

MULTI-FAMILY OR HOTEL MIXED USE SITE ACROSS FROM THE OCEAN

802 S. PACIFIC - OCEANSIDE, CA

- **Hotel or Multi-Family (1 DU/1,000 SF) Mixed Use Allowed with C.U.P.**
 - **Zoning Allows Retail, Office or Senior Care**
 - **Rare Coastal Infill Opportunity**
 - **200 Feet from the Pacific Ocean With Ocean Views**
 - **10,200 Square Foot Lot**
 - **SEC S. Pacific Street and Wisconsin Avenue**
- SALE PRICE: \$2,950,000**

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FOR ADDITIONAL INFORMATION:

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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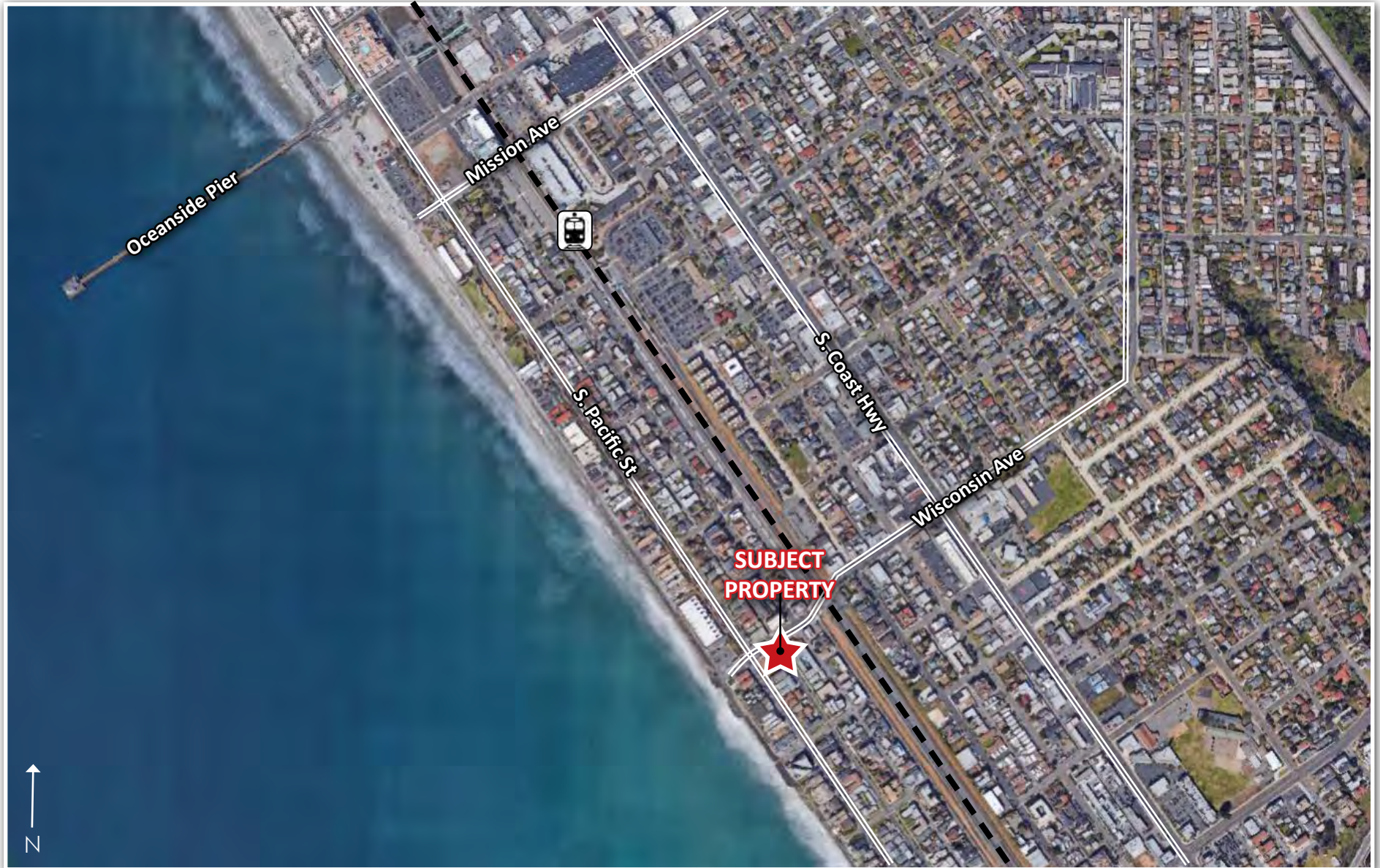
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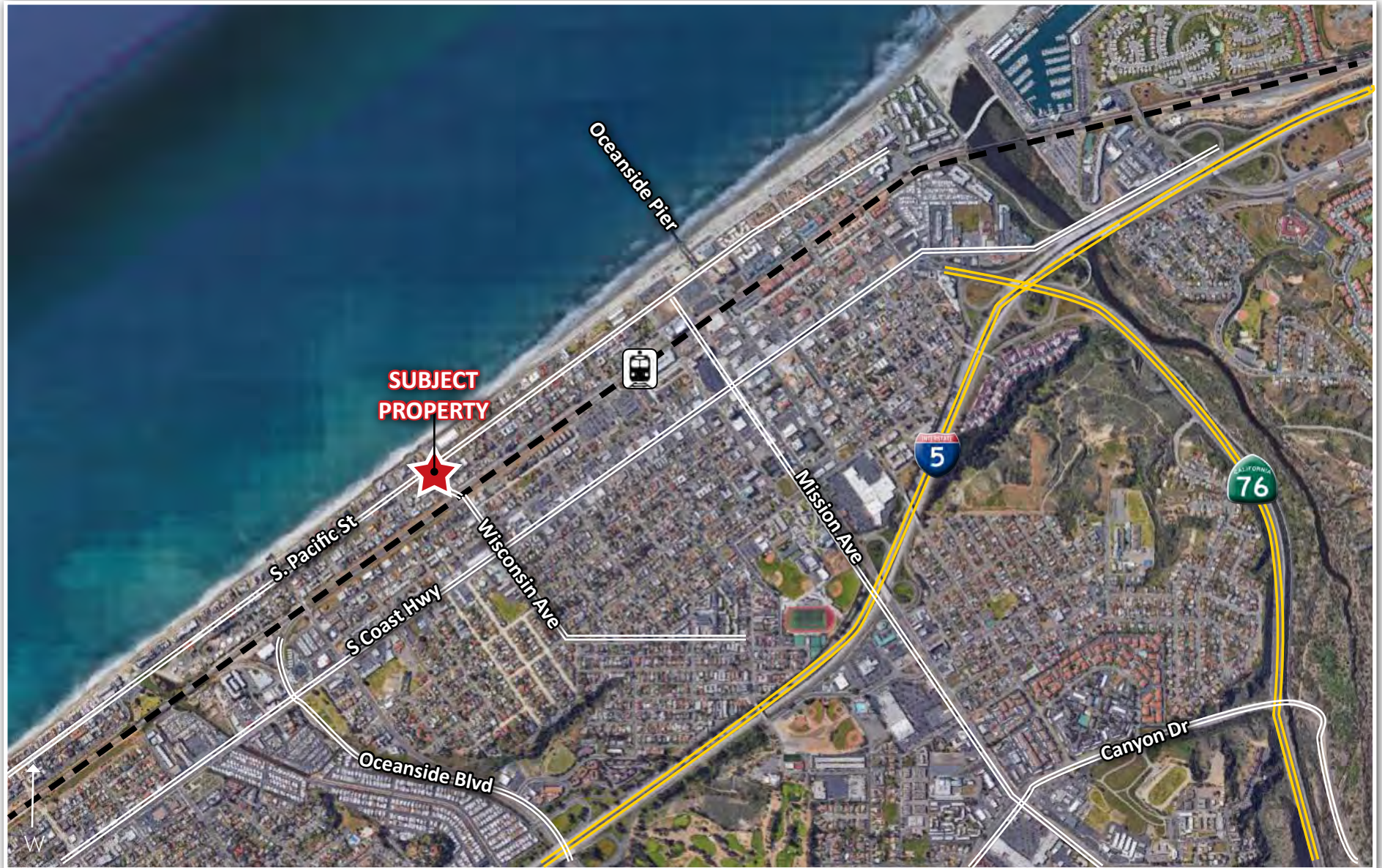
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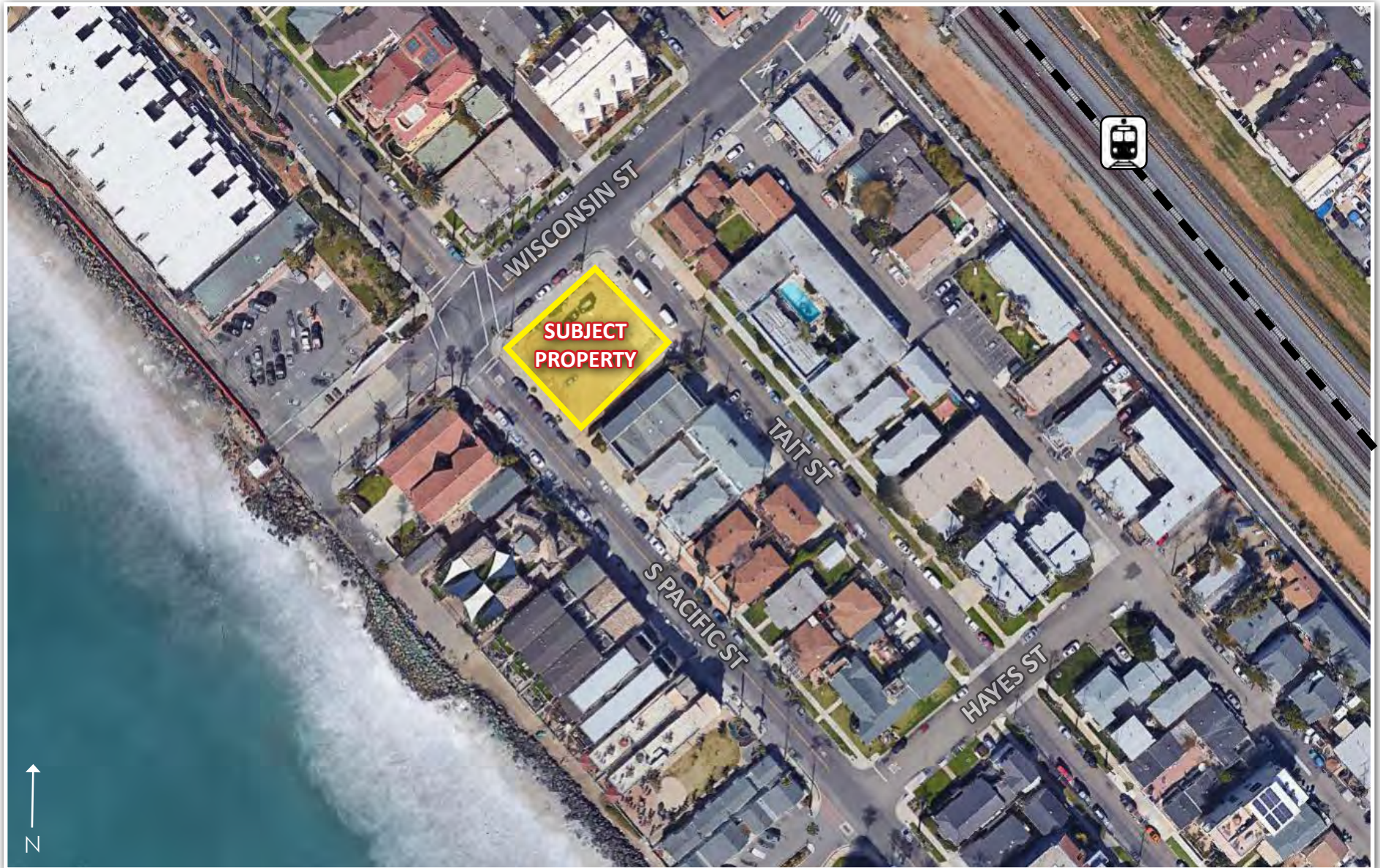
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PROJECT INFO

PROPERTY FEATURES

Location:	The subject property is located at 802 S. Pacific in the City of Oceanside, County of San Diego. Within walking distance to local beaches, shopping, restaurants, and the Metrolink and Amtrak station, this site is a rare coastal infill project that provides a subdivision opportunity to developers and builders on a land bank opportunity to investors.	
Jurisdiction:	City of Oceanside	
APN:	150-351-01-00	
Lot Size:	10,204 Square Feet	
Zoning:	C-1 (Neighborhood Commercial)	
General Plan:	CG (General Commercial)	
Max Building Height:	45 feet or 4 stories, whichever is less	
Allowable Uses:	<ul style="list-style-type: none">• Retail, Restaurant, Office, Medical Office or Senior Care• Hotel or Apartments (1DU/1,000 SF) Mixed Use with Conditional Use Permit	
Topography:	Flat	
Project Status:	The property is currently unentitled	
School District:	Oceanside Unified School District	
Services:	Water/Sewer	City of Oceanside
	Gas/Electricity	SDG&E
	Fire	Oceanside Fire Dept.
	Police	Oceanside Police Dept.
PRICE:	\$2,950,000	



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[FLOOR PLANS](#)

[PLOT PLAN](#)

[SECTIONS](#)

[ZONING C-1](#)

[ZONING O-P](#)

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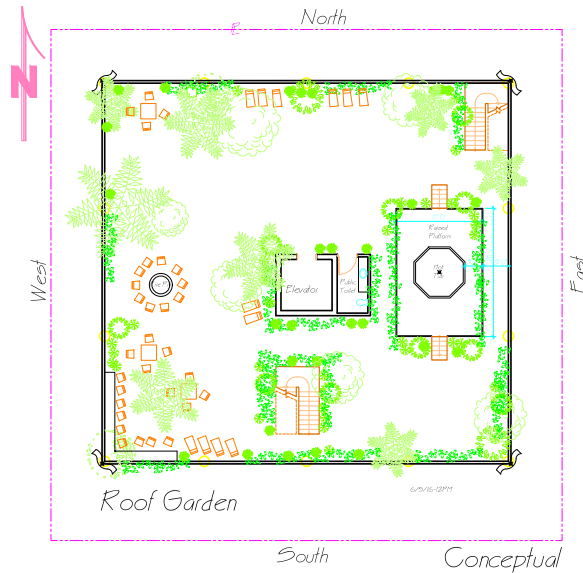
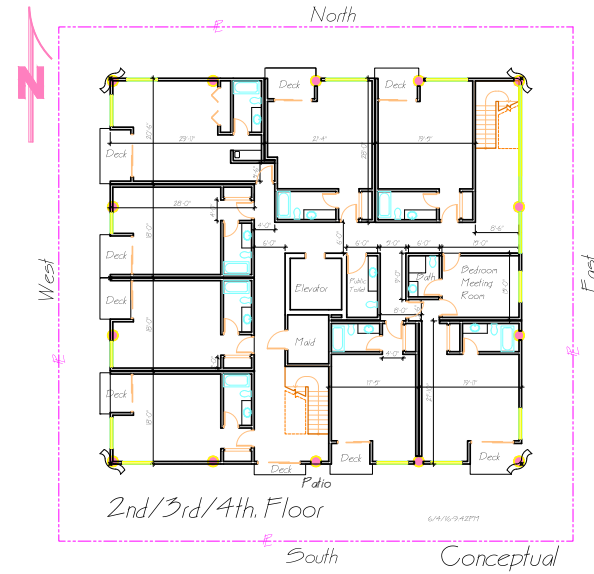
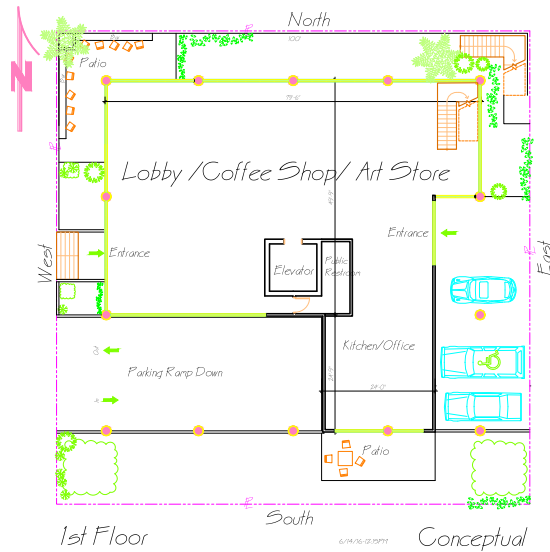
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CONCEPTUAL FLOOR PLANS



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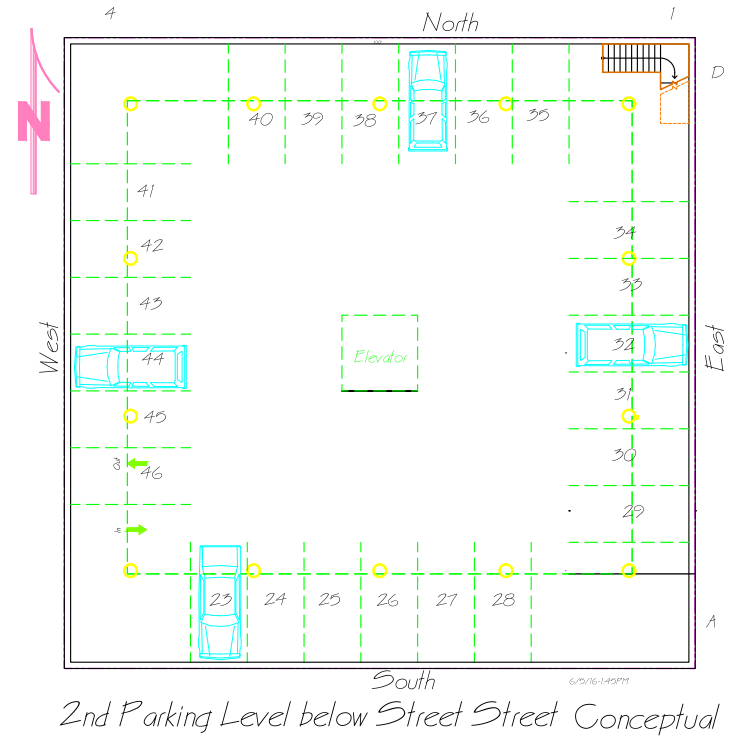
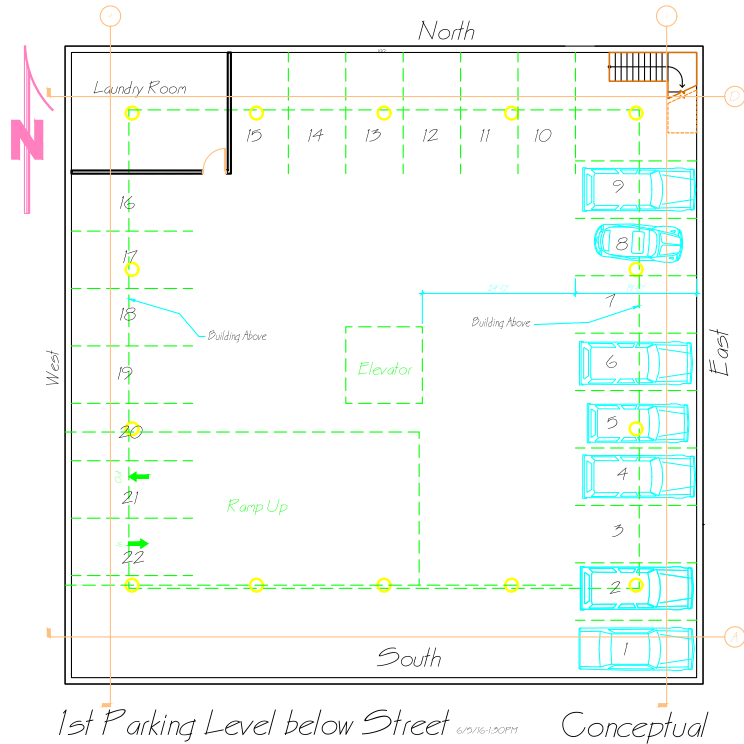
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CONCEPTUAL PARKING PLANS



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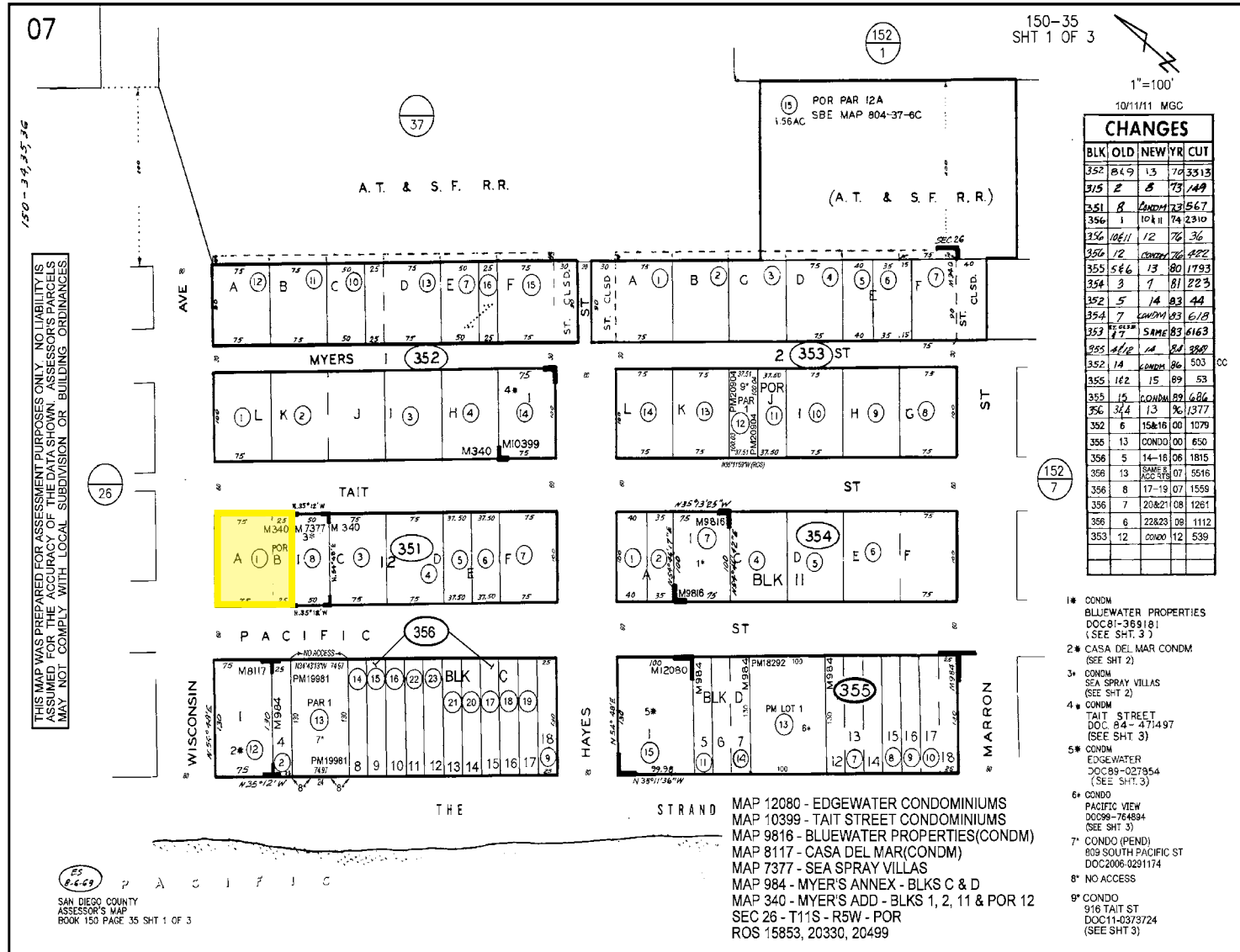
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PLAT MAP



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COMPARABLE HOME SALES

NEW HOME SALES COMPARABLES

Project Name	Builder Name	City	Open Date	Product Type	Unit Size Min	Unit Size Max	Min Price	Max Price	Min Price / Sq Ft	Max Price / Sq Ft	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Sales Rate (Last 3 Months)	Zip Code
Summerhouse	Zephyr Partners	Carlsbad	8/3/2015	Attached	1,827	2,554	\$ 1,429,990	\$ 2,235,990	\$ 782.70	\$ 875.49	35	32	3	1.7	0.3	92008
Seagrove	Taylor Morrison	Carlsbad	8/29/2015	Attached	2,099	2,327	\$ 933,590	\$ 1,007,607	\$ 433.01	\$ 444.78	47	46	1	2.6	3.7	92008
Village 201	Alliance Development	Carlsbad	6/25/2016	Attached	1,767	2,132	\$ 1,019,000	\$ 1,349,000	\$ 576.68	\$ 632.74	14	12	2	1.5	1.7	92008
700 South Strand	McKellar McGowan	Oceanside	9/26/2015	Attached	2,327	2,327	\$ 2,275,900	\$ 2,275,900	\$ 978.04	\$ 978.04	17	16	1	0.9	1.3	92054



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DEMOGRAPHICS

802 S Pacific St		1 mi radius	3 mi radius	5 mi radius
Oceanside, CA 92054				
POPULATION	2017 Estimated Population	13,902	72,802	143,507
	2022 Projected Population	14,727	76,685	150,912
	2010 Census Population	13,033	68,216	134,102
	2000 Census Population	15,124	70,280	130,710
	Projected Annual Growth 2017 to 2022	1.2%	1.1%	1.0%
	Historical Annual Growth 2000 to 2017	-0.5%	0.2%	0.6%
	2017 Median Age	34.7	33.3	35.9
HOUSEHOLDS	2017 Estimated Households	5,594	25,227	51,620
	2022 Projected Households	5,958	26,704	54,475
	2010 Census Households	5,322	24,030	49,207
	2000 Census Households	5,724	23,712	46,947
	Projected Annual Growth 2017 to 2022	1.3%	1.2%	1.1%
	Historical Annual Growth 2000 to 2017	-0.1%	0.4%	0.6%
RACE AND ETHNICITY	2017 Estimated White	64.2%	68.5%	69.1%
	2017 Estimated Black or African American	3.5%	4.7%	4.5%
	2017 Estimated Asian or Pacific Islander	4.4%	5.3%	6.9%
	2017 Estimated American Indian or Native Alaskan	1.2%	1.1%	0.9%
	2017 Estimated Other Races	26.7%	20.6%	18.5%
	2017 Estimated Hispanic	43.8%	36.6%	31.6%
INCOME	2017 Estimated Average Household Income	\$73,194	\$75,424	\$80,007
	2017 Estimated Median Household Income	\$53,068	\$62,645	\$68,585
	2017 Estimated Per Capita Income	\$29,630	\$27,974	\$30,010
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	12.9%	8.5%	6.3%
	2017 Estimated Some High School (Grade Level 9 to 11)	6.4%	6.2%	5.4%
	2017 Estimated High School Graduate	18.5%	21.3%	20.1%
	2017 Estimated Some College	27.3%	25.8%	25.6%
	2017 Estimated Associates Degree Only	8.8%	10.1%	10.4%
	2017 Estimated Bachelors Degree Only	16.2%	17.6%	20.1%
	2017 Estimated Graduate Degree	9.9%	10.4%	12.1%
BUSINESS	2017 Estimated Total Businesses	758	3,941	6,045
	2017 Estimated Total Employees	4,396	28,108	47,270
	2017 Estimated Employee Population per Business	5.8	7.1	7.8
	2017 Estimated Residential Population per Business	18.3	18.5	23.7

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