

For Sale

Coastal Development Opportunity

South Oceanside
1512, 1520 & 1540 S. Coast Hwy
Oceanside, CA 92054



- 94,960* SF of Land, 18,555* SF of Building Area- APN#152-200-13
- Current Use- Auto/Motorcycle Sales, Service, Auto Body
- Current Zoning- C2 (General Commercial)
- New Zoning C-GC "Coastal General Commercial" which will allow Mixed-Use Development with up to 62 units per acre with 2-5 stories over first floor Commercial Space
- Directly Across from Buccaneer Beach Access Path
- \$207,768 in Gross Income-Tenants Pay All Utilities + Trash Service
- Price Range- \$6,000,000 to \$7,000,000

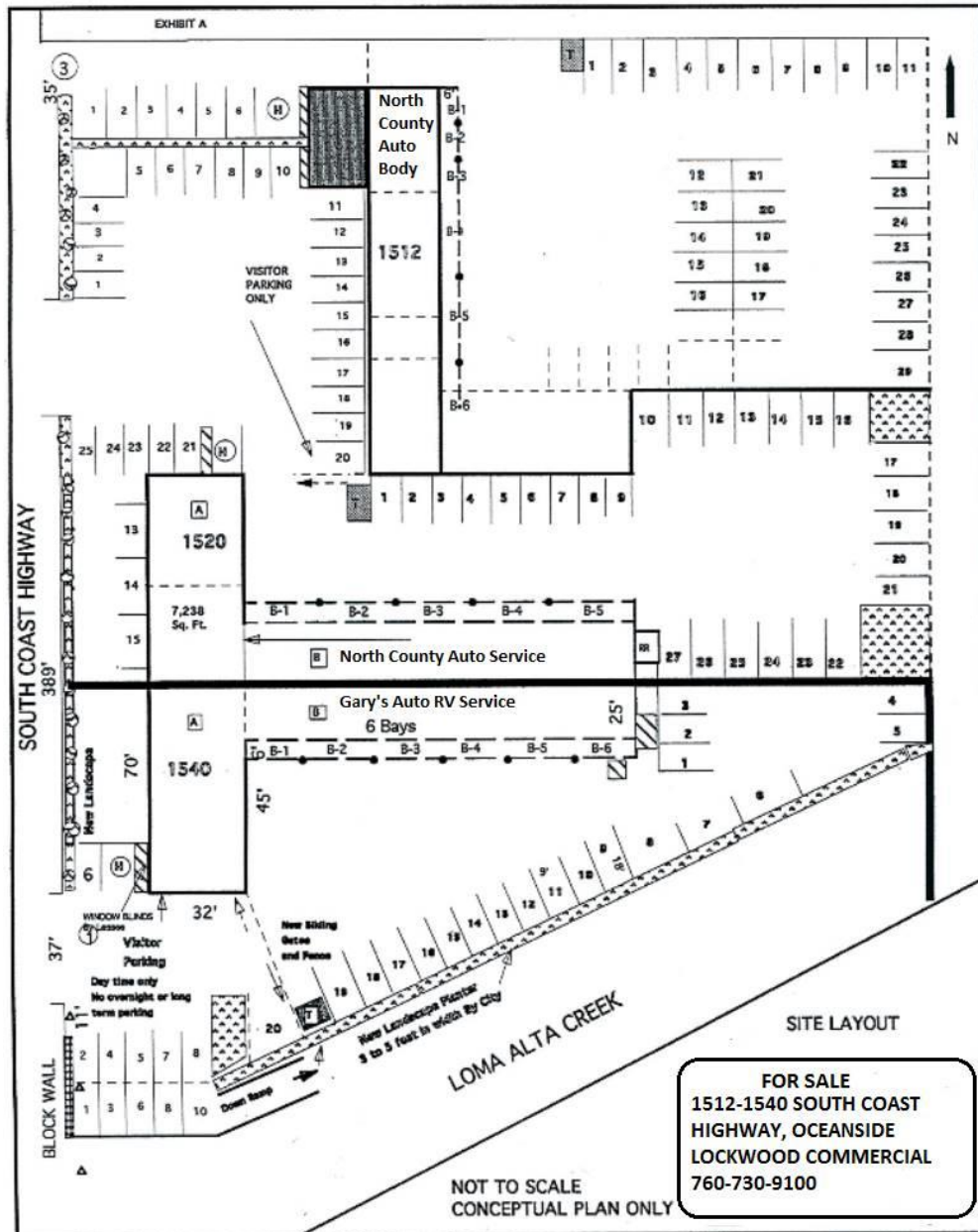
*All land and building areas are approximate. Buyer to verify all areas to their satisfaction prior to purchase. Some areas of the property are impacted by flood way and flood plain restrictions.



Charles Currey, SIOR
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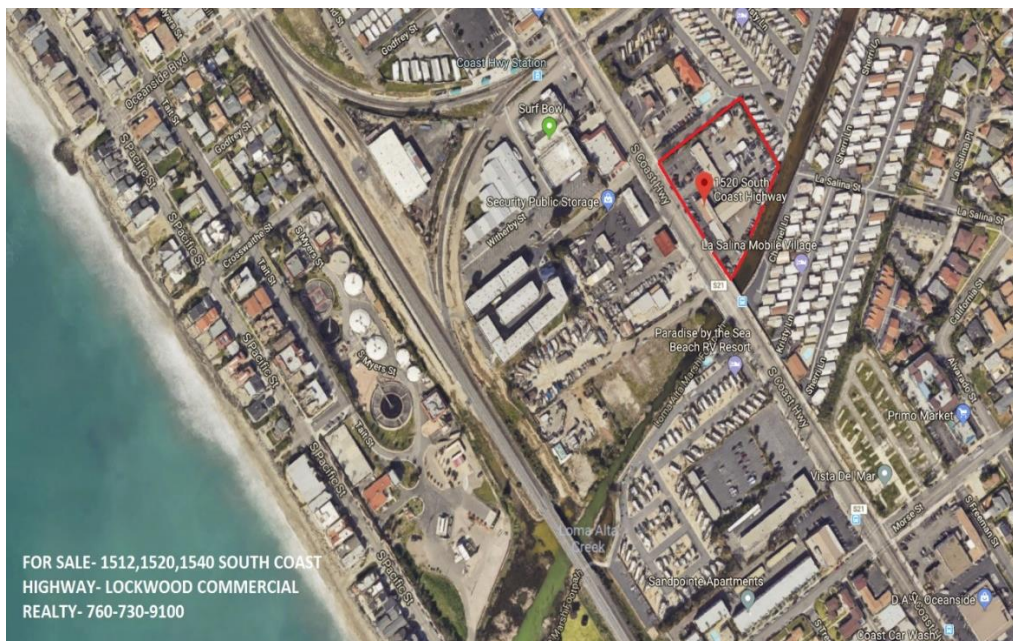
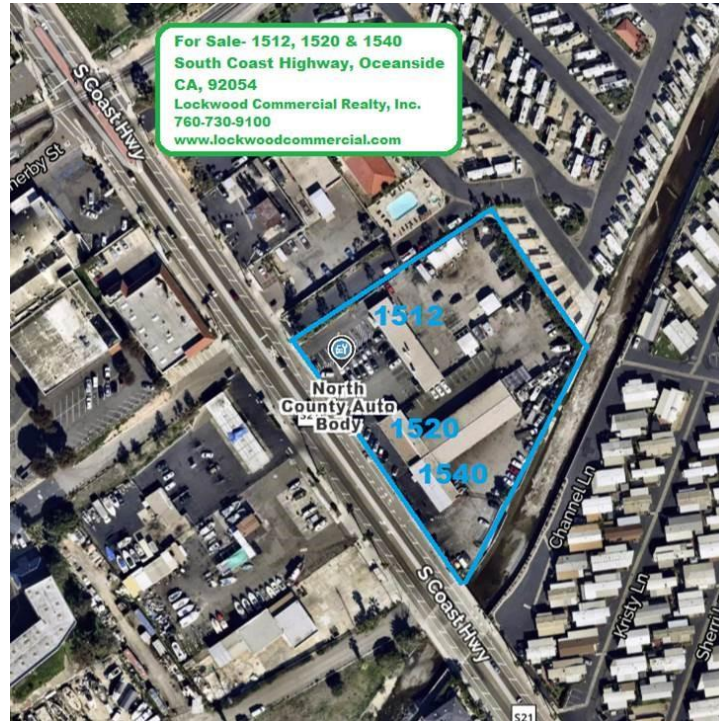


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FOR SALE- 1512,1520,1540 SOUTH COAST
HIGHWAY- LOCKWOOD COMMERCIAL
REALTY- 760-730-9100



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