

17.52 ACRE MITIGATION OR CONSERVATION LAND OPPORTUNITY

MESA DRIVE | OCEANSIDE, CA 92054



OCEANSIDE
MUNICIPAL
AIRPORT



CITY OF OCEANSIDE
FIRE DEPARTMENT
STATION 7

Mission Ave

Foussat Rd

Tonopah St

Mesa Dr

Asking Price:

\$525,000

- Site Designated for Permanent Open Space Preservation
- Oceanside Mesa Habitat Management Plan (HMP) in Place
- Ideal Opportunity for Conservation Ownership, Habitat Mitigation, or Long-Term Land Investment

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Mission Ave

Tonopah St

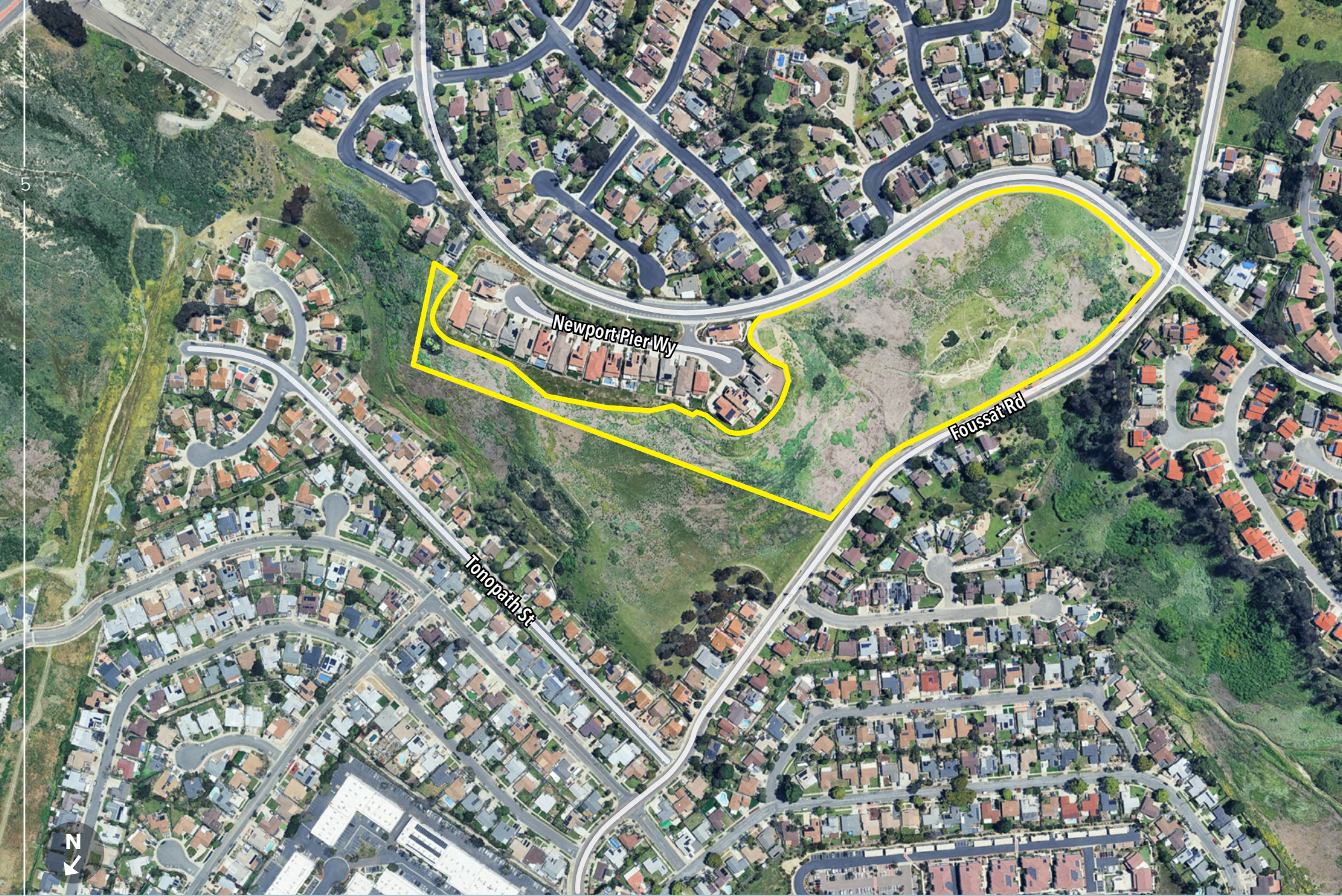
Foussat Rd

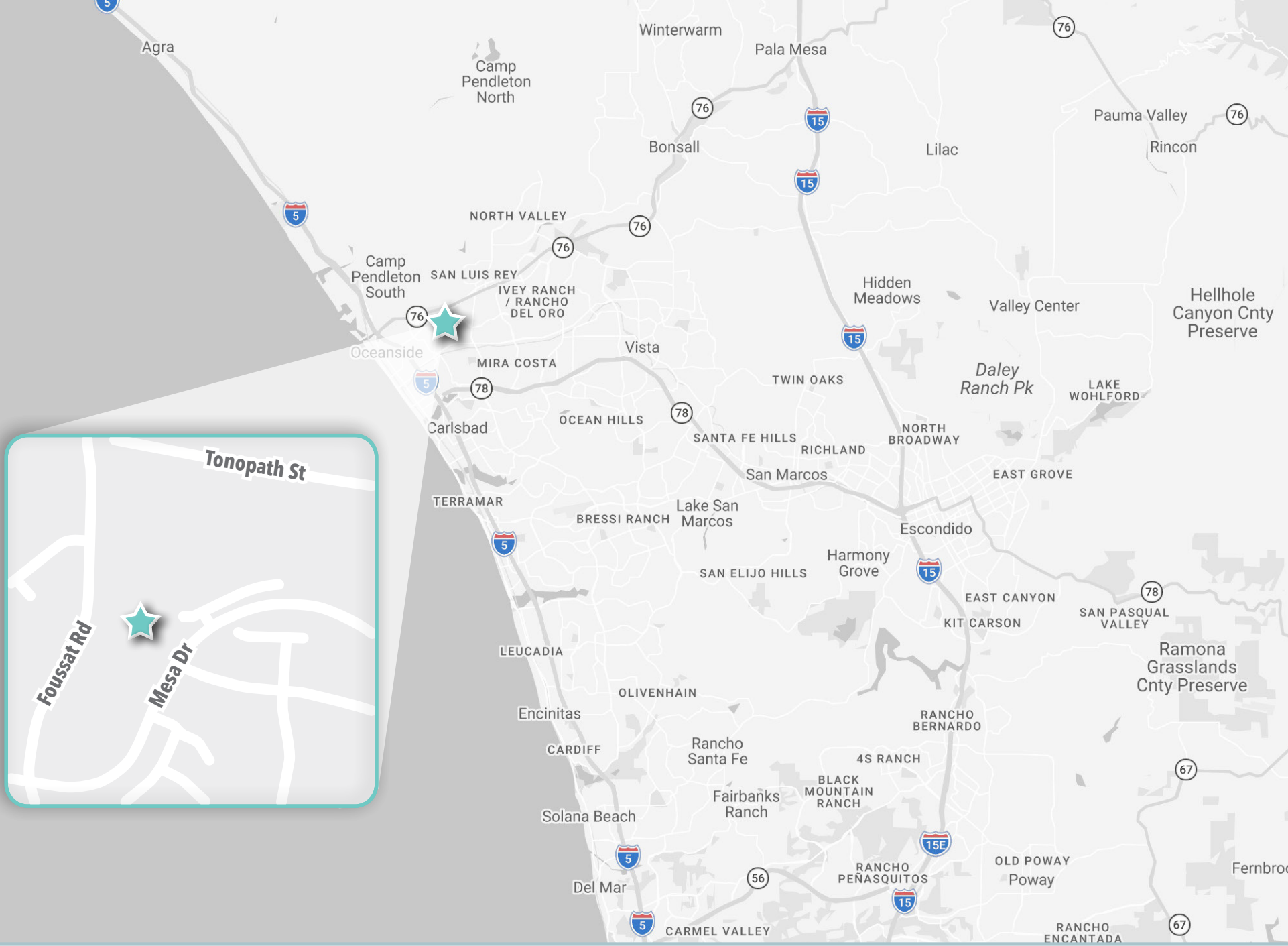
Mesa Dr

El Camino Real









location map

property information

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location:

The subject property is located off Mesa Drive in Oceanside, California. Situated in the rapidly growing North County San Diego market, the property offers convenient access to Highway 76, Interstate 5, and Interstate 15, while maintaining a private and natural setting. The site is just minutes from Oceanside's expanding residential communities, employment centers, retail amenities, and the Pacific coastline.

property profile:

The property consists of approximately 17.52 acres and represents a unique opportunity for conservation buyers, mitigation banking interests, institutional investors, and long-term land holders seeking a large, strategically located asset within the City of Oceanside.

jurisdiction:

City of Oceanside

APN & acreage:

146-162-18-00 -> 17.52 acres

zoning:

RM-A (Medium-Density Residential)

[\(Click to View Zoning\)](#)

density:

6-9 du/ac

school district:

Oceanside Unified School District

services:

Water/Sewer: City of Oceanside Utilities Department

Gas/Electric: San Diego Gas & Electric (SDG&E)

Police: Oceanside Police Department

Fire: Oceanside Fire Department

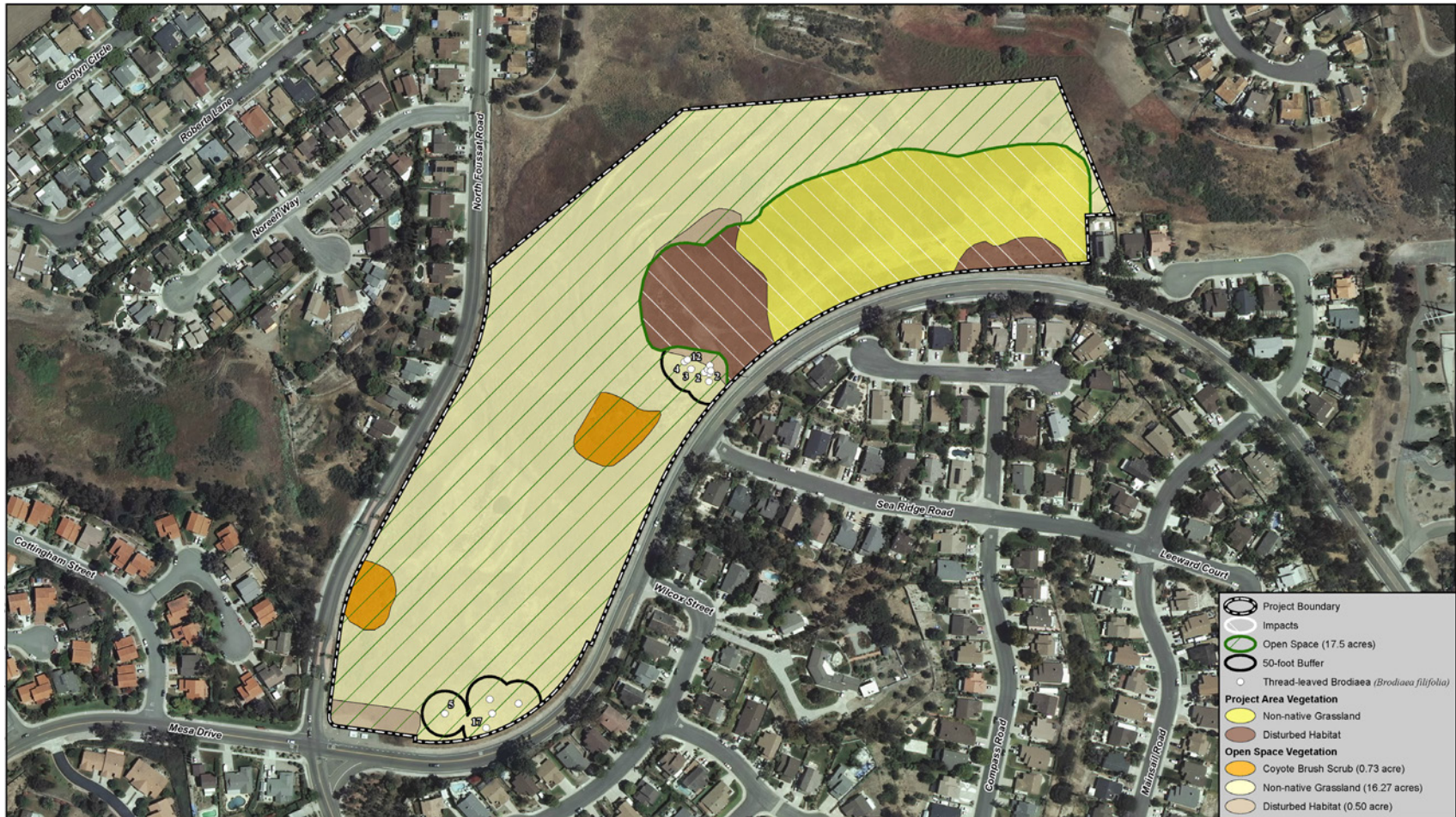
asking price:

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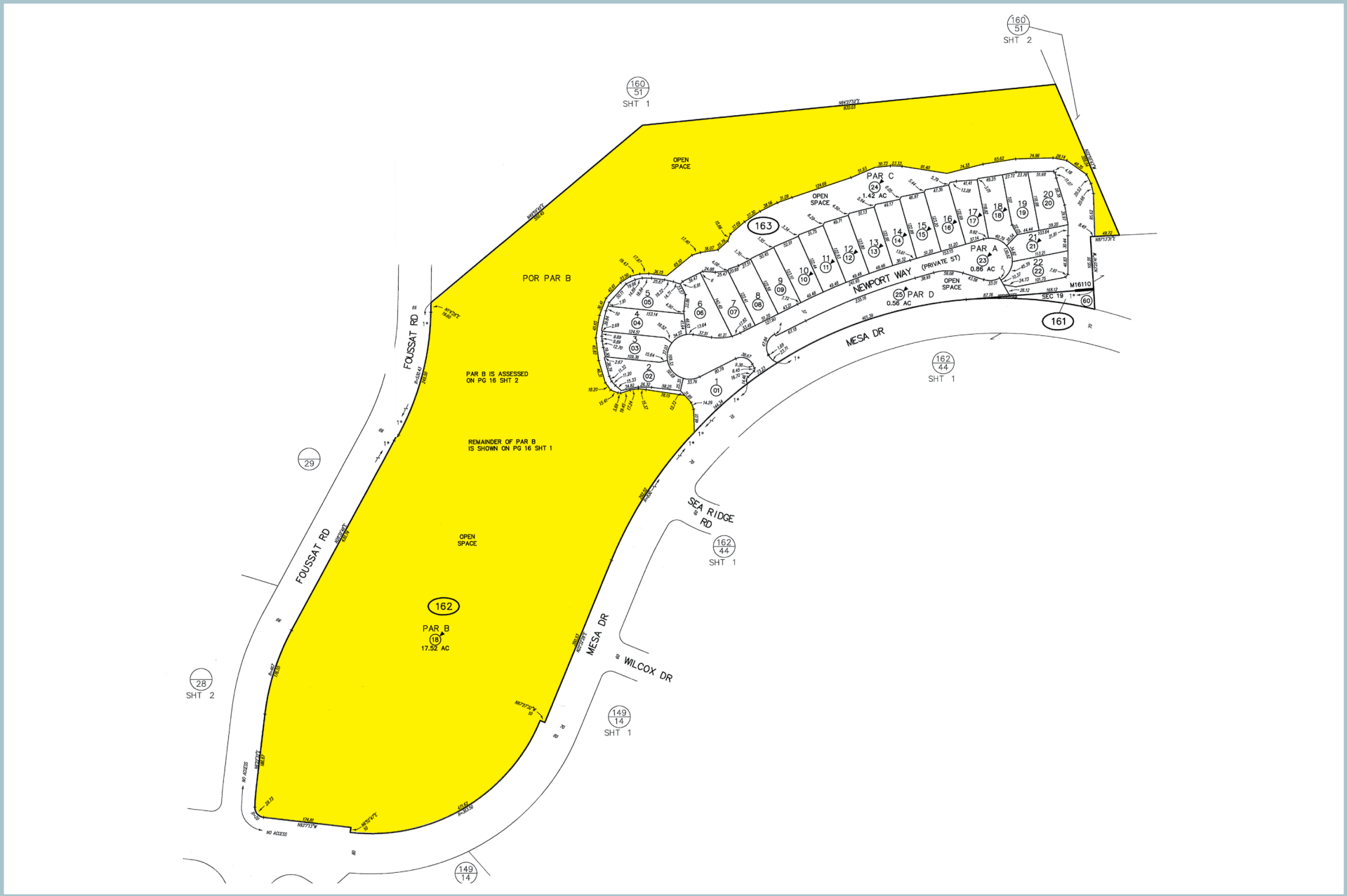
habitat management plan

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[Click Here to View Oceanside Mesa Habitat Management Plan](#)

plat map



2026 demographics

1 miles



population
10,682



estimated households
4,278



average household income
\$102,861



median household income
\$83,141



total employees
3,542

3 miles



population
114,352



estimated households
43,826



average household income
\$131,072



median household income
\$103,735



total employees
40,407

5 miles



population
233,307



estimated households
85,541



average household income
\$139,824



median household income
\$111,034



total employees
66,649

LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

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.





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