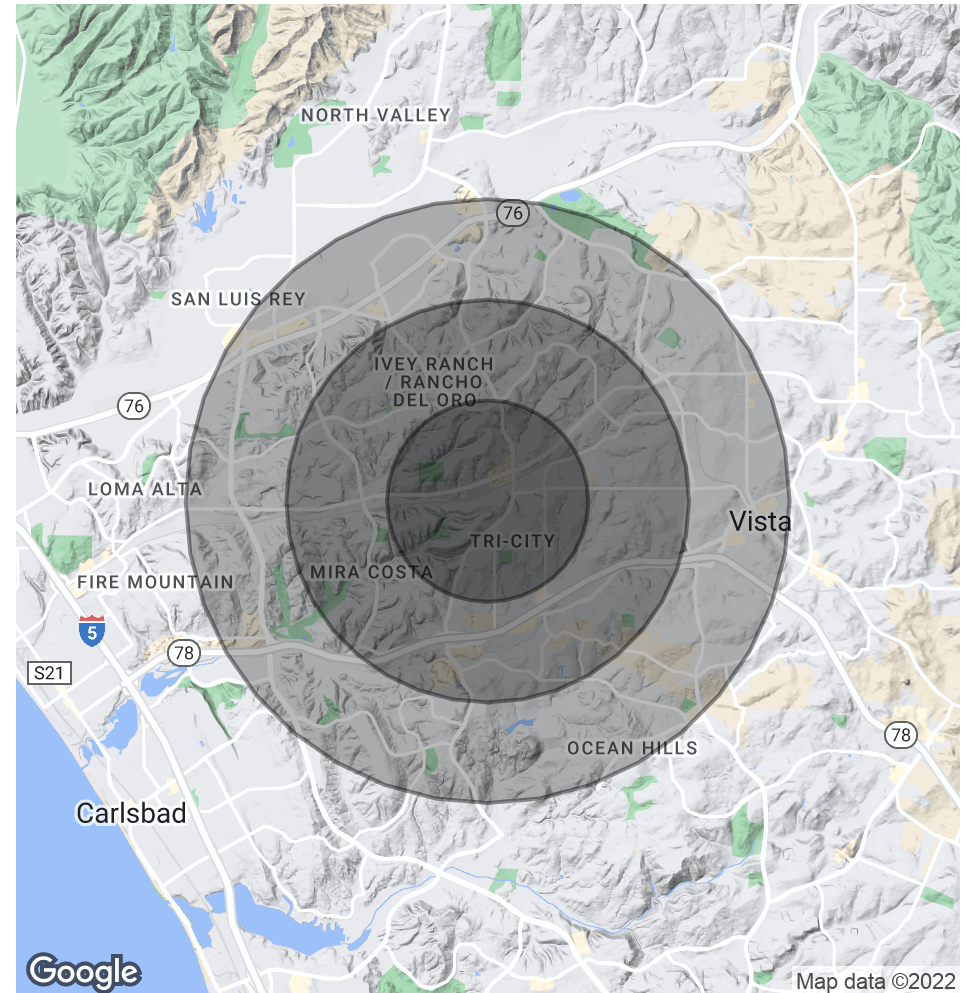
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,750	68,828	130,779
Average Age	31.3	33.8	34.8
Average Age (Male)	31.4	33.0	33.6
Average Age (Female)	31.5	35.1	36.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,856	22,098	42,715
# of Persons per HH	3.4	3.1	3.1
Average HH Income	\$71,334	\$73,945	\$75,448
Average House Value	\$414,328	\$418,431	\$451,764

\* Demographic data derived from 2010 US Census



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