

48.5 Acres of Prime Agriculture Land in Oceanside

Two Active Water Wells: Well 1 - 400 GPM, Well 2 - 180 GPM

N River Road | Oceanside, CA 92057

- Excellent location adjacent to Morro Hills and directly below North River Farms Development
- Located in the South Morro Hills Agricultural Community
- Previously used to farm tomatoes and brussels sprouts
- Land may be utilized for commercial farming, farm to table concept to incorporate the growing community, or other agricultural uses

ASKING PRICE: \$1,950,000



ADDITIONAL USES MAY INCLUDE RETAIL NURSERY, ANIMAL SALES, BOARDING AND SERVICES, BED AND BREAKFAST, FARMSTAND, RESEARCH AND DEVELOPMENT (AG PRODUCTS), AGRICULTURAL FOOD PROCESSING, WEDDINGS, WINERIES, FARM BREWERY, COMMERCIAL OUTDOOR RECREATION, AG SUPPLY SERVICES

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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5

76

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oceanside blvd

GUAJOME
PARK

MELBA BISHOP
16 Acre park with
recreation center

college blvd

76

SUBJECT
PROPERTY

vande-grift blvd

n river rd

NORTH RIVER
FARMS





THE GREENS

Arrowood
golf course

**NORTH RIVER
FARMS**

**SUBJECT
PROPERTY**

vande-grift-blvd

n river rd

college-blvd





ARMSTRONG GROWERS

PRECIOUS HILLS FARM

PARDEE TREE NURSERY

MELLANO & CO.

GUAJOME PARK

SUBJECT PROPERTY

THE GREENS
Arrowood golf course

NORTH RIVER FARMS

MELBA BISHOP
16 Acre park with recreation center



in river rd





SOUTH MORRO HILLS
Encompasses a 5.5-square mile (3,500 acres) area of agricultural zoned land

THE GREENS
Arrowood golf course

NORTH RIVER FARMS

SUBJECT PROPERTY

BONSALL

in river rd



6



INTERSTATE
15
&
FALLBROOK
←

CALIFORNIA
76

VISTA

**GUAJOME
PARK**

**SUBJECT
PROPERTY**

**ARROWOOD
GOLF COURSE**

CARLSBAD

n river rd

college blvd

**NORTH RIVER
FARMS**





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Well Locations

Maker Space Building and Future Farmer's Market

In river rd



property information

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location:

The subject property is located on the south side of N River Road in Oceanside, California. It is directly below the North River Farms Development, approximately 1.5 miles north of the 76, and approximately 9 miles east of I-5.

property profile:

The subject property is approximately 48.50 acres of prime agriculture land in Oceanside. It is adjacent to Morro Hills and directly below the North River Farms development. There are two wells that service the land with a capacity to service approximately 200 acres. Previously, tomatoes and brussels sprouts were farmed on the property.

jurisdiction:

City of Oceanside

APN:

157-100-85-00 (partial)

acreage:

48.50 acres

Overlay:

This property has an agricultural conservation easement overlay. The goal of an agricultural conservation easement is to maintain agricultural land and only allow certain permitted uses on the property.

zoning:

Agriculture (A)

general plan:

Agriculture (A)

permitted uses:

[Click here to view permitted uses](#)

minimum lot size :

2 acres

max height:

36'

school district:

Oceanside Unified School District

services:

Water/Sewer: City of Oceanside

Gas/Electric- SDG&E

Fire: City of Oceanside Fire Department

Police: City of Oceanside Police Department

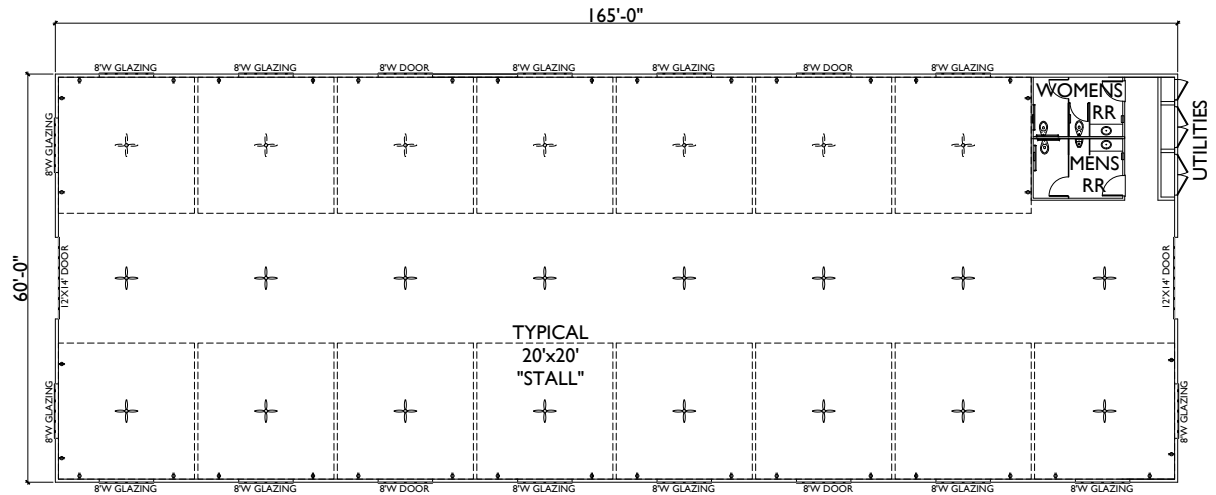
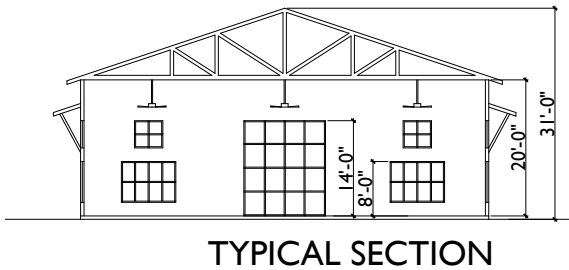


farmers market renderings

11



FARMER'S MARKET RENDERINGS



OCEANSIDE, CA

NORTH RIVER FARMS

FARMER'S MARKET FLOOR PLAN

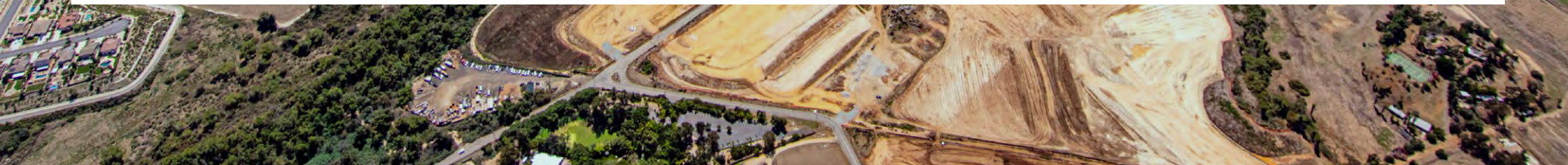
INTEGRAL COMMUNITIES
 703 PALOMAR AIRPORT ROAD, SUITE 170
 CARLSBAD, CA 92011
 760.944.7511 OFFICE

OCTOBER 4, 2022

SCALE: 0 8 16 24



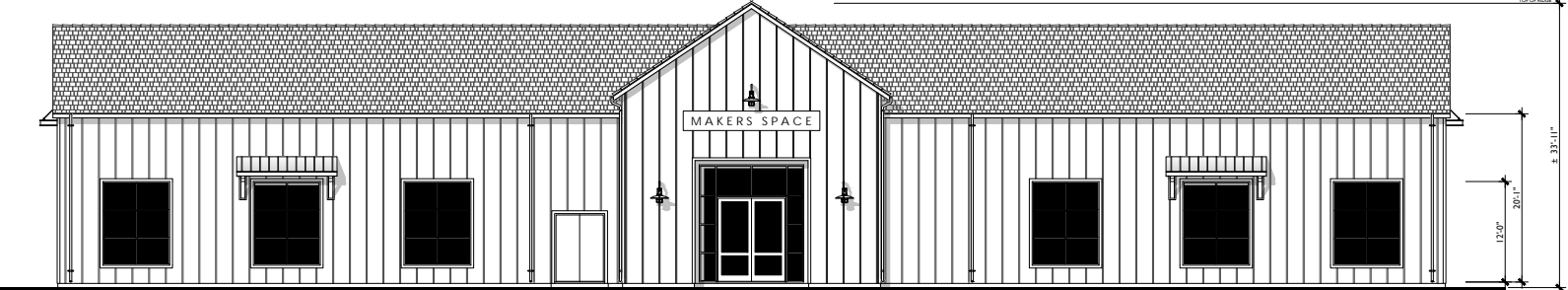
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



farmers market renderings



FRONT



REAR

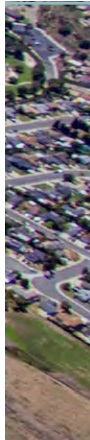
Bassenian | Lagoni
 ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects

ELEVATIONS
 NORTH RIVER FARMS - MAKER SPACE / FARMER'S MARKET
 Oceanside, California

0 2 4 6 12 366.22332

02.27.23

LENNAR



potential uses

Vineyard, Winery, Brewery, Maker Space, Restaurant, Retail & Agriculture

13



Weekly Farmers Markets



Maker Space



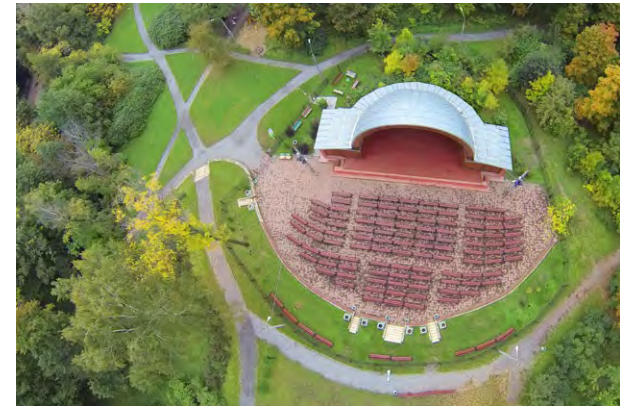
Wine & Balloon Festivals



Vineyard & Winery Opportunity



Brewery / Restaurant Space



Outdoor Festival & Amphitheater



NORTH RIVER FARMS AGRICULTURE EXHIBIT



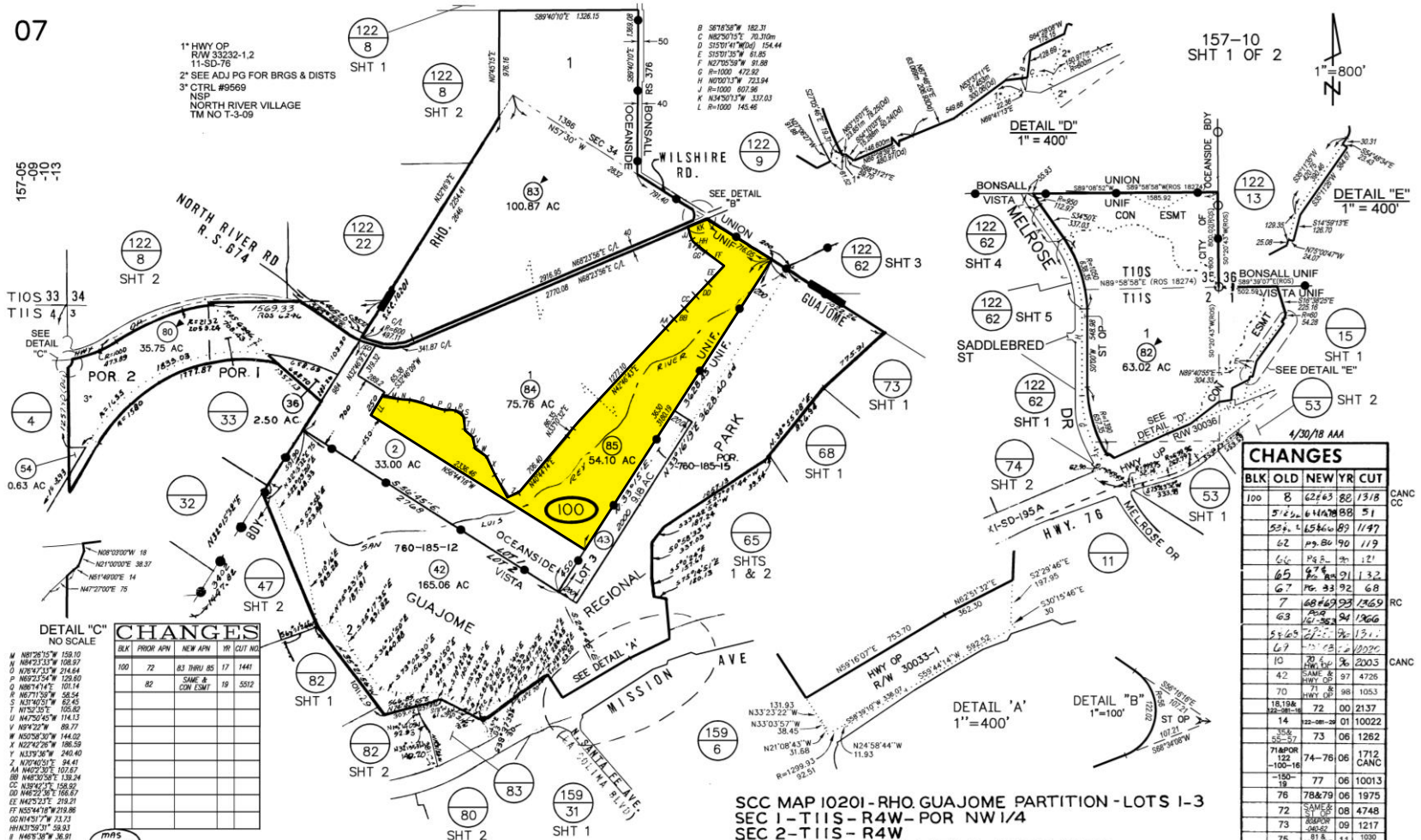
H & A HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 9707 Waples Street (858)558-4500
 San Diego, CA 92121

R:\1299\&Map\Exhibits\Final Ag Acreage Coordination\EX NRF Agriculture Exhibit.dwg

plat map

07

- 1st HWY OP RW 33232-1,2 11-SD-76
- 2nd SEE ADJ PG FOR BRGS & DIST
- 3rd CTRL #9569 NSP NORTH RIVER VILLAGE TM NO T-3-09



DETAIL "C" NO SCALE

| BLK | PRIOR ANN | NEW ANN | YR | CUT ADJ |
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4/30/18 AAA

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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

SCC MAP 10201-RHO GUAJOME PARTITION - LOTS 1-3
 SEC 1-TIIS-R4W-POR NW 1/4
 SEC 2-TIIS-R4W
 SEC 3-TIIS-R4W-LOTS 2-4 & POR LOT 1
 SEC 34-T10S-R4W-LOT 1
 ROS 6246, 7512, 9119, 11391, 12986, 13606, 14263, 16513, 18274
 20794, 21760

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 157 PAGE 10 SHT 1 OF 2

2023 demographics

1 mile



population
12,246



estimated households
3,494



average household income
\$137,066



median household income
\$122,195



total employees
1,193

3 miles



population
83,361



estimated households
27,641



average household income
\$137,192



median household income
\$115,624



total employees
10,610

5 miles



population
205,514



estimated households
66,436



average household income
\$125,007



median household income
\$101,213



total employees
49,186

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As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

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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