

# RARE COASTAL OCEANSIDE DEVELOPMENT OPPORTUNITY

515 Oceanside Blvd, Oceanside, CA 92054



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**PROPERTY ADDRESS**

515 Oceanside Blvd  
Oceanside, CA 92054



**PROPERTY SF**

± 13,070 SF Lot



**ZONING**

Zoned C-2 General  
Commercial



**FOR SALE**

**\$2,150,000**



Located in Oceanside Urban  
Redevelopment Corridor

Ideal for Multifamily or Mixed-Use  
Development

Strong Coastal Rental Demand



# COSTAL INFILL DEVELOPMENT OPPORTUNITY

Transit-Oriented Corner Site | Oceanside Blvd & S. Coast Highway

## Prime Location & Visibility

- Corner Lot with 16,529 VPD
- Immediate access to I-5 & HWY 78
- Walk to beach, 1 mile to Downtown Oceanside, 1.5 miles to Carlsbad Village
- Established ingress/egress

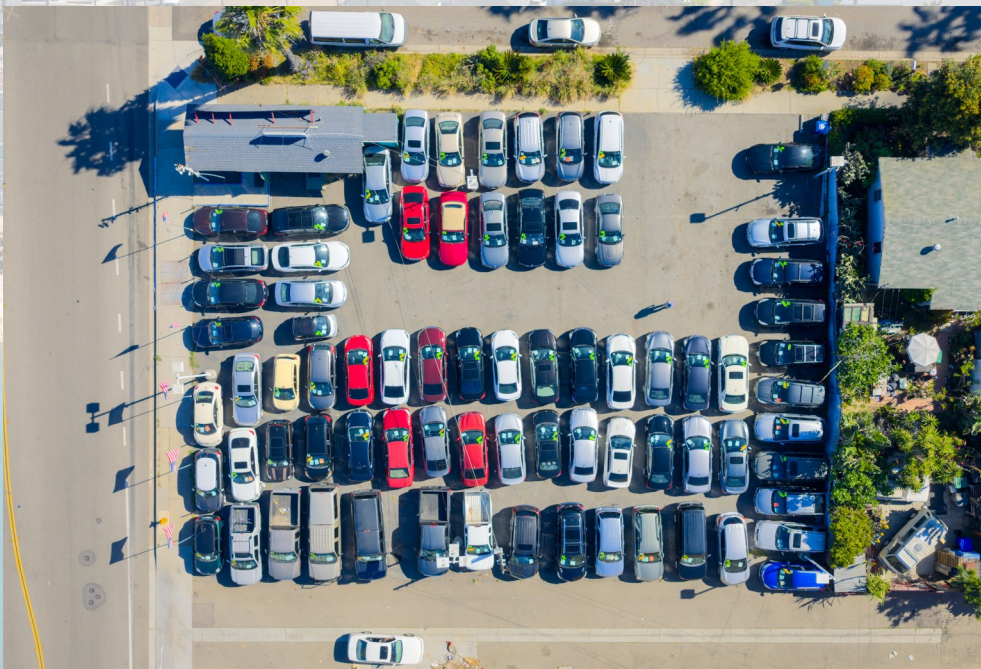
## Investment Positioning

- Rare opportunity to deliver high-density costal housing
- Located in a rapidly evolving costal redevelopment corridor
- Maximize value through density + reduced parking constraints
- Positioned for long-term appreciation in a supply-constrained costal market
- \$61,200 annual income during entitlement process

## Transit & Development Advantages

- 0.20 mile to SPRINTER Station
- AB 2097 eligible—Within 1/2 mile of transit center unlocks reduced residential parking minimums





# COASTAL OCEANSIDE LAND DEVELOPMENT SALES COMPS



**901 N. Coast Hwy  
Oceanside 92054**

\$11,350,000  
75,359 SF Parcel  
\$151 Per SF  
Sold January 2026  
Zoned D-7A

**1111 S. Coast Hwy  
Oceanside 92054**

\$3,650,000  
16,552 SF Parcel  
\$220 Per SF  
Sold November 2025  
Zoned C-2

**310 S. Tremont St  
Oceanside 92054**

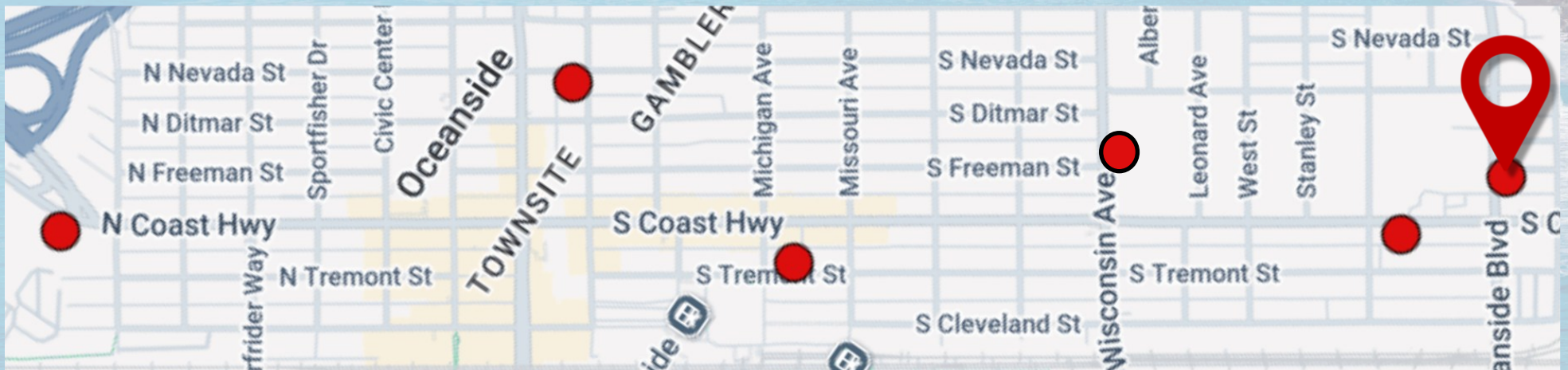
\$1,750,000  
10,454 SF Parcel  
\$167 Per SF  
Sold September 2025  
Zoned C-2

**716 Seagaze Dr  
Oceanside 92054**

\$3,000,000  
15,246 SF Parcel  
\$197 Per SF  
Sold April 2025  
Zoned D-2

**302-306 Wisconsin Ave  
Oceanside 92054**

\$2,400,000  
10,000 sf Parcel  
\$240 psf  
Sold Nov 2025  
Zoned C-2





**U-HAUL**  
**VITAL**  
EST. **CRACKHEADS** 2018








OCEANSIDE BLVD

LA SALINA MOBILE VILLAGE



**515 Oceanside Blvd**  
**Oceanside, CA 92054**

SPRINTER STATION

S COAST HWY

PARADISE BY THE SEA  
BEACH RV RESORT

# DEMOGRAPHICS



**81,265**

3-Mile Total Population



**167,092**

5-Mile Total Population



**\$120,562**

5-Mile Avg. HH Income



**\$862,294**

5-Mile Median Home Value



**\$2.2B**

5-Mile Consumer Spending

	1 MILE	3 MILE	5 MILE	
<b>POPULATION</b>	2025 Population	15,839	81,265	167,092
	2030 Population	16,203	82,700	168,972
	Businesses	1,123	5,779	9,623
	Employees	5,414	33,483	62,773
	Median Age	40.7	37.3	37.7
<b>HOUSING</b>	2025 Households	6,827	31,292	61,324
	Owner Occupied	2,505	11,992	29,475
	Renter Occupied	4,492	19,942	32,648
	Median Home Value	\$1,011,981	\$946,994	\$862,294
	Median Year Built	1971	1977	1982
<b>INCOME</b>	Avg HH Income	\$118,232	\$112,282	\$120,562
	Median HH Income	\$89,418	\$86,044	\$93,530
	Consumer Spending	\$223.9M	\$1B	\$2.2B



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