

# Approved 99 Room Hotel – Potential Townhome, Apartment or Assisted Living Uses Possible

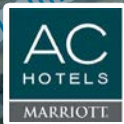
Oceanside Blvd | Oceanside, CA 92054

- Potential re-entitlement for 37 townhomes – 3 beds, 2.5 bath, garage, decks – 1740 SF each
- Prime 2.32-acre property nestled in the heart of Oceanside, conveniently located west of Interstate 5.
- Approx. 1.25 to 1.50 net acres
- Franchise agreement in place with Fairfield
- Approved entitlements with expired building plans.
- Coveted location just blocks from the beach, offering easy access to coastal attractions and activities.

Asking Price: \$3,995,000

subject property

IDEAL LOCATION FOR OTHER BRANDS INCLUDING COURTYARD BY MARRIOTT, HILTON GARDEN INN AND AC BY MARRIOTT.



**MATT WEAVER**

760.448.2458

mweaver@lee-associates.com

CalDRE Lic# 01367183

**AL APUZZO**

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic#01323215

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# contents

**3** aerials

**8** location map

**9** property info

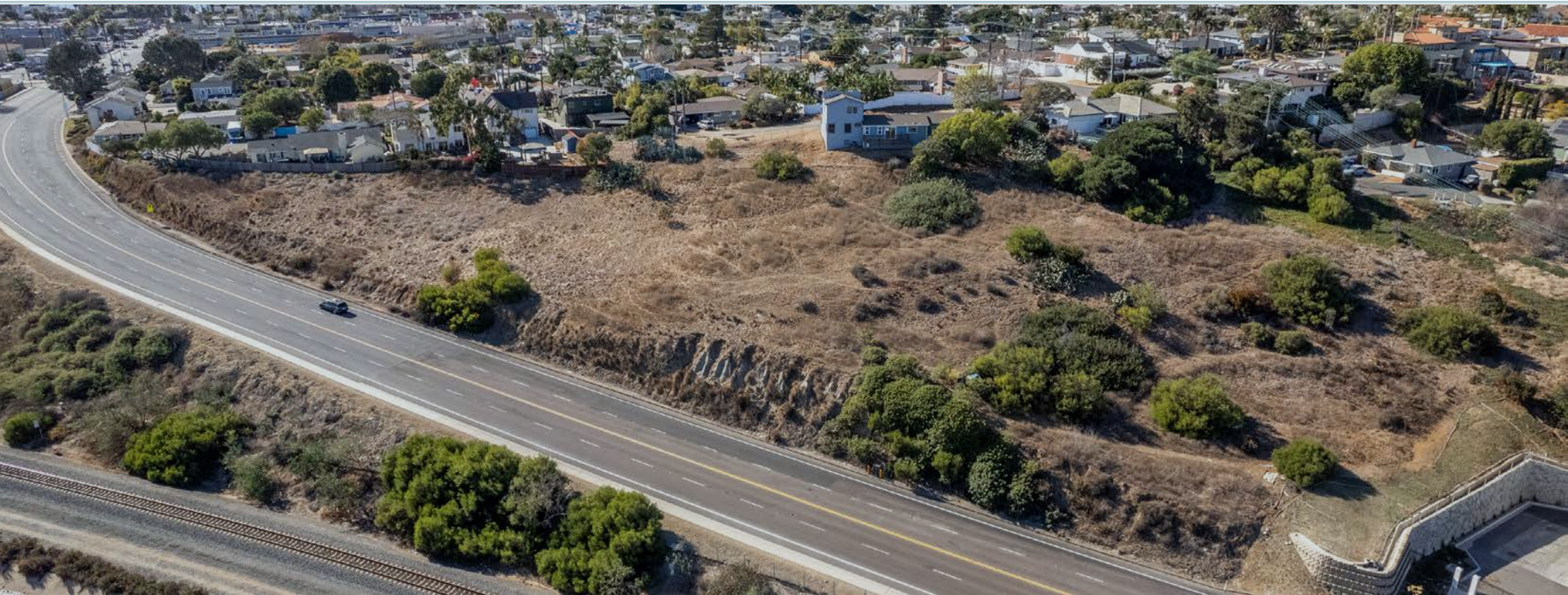
**10** renderings

**11** elevations

**12** site plan

**13** plat map

**14** demographics



Goat Hill Park Golf Course

DUTCH BROS FRAZIER FARMS  
 CVS DUNKIN' DONUTS  
 IHOP PAPA JOHN'S

Smart & Final  
 UPS STARBUCKS COFFEE MCDONALD'S  
 CRUNCH LOUISIANA HOTWINGS POPEYES



subject property

Oceanside Blvd LIGHT RAIL

S Clementine St





N Coast Hwy

Reese St

Eucalyptus St

Stanley St

West St

S Clementine St

Shafer St

subject property

Oceanside Blvd

LIGHT RAIL





1

DUTCH BROS  
 CVS  
 IHOP

FRAZIER FARMS  
 DUNKIN' DONUTS  
 PAPA JOHN'S

2

Smart & Final  
 UPS  
 STARBUCKS COFFEE  
 MCDONALD'S  
 CRUNCH  
 LOUISIANA KITCHEN  
 POPEYES

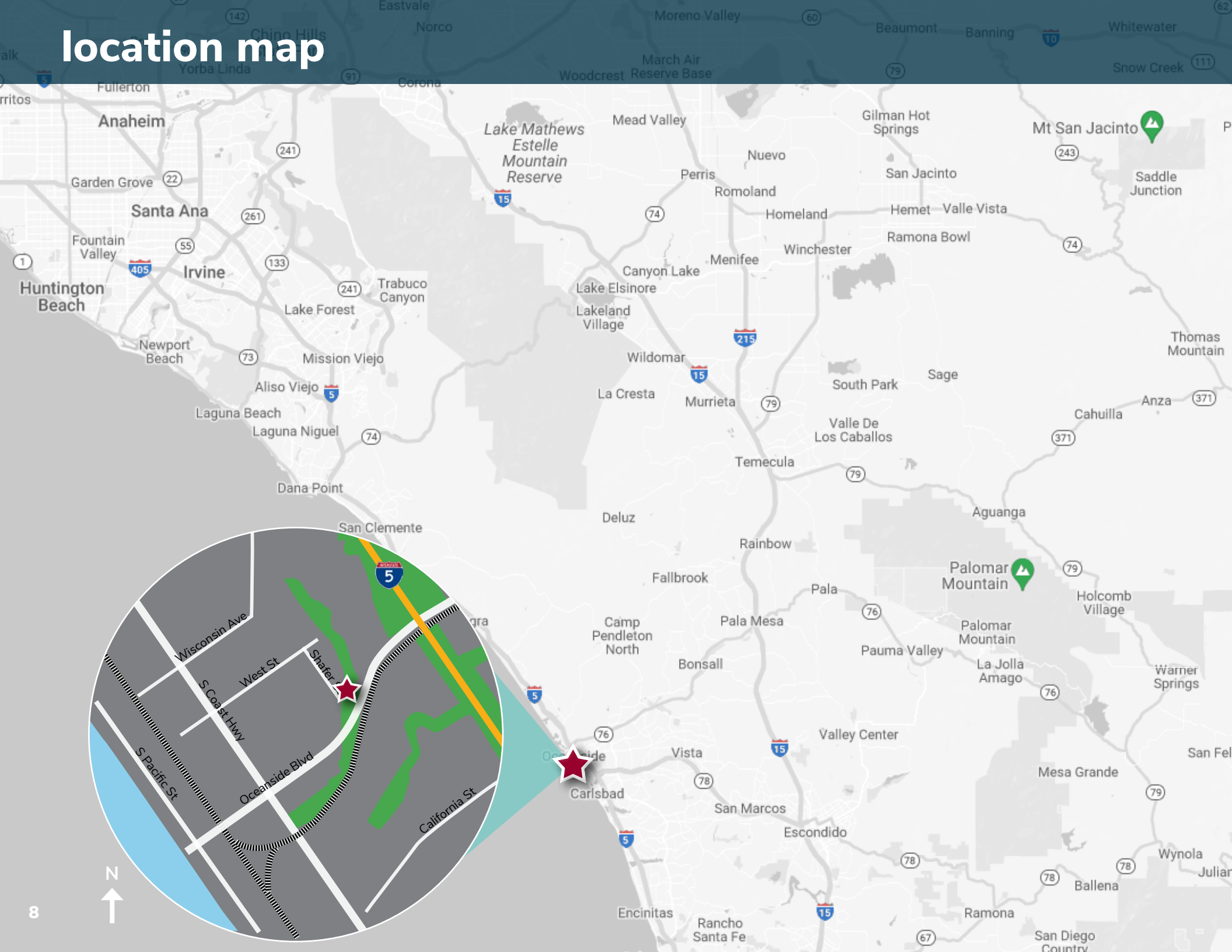
Goat Hill Park Golf Course

Public Beach Access

Sprinter Station



# location map



**property location:**

The subject property is situated in the heart of Oceanside, California, offering unparalleled accessibility to key attractions and transportation hubs. It is ideally located just 1.1 miles from the Oceanside Transit Center. Interstate 5 lies a convenient 0.3 miles to the east, ensuring excellent access for travelers. The picturesque Oceanside Beach is a mere 0.6 miles to the west, while the Goat Hill Park Golf Course is just 0.4 miles to the east, making the property an exceptional location for both leisure and business visitors.

**property overview:**

The subject property has approved but expired plans for the development of a 99-room Fairfield Inn & Suites hotel in Oceanside, California. This thoughtfully designed project will feature a four-story hotel complemented by a one-level parking garage below. Guests will enjoy an array of premium amenities, including a modern fitness center, a pool, and a stunning rooftop terrace, perfect for relaxation and social gatherings. This development represents a premier opportunity to establish a high-quality hospitality experience in one of Southern California's most sought-after locations. The property can potentially be re-entitled to approximately 37 townhomes consisting of 3 beds, 2.5 baths with garage and decks totaling approximately 1,750 SF each. There is the potential to increase the room count to 105-110 rooms or re-entitle the site to a potential townhome, apartment or assisted living community utilizing various State assembly bills.

**jurisdiction:**

City of Oceanside

**APN:**

152-320-37-00

**total acreage:**

2.32 Acres (1.25 to 1.50 net)

**existing zoning:**

Commercial Recreation (CR) [\(Link to Existing Zoning\)](#)

**land use:**

General Commercial (GC) [\(Link to Land Use\)](#)

**existing property use:**

Vacant land

**existing approvals:**

- Zone Amendment - (ZA15-00009)
- General Plan Amendment (GPA15-00004)
- Conditional Use Permit (CUP15-00023)
- Conditional Use Permit (CUP15-00024)
- Variance (V15-00003)
- Development Plan (D15-00022)

**expired approvals:**

Building Permit # BLDG 20-4460

\*Expired February 9, 2024 and needs to be updated to new code

**school district:**

Oceanside Unified School District

**services:**

**Water & Sewer:** City of Oceanside

**Electric/Gas:** SDG&E

**Police & Fire:** City of Oceanside

**asking price:**

\$3,995,000





PROJECT NAME

## FAIRFIELD INN & SUITES

OCEANSIDE BLVD,  
WEST OF VINE ST  
OCEANSIDE, CALIFORNIA  
APN 152-320-37



TREES ARE SHOWN AS A REFERENCE ONLY.  
SEE LANDSCAPE DWGS FOR TREES, TYP.

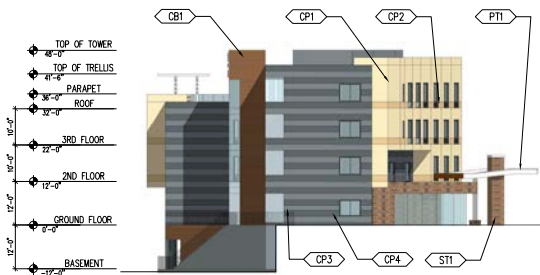
**EAST ELEVATION**  
SCALE: -

1



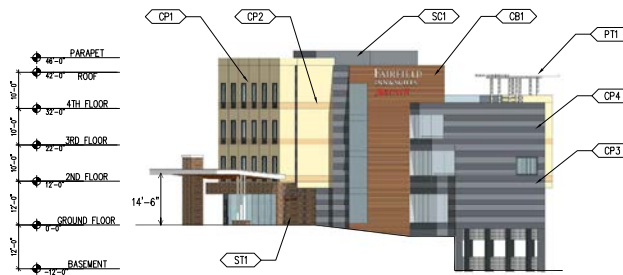
**WEST ELEVATION**  
SCALE: -

2



**NORTH ELEVATION**  
SCALE: -

3



**SOUTH ELEVATION**  
SCALE: -

4

- CP1 PAINT ON CEMENT PLASTER - BENJAMIN MOORE "POWELL BUFF HC-35"
- CP2 PAINT ON CEMENT PLASTER - BENJAMIN MOORE "WILMINGTON TAN HC-34"
- CP3 PAINT ON CEMENT PLASTER - BENJAMIN MOORE "GRAY SHOWER 2125-30"
- CP4 PAINT ON CEMENT PLASTER - BENJAMIN MOORE "DEEP SPACE 2125-20"
- CP5 PAINT ON CEMENT PLASTER - BENJAMIN MOORE "WHITE HERON OC-57"
- CBI INTEGRAL COLOR SOUNG, HARDPLANK LAP SIDING, COLOR: BENJAMIN MOORE "LOG CABIN 2163-10"
- PT1 ROOF TRELLIS / METAL FASCIA, COLOR: BENJAMIN MOORE "WHITE HERON OC-57"
- WF ALUMINUM WINDOW FRAME, COLOR: BENJAMIN MOORE "DEEP SPACE 2125-20"
- PC1 PTAC GRILL, COLOR TO MATCH WINDOW FRAME'S: BENJAMIN MOORE "DEEP SPACE 2125-20"
- SC1 ALUMINUM MECHANICAL SCREEN, COLOR: BENJAMIN MOORE "GRAY SHOWER 2125-30"
- ST1 ELBORADO STONE - CLIFFSTONE - CAMBRIA (COLOR)
- PP PERFORATED METAL PANEL, COLOR: BENJAMIN MOORE "WHITE HERON OC-57"

### KEYNOTES

NO. DATE ISSUES AND REVISIONS BY

1. 08/08/16 ENTITLEMENT

DATE AS SHOWN

DRAWN BY

PROJECT NUMBER 15,001

SHEET TITLE

### BUILDING ELEVATIONS

SHEET NUMBER

**A3.0**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR REPRODUCED WITHOUT WRITTEN  
CONSENT OF THE ARCHITECT.

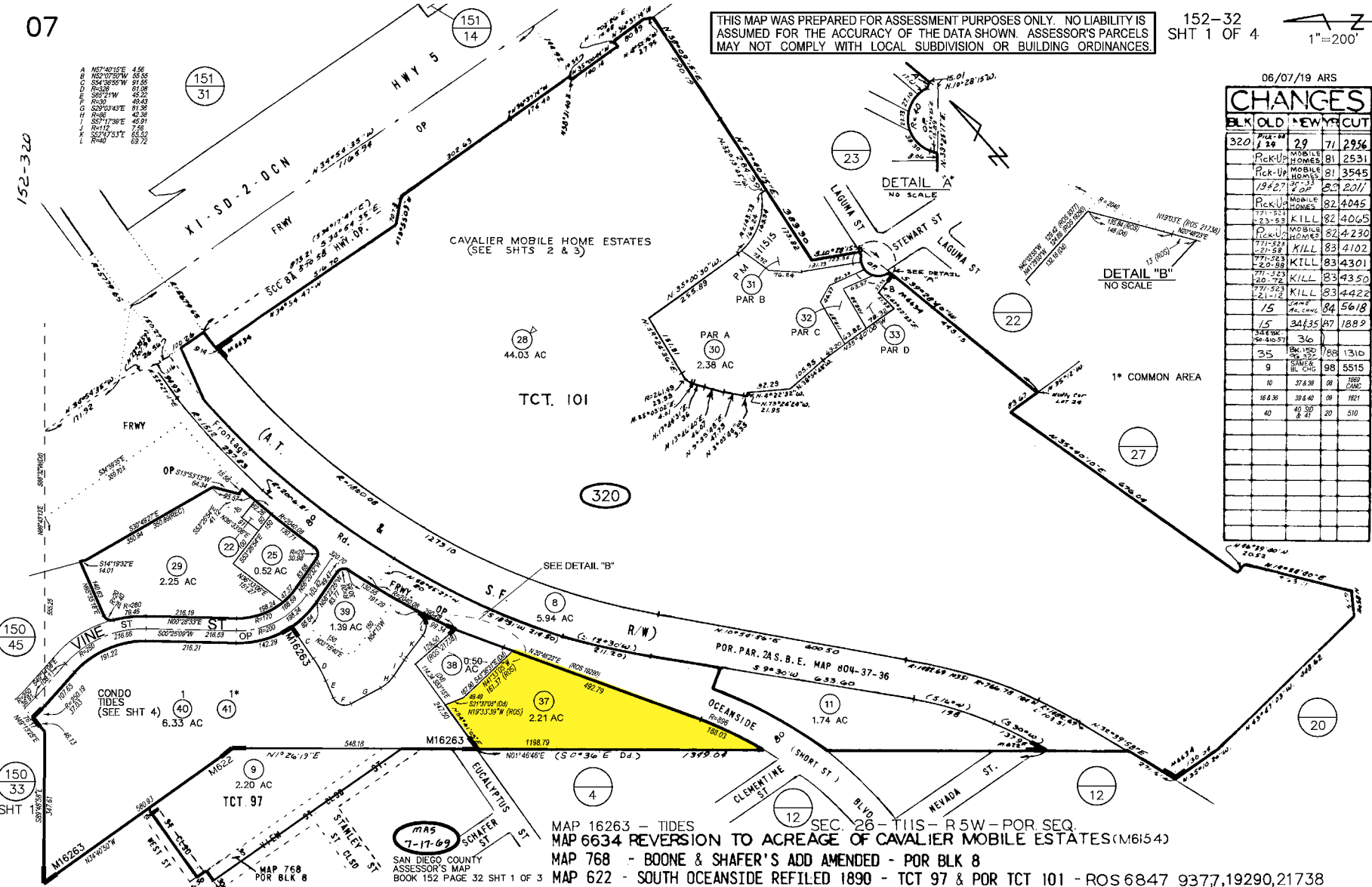


07

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.

152-32  
SHT 1 OF 4

1"=200'



06/07/19 ARS

| BLK | OLD     | NEW     | CUT     |
|-----|---------|---------|---------|
| 320 | 134     | 29      | 71 2956 |
|     | Pck-Up  | MOBILES | 81 2531 |
|     | Pck-Up  | MOBILES | 81 3545 |
|     | 19427   | 23      | 2011    |
|     | Pck-Up  | MOBILE  | 82 4045 |
|     | 23-53   | KILL    | 82 4065 |
|     | 1500-0  | MOBILES | 82 4230 |
|     | 771-52  | KILL    | 83 4102 |
|     | 771-523 | KILL    | 83 4301 |
|     | 20-72   | KILL    | 83 4350 |
|     | 721-523 | KILL    | 83 4422 |
|     | 15      | 34      | 84 5618 |
|     | 15      | 34      | 87 1889 |
|     | 34      | 36      |         |
|     | 35      | 86      | 1310    |
|     | 9       | 98      | 5515    |
|     | 10      | 08      | 1599    |
|     | 168.30  | 09      | 1821    |
|     | 40      | 20      | 510     |

MAP 16263 - TIDES  
 MAP 6634 REVERSION TO ACREAGE OF CAVALIER MOBILE ESTATES (M6154)  
 MAP 768 - BOONE & SHAFER'S ADD AMENDED - POR BLK 8  
 MAP 622 - SOUTH OCEANSIDE REFILED 1890 - TCT 97 & POR TCT 101 - ROS 6847 9377,19290,21738

1 mile



population  
19,020



estimated households  
8,254



average household income  
\$127,100



median household income  
\$97,714



total employees  
6,063

3 miles



population  
78,622



estimated households  
31,978



average household income  
\$128,395



median household income  
\$100,369



total employees  
32,317

5 miles



population  
167,313



estimated households  
64,006



average household income  
\$140,660



median household income  
\$110,157



total employees  
64,589



**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.

leelandteam.com



FOR MORE INFORMATION, 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

