

FINISHED COMMERCIAL PADS WITH NEW RETAIL BUILDING NORTH RIVER FARMS - OCEANSIDE, CA

N River Road & Wilshire Road | Oceanside, CA 92057

- Includes a 10,000 SF Maker's Building to be delivered in shell condition
- Three Retail Pads consisting of 1.92 acres to be delivered in finished lot condition
- Additional land designated for parking and event space
- North River Farms - An exclusive new community with high end housing (395 homes in development)

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MISSION
VISTA HIGH



DOG PARK

PARK & TRAILS

SUBJECT
PROPERTY

MAKER SPACE
10,000 SF

N RIVER RD

NAGATA WY

GIOVANNI WY

NORTH RIVER
FARMS



north river farms community vision



north river farms planning areas



NORTH RIVER FARMS

Community Site Plan

Neighborhood Legend

- Monterey
- Cypress
- Magnolia
- Mahogany
- Monarch

Recreation Center
- Pool
- Fitness Center
- 2 Pickleball Courts
- Barbeque Pit
- Picnic Area

Tot Lot
- Open Turf

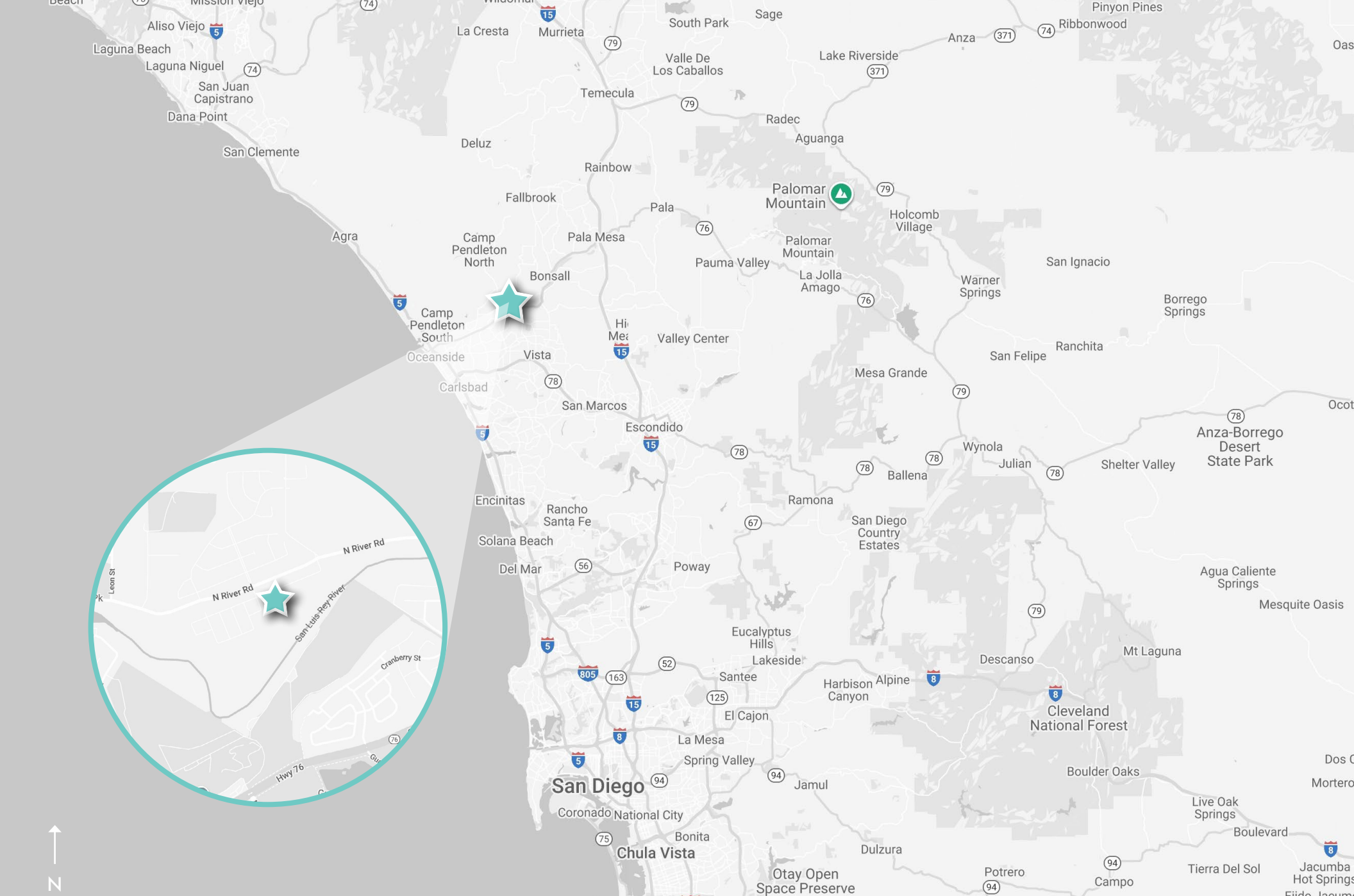
Park
- Pool
- Open Turf
- Restroom

Picnic Area

Natural Open Space

Hilltop Park
- Nature Park
- Tot Lot





location map

property information

location and property overview:

The subject property is located on the western edge of South Morro Hills in the City of Oceanside and is the Village Core Component of the North River Farms Planned Development Community consisting of 395 single-family homes.

The commercial site consists of approximately 4.618 acres of land. This includes an approximately 1.66-acre parcel with a 10,000 SF “maker’s” building which will be delivered in shell condition. The remaining land is 1.922 acres of buildable retail land to be delivered in a finished lot condition, graded, and with utilities stubbed, and 1.034 acres of non-buildable land that is designated for parking or event space.

These retail locations are strategically located overlooking the open space and agriculture to the south and immediately adjacent to the park space.

jurisdiction:

City of Oceanside

apn's & acreage:

- Maker's Space - 157-909-01-00 → 1.662 Acres
- Commercial Pad - 157-909-02-00 → 0.802 Acres
- Commercial Pad - 157-909-03-00 → 0.580 Acres
- Commercial Pad - 157-909-04-00 → 0.540 Acres
- Open Space - 157-909-07-00 → 1.034 Acres
- TOTAL → 4.618 Acres**

zoning:

Planned Development (PD-29), PA-2 Village Core

general plan:

Planned Development

school district:

Oceanside Unified School District

services:

Water/Sewer:	City of Oceanside
Gas/Electric:	San Diego Gas & Electric (SDG&E)
Fire:	City of Oceanside
Police:	City of Oceanside



village core permitted uses

KEY

P	Permitted
U	Use Permit Required
L	Limited Subjected to Specific Regulations per Article 11 C Commercial Districts of the City of Oceanside Zoning Ordinance
A	Administrative Conditional Use Permit

TABLE 4-5: VILLAGE CORE ALLOWABLE USES

Use Type	Permit Type
RESIDENTIAL USE CLASSIFICATIONS	
Day Care, Limited	U
Live/Work Quarters	U
Multifamily Residential	P
Single-Family Residential	P
PUBLIC AND SEMIPUBLIC USE CLASSIFICATIONS	
Child Care	U
Clubs and Lodges	U
Cultural Institutions	L27
Daycare, General	U
Parks and Recreation Facilities	P
Public Safety Facilities	U
Resource Centers	A
Schools, Public or Private	A
COMMERCIAL USE CLASSIFICATIONS	
Animal Sales and Services Animal Grooming Animal Retail Sales	P P P
Artists Studios	P
Banks and Savings and Loans Drive-Thru / Drive-Up Services Bank Self Service Facilities (ATMs)	P A L21
Bars and Cocktail Lounges	
Brewery, Craft	U
Catering Services	P
Commercial Recreation and Entertainment	L27
Food and Beverage Kiosk	A
Food and Beverage Sales	L5
Horticultural, Limited	P
Nurseries	L31
Offices, Business and Professional	P
Personal Improvement Services	L25
Personal Care Services Small Scale	P

TABLE 4-5: VILLAGE CORE ALLOWABLE USES

Use Type	Permit Type
COMMERCIAL USE CLASSIFICATIONS (con't)	
Restaurants Full Service w/Full Alcohol w/Live Entertainment Fast Food	P U L27 P
Retail Sales (Suggested uses include: Woodworking & Metal Shop and Sales, Ceramic Art, Glass Art and Sales, Custom Jewelry Manufacture and Sales, Perfumery)	P
Secondhand Sales	L26
Travel Services	P
Visitor Accomadations Bed and Breakfast Inns Hotels, Motels and Time Shares	A U
Winery, Craft	U
INDUSTRIAL USE CLASSIFICATIONS	
Food Processing, Limited (Suggested uses include: Bakery, Confectionary, Coffee Roasting and Sales, Specialty Olive Oil Press and Sales)	L22
Industry, Custom	L8
Industry, Limited	L8
AGRICULTURAL AND EXTRACTIVE USE CLASSIFICATIONS	
Animal Husbandry	U
Crop Production	L24
Wineries	U
Assemblies, ceremonies and weddings (Suggested uses include: Farmers Markets, Arts and Craft Shows (Outdoor), Live Entertainment Events, Street Fairs)	U
TEMPORARY USE CLASSIFICATIONS	
Agricultural Specialty Sales, Seasonal	P
Yard/Garage Sales	U

property photos - maker's building



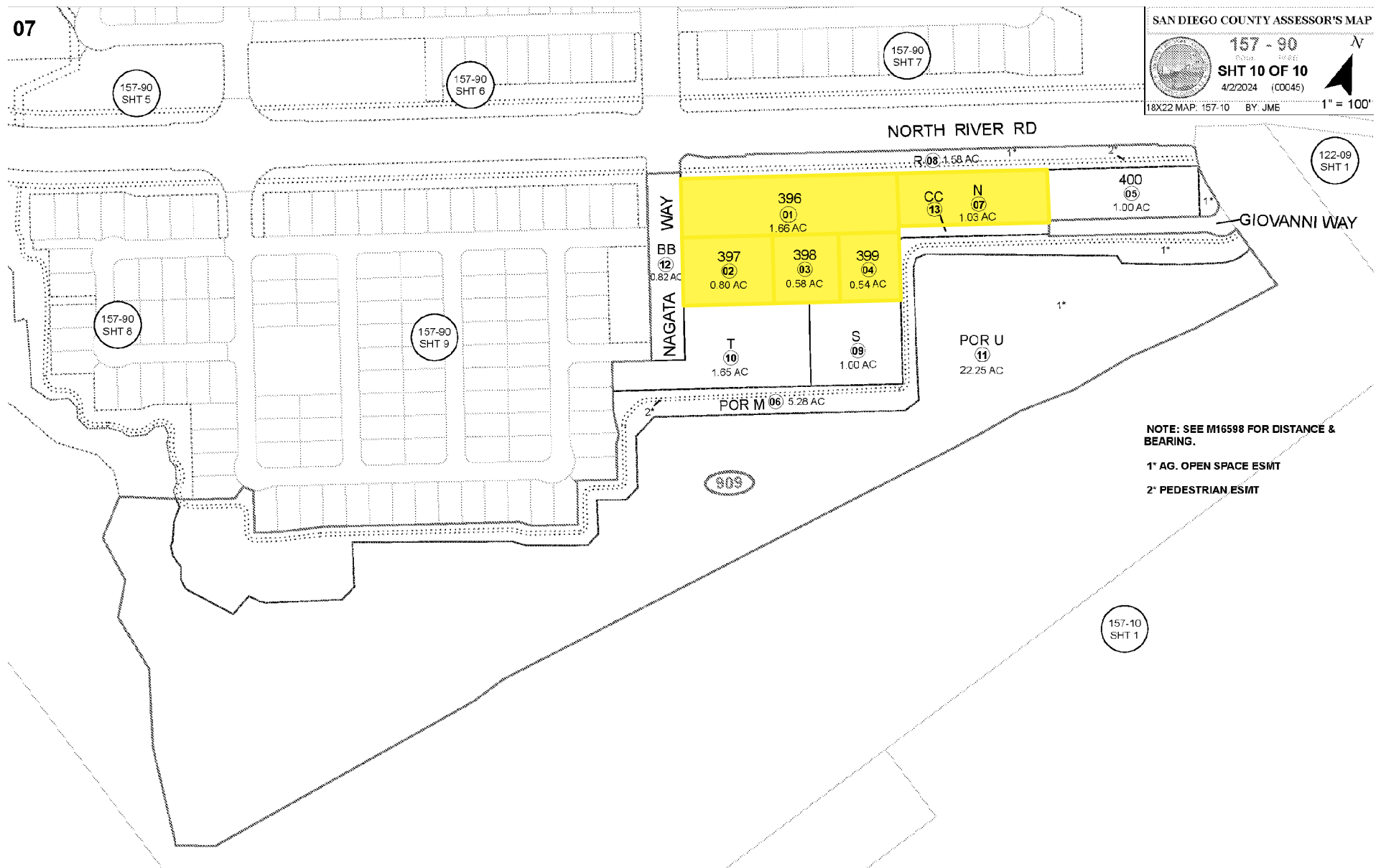
property photos - retail pads



CLICK LINKS BELOW TO DOWNLOAD DUE DILIGENCE DOCUMENTS



- [Dry Utility Plans](#)
- [Landscape Plans](#)
- [Makers Space Approved Plans](#)
- [Makers Space Permit](#)
- [NRF Planned Development](#)
 - [PA-2 Village Core Development](#)
- [NRF Future Commercial](#)
- [NRF Maker's Space Elevation](#)
- [NRF Maker's Space Plan](#)
- [Precise Grading Plan](#)
- [Title Report](#)



demographics

1 mile



population

8,512



estimated households

2,636



average household income

\$159,856



median household income

\$137,989



total businesses

135

3 miles



population

80,407



estimated households

26,443



average household income

\$149,072



median household income

\$122,430



total businesses

1,635

5 miles



population

202,971



estimated households

65,849



average household income

\$136,895



median household income

\$109,316



total businesses

5,719

An aerial photograph of a large, open green field. In the foreground, there's a dark, paved area, possibly a parking lot or road. A road with yellow dashed lines runs diagonally across the field. In the background, there's a dense residential area with many houses, and further back, rolling hills under a blue sky with scattered clouds.

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