

1434 S. COAST HWY

Oceanside, CA 92054

\$3,750,000



**ACE** ★  
**SoCal**  
Real Estate

Scott Coyle

DRE Lic. 02081536

Ace So Cal Real Estate & Commercial Services

# EXECUTIVE SUMMARY



1434 South Coast Highway presents a rare opportunity to acquire a high-visibility coastal development site along one of Oceanside's fastest-evolving corridors. Situated on approximately 0.52 acres with roughly 80 feet of frontage on South Coast Highway, the property is currently occupied by a long-standing local auto service business and offers exceptional exposure in the heart of South Oceanside. Positioned within the City's broader Coast Highway revitalization area, the site benefits from significant long-term upside driven by ongoing public and private investment transforming the corridor into a more walkable, mixed-use, design-forward coastal destination. Planned improvements focused on pedestrian connectivity, streetscape enhancements, and urban revitalization continue to elevate the area's appeal and future value. With flexible C2 commercial zoning and potential sale-leaseback flexibility during the entitlement process, the property offers a compelling opportunity for investors, developers, or owner-users seeking a prime coastal redevelopment site in one of North County San Diego's most active growth markets.

## Property Details:

Address: 1434 S. Coast Hwy, Oceanside, CA 92054

Building Size: 3,550 SF

Lot Size: 0.52 AC

Zoning: C2 - Commercial, Land Use Retail

Frontage: 80' on S. Coast Highway

Beach Proximity: Steps to Oceanside Pier

Year Built: 1985

Building Class: B

Parking: 5 Spaces



# OFFERING GUIDELINES

Owner is selling the business and property. Owner is flexible and willing to rent-back during development plans.

SUBMIT ALL OFFERS IN WRITING TO:  
Scott Coyle c/o .  
1611 S Coast Hwy 101  
Oceanside, CA 92054

PRICE:  
\$3,750,000

OFFERS:  
All offers to include proof of funds.

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