

commercial or mixed-use development opportunity in oceanside

nec n river rd and college blvd | oceanside, ca 92057

- o Approximately 2.37 Gross Acres of Commercial Land
- o Excellent Corner Location for a Retail Center or Mixed-Use Project
- o Zoning Allows for General Retail, Full-Service Restaurants, Fast Food Restaurant, Supermarkets, Mixed-Use with approval of a Mixed-Use Development Plan, Senior Care Facility with an Administrative CUP and a Car Wash with a Use Permit

ASKING PRICE: \$2,095,000



Reynolds Elementary

Libby Lake Park

Libby Elementary

Valley View Apartments

College Blvd 30,522 ADT

N River Rd 28,814 ADT

subject property

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic#01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic#01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CalDRE Lic#02062959

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

2 The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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.



contents

4 aerals

7 location map

8 property information

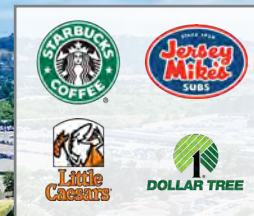
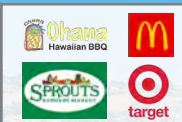
9 plat map

10 site plan

11 sales comparables

12 demographics





Shadow Way
Apartments

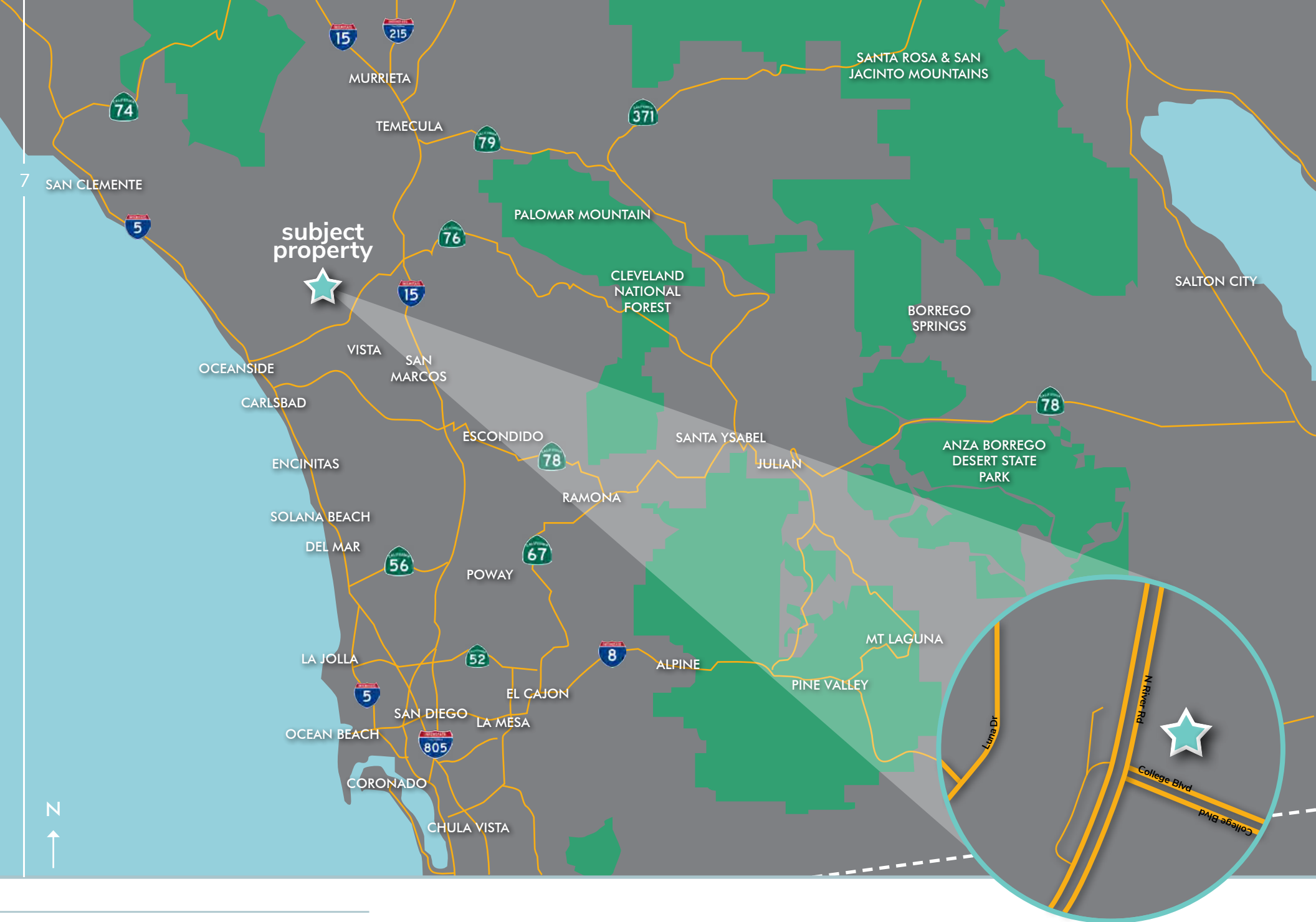
Mance Buchanan
Park

Cesar Chavez
Middle School

subject
property







location map

property information

8

location:

The subject property is located on the northeast corner of N River Road and College Blvd in Oceanside, California. The signalized intersection offers high traffic counts and provides extensive frontage along the main thoroughfare to the Camp Pendleton Entrance. The property is less than a mile from the 76 Freeway and within close proximity to the I-5 and I-15. The surrounding area consists of residential and commercial developments.

jurisdiction:

City of Oceanside

apn:

157-040-33-00

acreage:

2.37 Acres

zoning:

Neighborhood Commercial (CN)

[link to zoning](#)

land use:

Neighborhood Commercial

lot coverage:

50%

max height:

50'

FAR:

1.0

typography:

Flat

permitted uses:

General Retail, Fast Food Restaurant, Day Care, Residential above the ground floor, Senior Care Facility with an Administrative CUP, Car Wash with a Use Permit, Mixed-use with approval of a Mixed-Use Development Plan and more

mixed-use development standards:

Mixed-Use projects are subject to RM-A zoning which allows for a density of 6-9.9 du/acre and a maximum height of 36'.

RM-A Zoning

traffic counts:

North River Road - 8,870 daily average

College Boulevard - 29,111 daily average

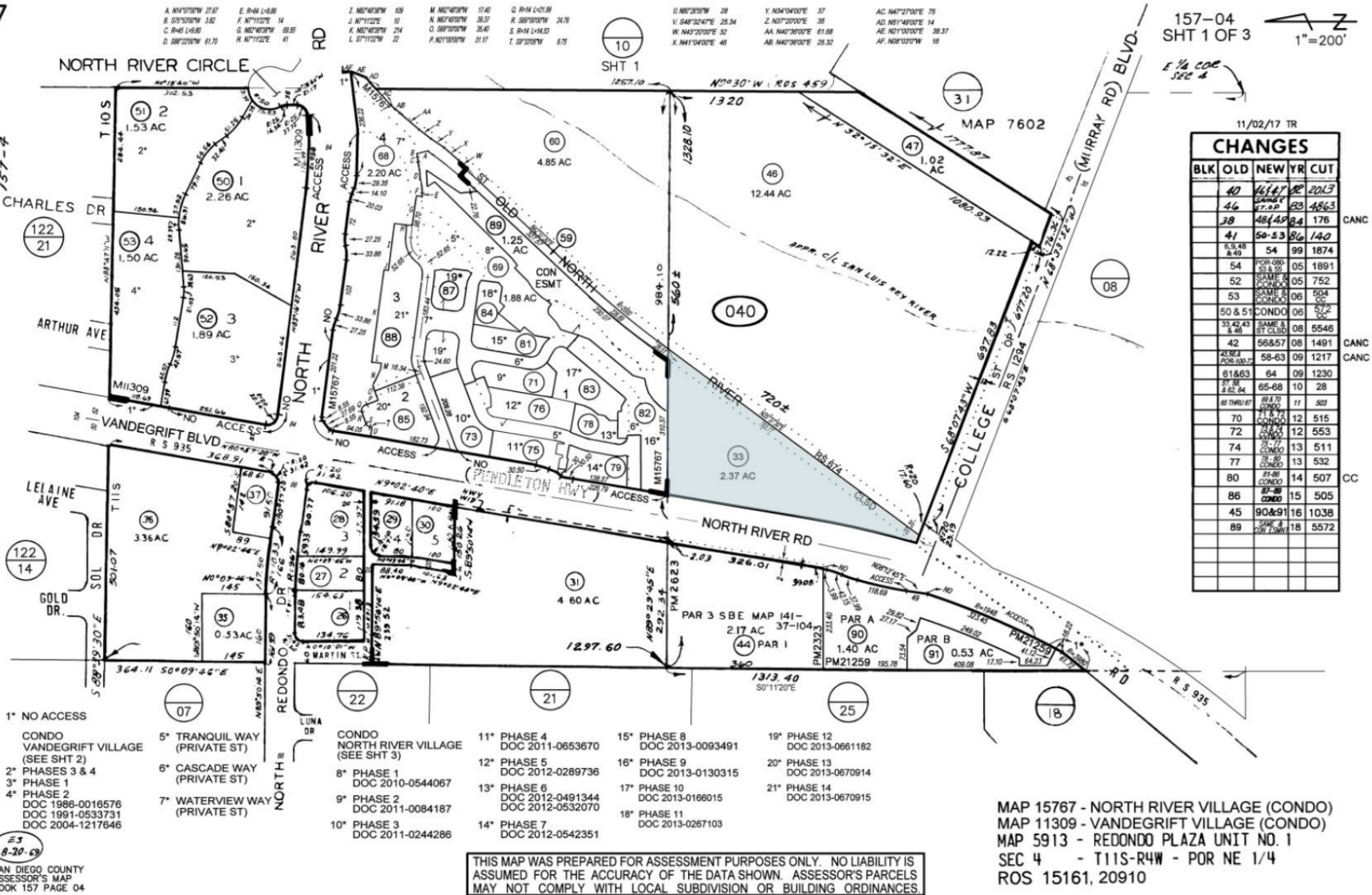
services:

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

plat map

9

07



site plan



commercial comparables

11

1 Douglas Dr & Hwy 76 SOLD

Oceanside, CA 92058

San Diego County

Image Coming Soon

Sale Date: 12/08/2020
Sale Price: \$4,500,000 - Confirmed
\$/AC Land Gross: \$951,373.30 (\$21.84/SF)

Land Area: 4.73 AC (206,039 SF)
Lot Dimensions: -
Proposed Use: MultiFamily

Density: -
Topography: -

Zoning: C
Sale Conditions: 1031 Exchange

Parcel No: 160-020-54
Financing: Down payment of \$2,000,000 (44.4%); \$2,250,000 from Private Lender
Comp ID: 5320480 - Research Status: Confirmed

2 471-477 N El Camino Real SOLD

Oceanside, CA 92058

San Diego County



Sale Date: 11/12/2020 (140 days on mkt)
Sale Price: \$2,850,000 - Confirmed
\$/AC Land Gross: \$1,108,951.40 (\$25.46/SF)

Land Area: 2.57 AC (111,949 SF)
Lot Dimensions: -
Proposed Use: Auto Salvage Facility ...

Density: -
Topography: Level

Zoning: CS-L
Sale Conditions: -

Parcel No: 158-066-05, 158-066-06, 158-066-09, 158-066-10, 158-066-13
Financing: Down payment of \$1,350,000 (47.4%); \$1,500,000 from First Citizens Bank & Trust Company
Comp ID: 5290676 - Research Status: Confirmed

3 3340 Mission Ave SOLD

Oceanside, CA 92058

San Diego County

Image Coming Soon

Sale Date: 08/16/2019
Sale Price: \$4,500,000 - Confirmed
\$/AC Land Gross: \$1,184,210.53 (\$27.19/SF)

Land Area: 3.80 AC (165,528 SF)
Lot Dimensions: -
Proposed Use: Retail

Density: -
Topography: Level

Zoning: C
Sale Conditions: -

Parcel No: 160-271-60
Financing: -
Comp ID: 4868965 - Research Status: Confirmed

4 Rancho Del Oro Rd - Lot 13 SOLD

Oceanside, CA 92056

San Diego County



Sale Date: 10/20/2020 (2588 days on mkt)
Sale Price: \$1,700,000 - Confirmed
\$/AC Land Gross: \$894,736.84 (\$20.54/SF)

Land Area: 1.90 AC (82,764 SF)
Lot Dimensions: Irregular
Proposed Use: General Freestanding ...

Density: -
Topography: -

Zoning: commercial
Sale Conditions: -

Parcel No: 162-600-13
Financing: Down payment of \$1,700,000 (100.0%)
Comp ID: 5277476 - Research Status: Confirmed

5 1370 E Vista Way - E Vista Way & Bobier SOLD

Vista, CA 92084

San Diego County



Sale Date: 12/02/2020 (13 days on mkt)
Sale Price: \$1,767,000 - Confirmed
\$/AC Land Gross: \$2,454,182.35 (\$56.34/SF)

Land Area: 0.72 AC (31,363 SF)
Lot Dimensions: -
Proposed Use: Commercial ...

Density: -
Topography: Level

Zoning: C1
Sale Conditions: -

Parcel No: 173-050-29
Financing: Down payment of \$1,767,000 (100.0%)
Comp ID: 5315727 - Research Status: Confirmed

2021 demographics

1 mile



population
20,657



estimated households
5,614



average household income
\$99,478



median household income
\$79,838



total employees
2,013

3 miles



population
88,047



estimated households
29,959



average household income
\$106,992



median household income
\$84,803



total employees
15,815

5 miles



population
217,291



estimated households
69,363



average household income
\$96,797



median household income
\$78,974



total employees
58,280



for more information, please contact

MATT WEAVER

760.448.2458

mweaver@lee-associates.com

CalDRE Lic#01367183

AL APUZZO

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic#01323215

ALEX BENTLEY

760.448.2492

abentley@lee-associates.com

CalDRE Lic#02062959



Lee & Associates, Inc - North San Diego County
1900 Wright Place, Suite 200, Carlsbad, CA 92008 | T: 760.929.9700 F: 760.929.9977 | www.lee-associates.com/sandiegonoorth