



**SOUTH OCEANSIDE
BEACH**

**OCEANSIDE
SHOPPING MALL**



Vista Way

Avocado Rd

Ivy Rd



OCEANSIDE DEVELOPMENT OPPORTUNITY

Four Parcels with Views of Buena Vista Lagoon | 1852 & 1869 Ivy Rd, Oceanside, CA

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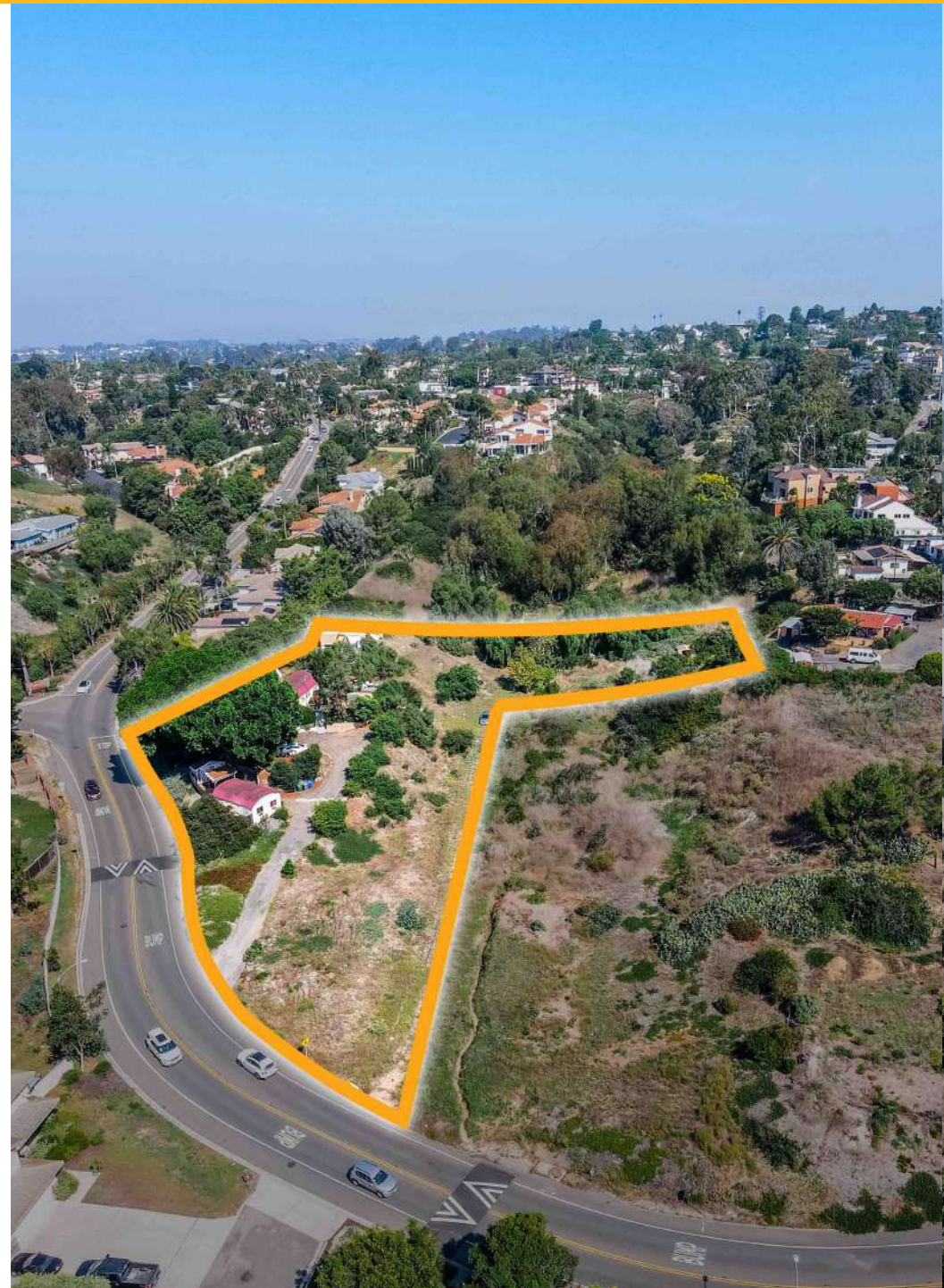




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3405 Kenyon St #411
San Diego, CA 92110
619.226.6011
scc1031.com

THE PROPERTIES

An aerial photograph of a suburban area with various houses and trees. A specific property is highlighted with a thick orange outline. The property is irregularly shaped, with a large triangular section on the left and a more rectangular section on the right. It contains several trees and some structures. The surrounding area includes other residential buildings, streets, and more vegetation.

1852 & 1869 IVY RD



LISTING PRICE

\$1,750,000



TOTAL LAND

65,953 SF



OF POTENTIAL HOMES

4

1852 & 1869 Ivy Rd

Listing Price	\$1,750,000
Lot Size	65,952 SF / 1.5 Acres
APN	154-220-32-00, 154-220-31-00, 154-220-30-00, 154-220-27-00
Price Per SF	\$26.53

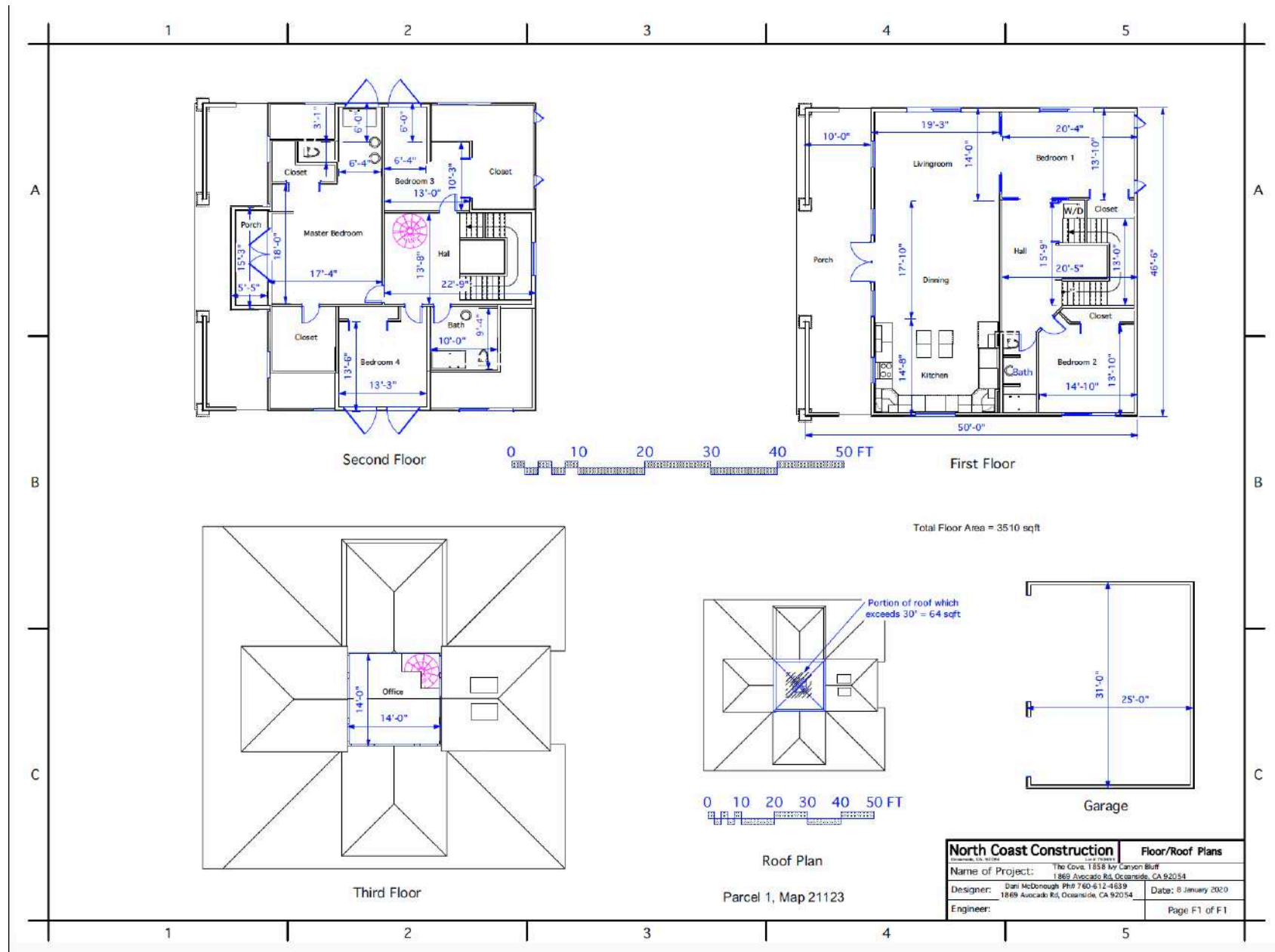
Calling all builders! Four parcels totaling over 1.5 acres on the southwestern slope of the desirable Fire Mountain area of Oceanside. Property will be sold with grading permit. Owner has design concepts to build four roughly 3,000 square foot custom homes. All four homes will have lagoon views as well as peak blue-water ocean views from three. Conveniently located walking distance to shops and restaurants, as well as public transportation.



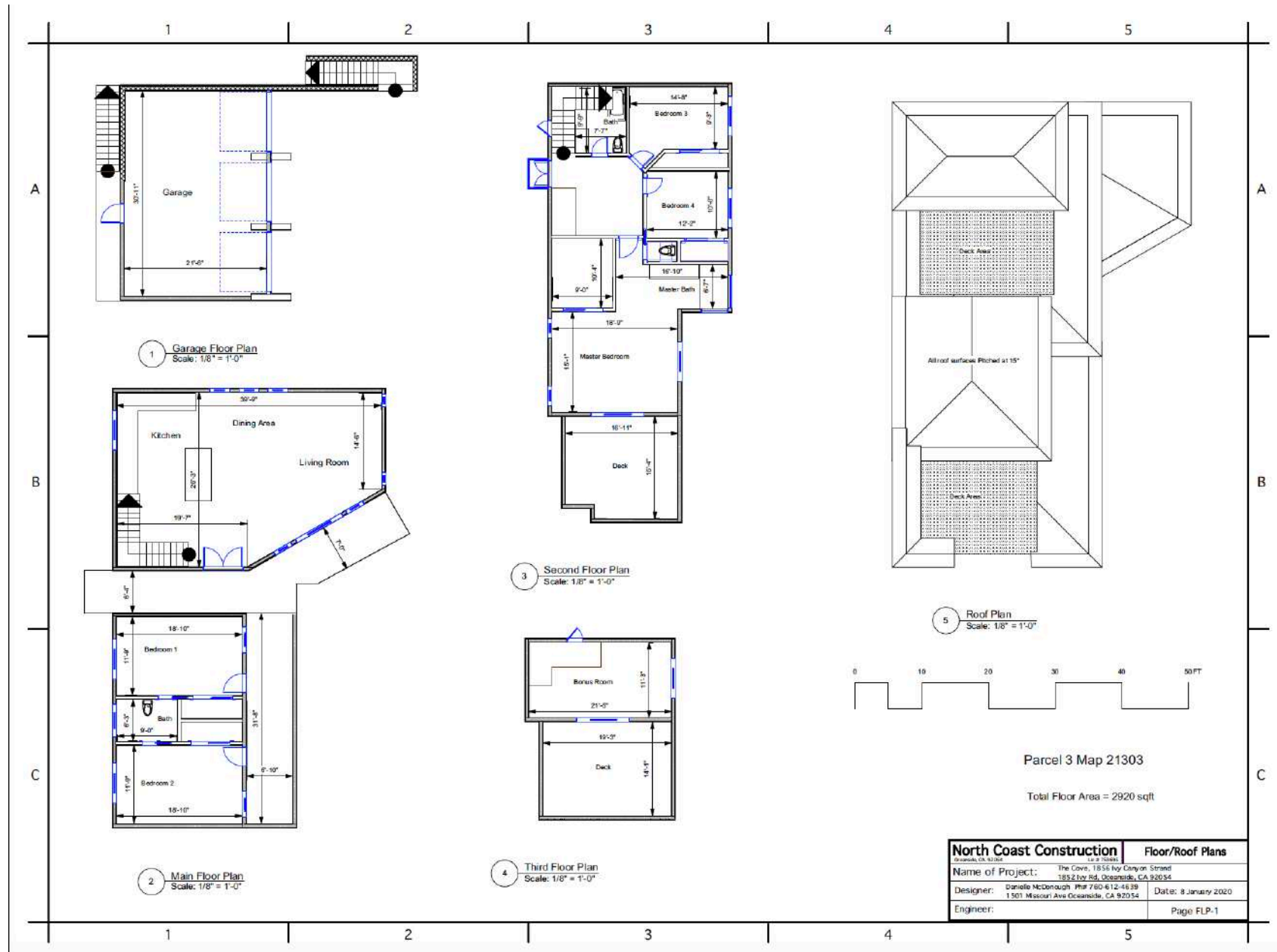
THE CONCEPTS



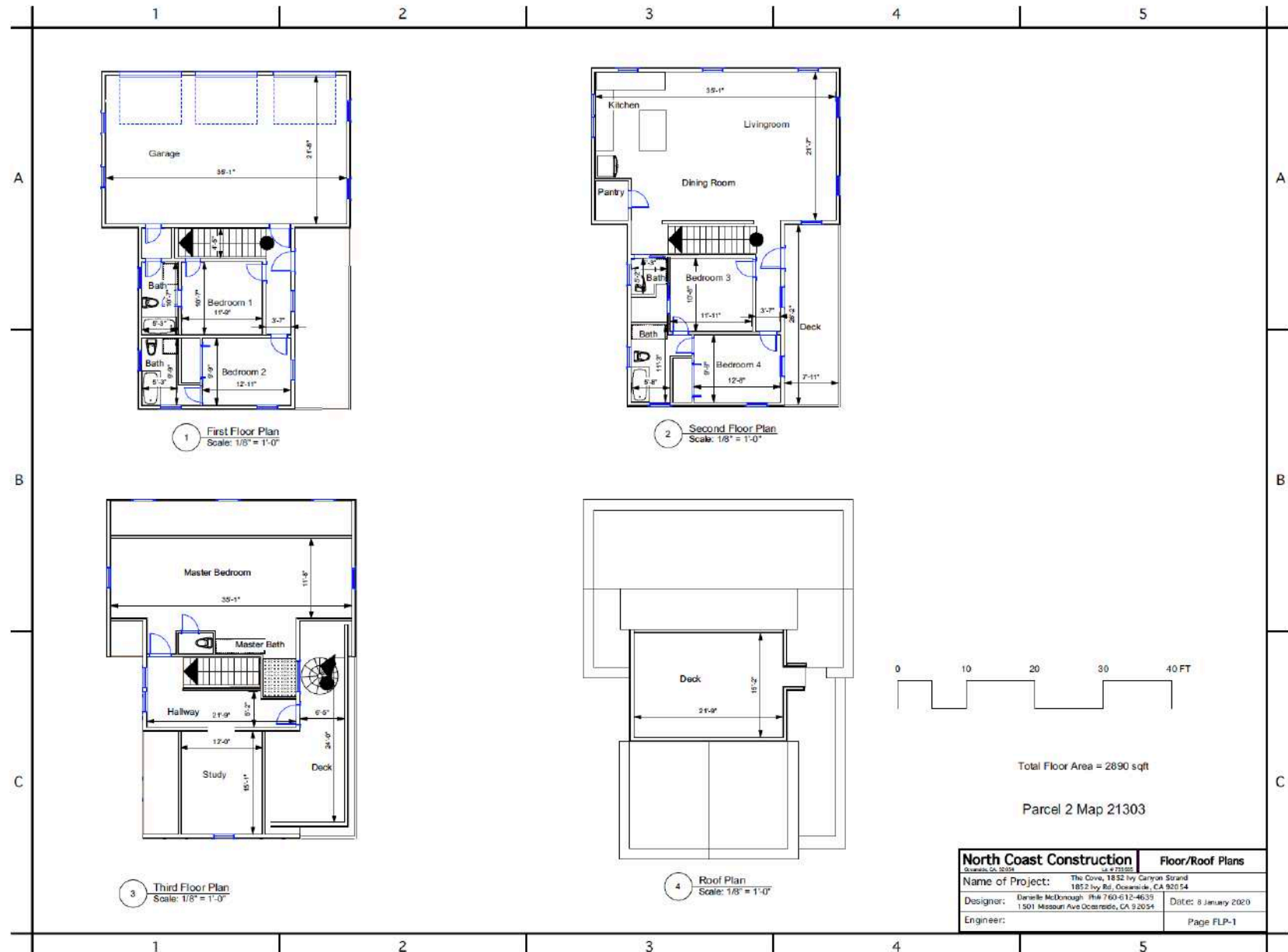
1850 IVY RD



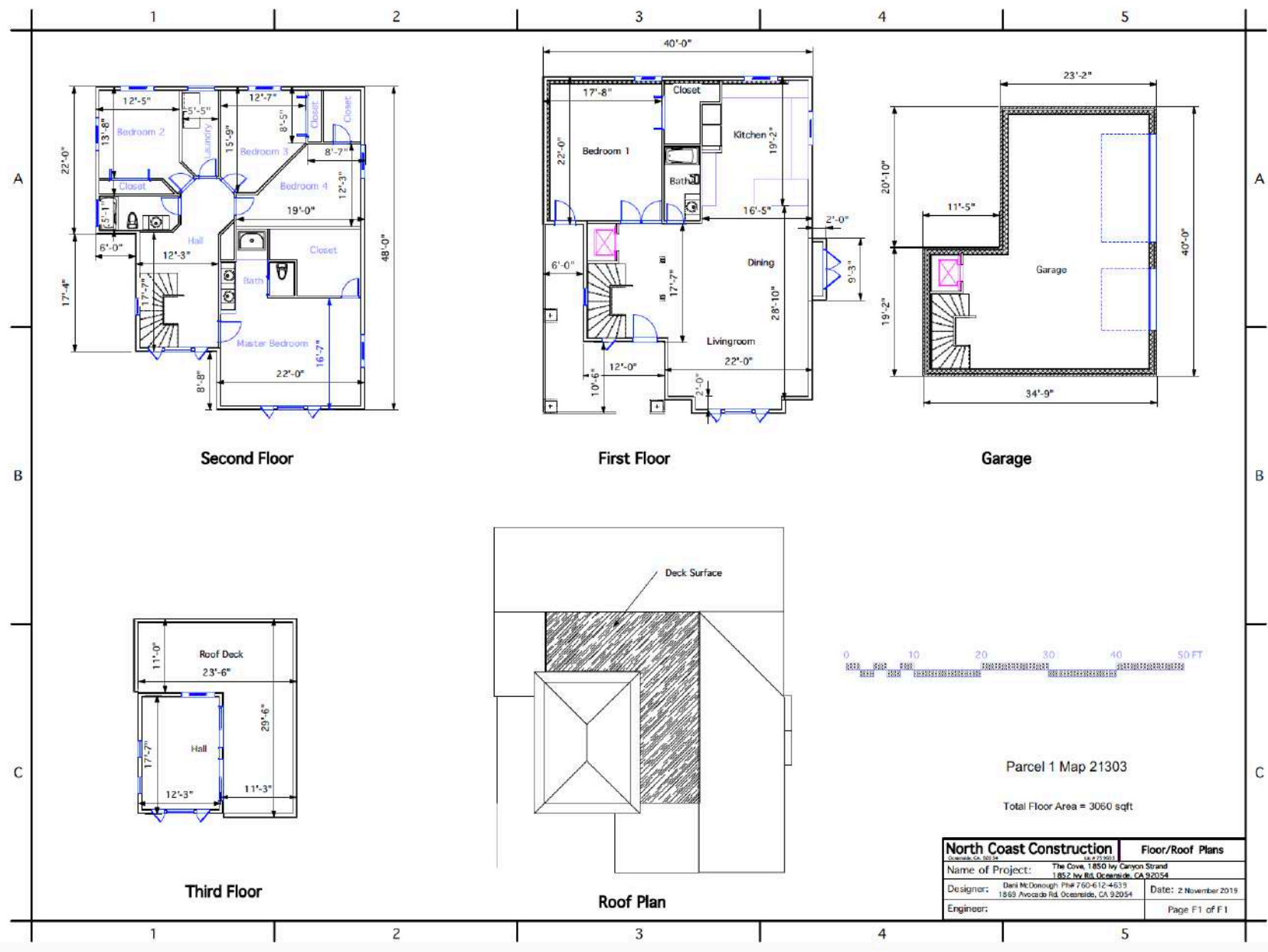
1852 IVY RD



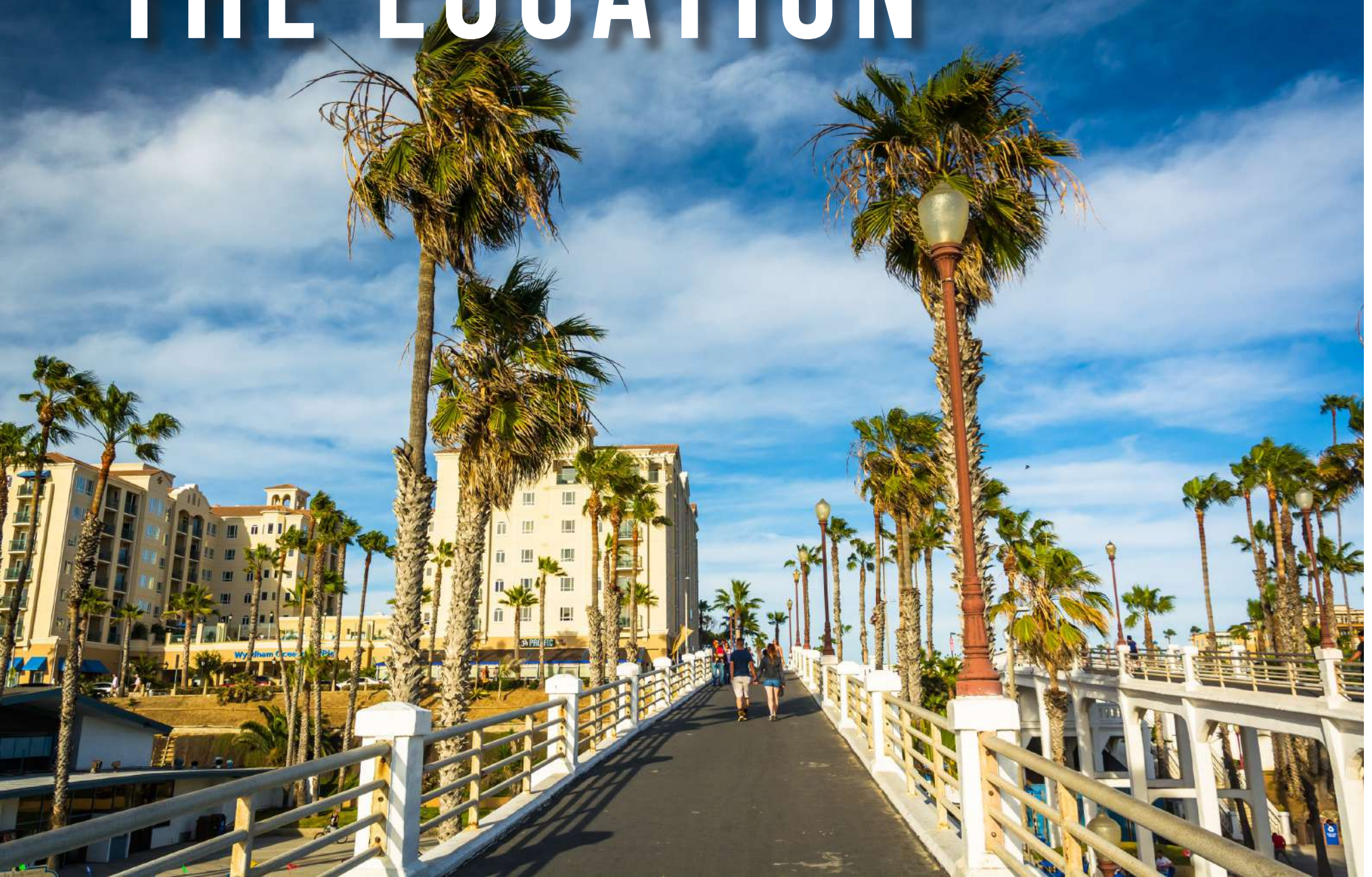
1854 IVY RD



1856 IVY RD



THE LOCATION



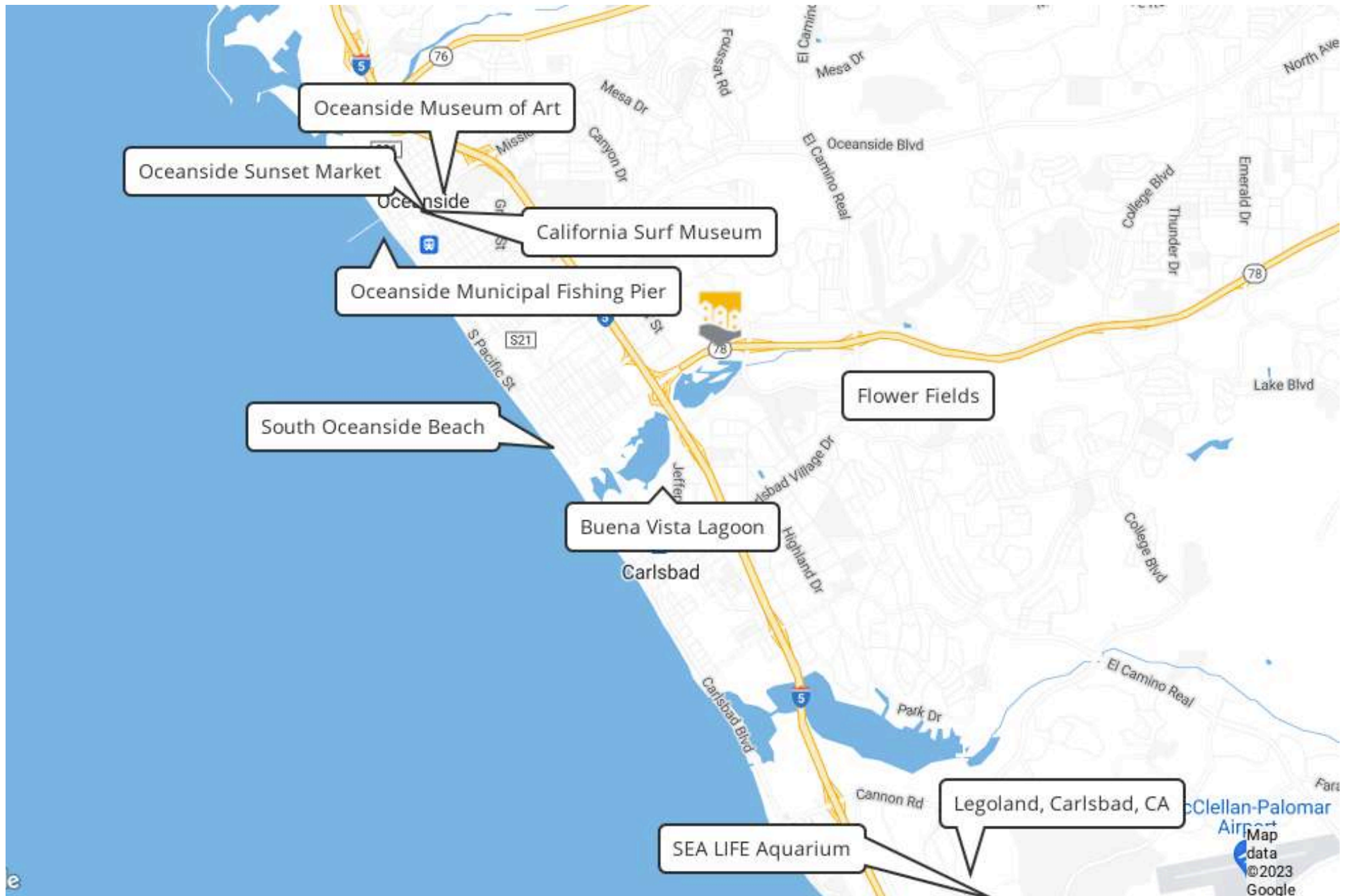


OCEANSIDE, CA

Oceanside, California, is a coastal gem located in northern San Diego County. Nestled along the stunning Pacific coastline, Oceanside enjoys a prime geographic location with its miles of sandy beaches, a picturesque harbor, and a mild Mediterranean climate. It's ideally situated just south of the bustling Orange County and north of vibrant San Diego, making it a perfect destination for those seeking a relaxed beach town atmosphere with easy access to the attractions of Southern California.

One of the highlights of Oceanside is its beautiful beaches, which offer an array of recreational activities, including surfing, sunbathing, and beachfront dining. The Oceanside Pier, one of the longest wooden piers on the West Coast, is a beloved landmark, providing breathtaking ocean views and fantastic fishing opportunities. The city's historic downtown district is a vibrant area filled with charming shops, art galleries, and a diverse range of restaurants. Oceanside also boasts cultural attractions such as the Oceanside Museum of Art, which showcases contemporary and traditional artwork, and the California Surf Museum, celebrating the rich history of surfing. The Oceanside Harbor is another popular spot, where visitors can enjoy boating, whale watching excursions, and waterfront dining. With its coastal beauty, welcoming community, and a variety of attractions, Oceanside is a coastal paradise that captures the essence of California beach living.

NEARBY ATTRACTIONS



DEMOGRAPHICS



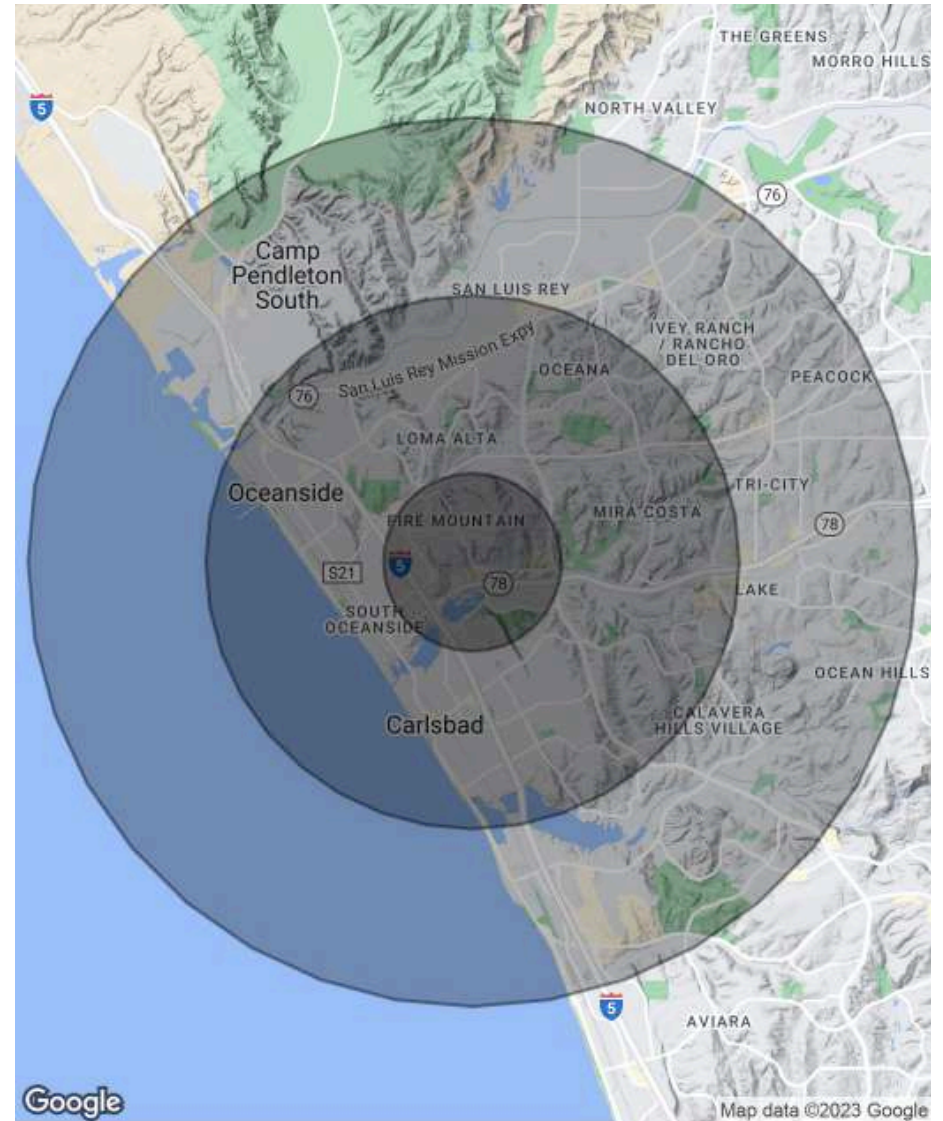
DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,207	191,655	204,666
AVERAGE AGE	40.7	39.0	38.3
AVERAGE AGE (MALE)	39.3	37.1	36.6
AVERAGE AGE (FEMALE)	42.7	40.9	40.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,061	43,257	80,584
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$97,021	\$88,994	\$90,294
AVERAGE HOUSE VALUE	\$697,177	\$607,610	\$562,167



ADVISOR BIO



ADVISOR BIO



ALEX KOHL

Senior Associate

DRE# 02024212

858.735.2652

kohl@scc1031.com

Alex Kohl (DRE# 02024212) is a San Diego native and military veteran. As a graduate with a Bachelor of Science in Business Management – Finance from San Diego State University, Alex is passionate about assisting clients in the sale, purchase, and exchange of real estate. He is acknowledged for his work ethic, winning South Coast Commercial's 2017 Rookie of the Year award for outstanding service in assuring his clients a better financial position. He joined the US Navy after high school, serving four years stationed in Yokosuka, Japan, aboard the aircraft carrier George Washington. His time in the military has taught him professionalism and the importance of hard work and excellence in all things.

Alex specializes in facilitating the sale of property for tax-deferred 1031 exchanges. Over the past year, Alex has brokered the sale of two properties, exchanging 19 units into 89 units while almost tripling his client's net operating income and deferring capital gains taxes. Alex is passionate about helping his clients build wealth through acquisition, management, and disposition of real estate investment properties.

