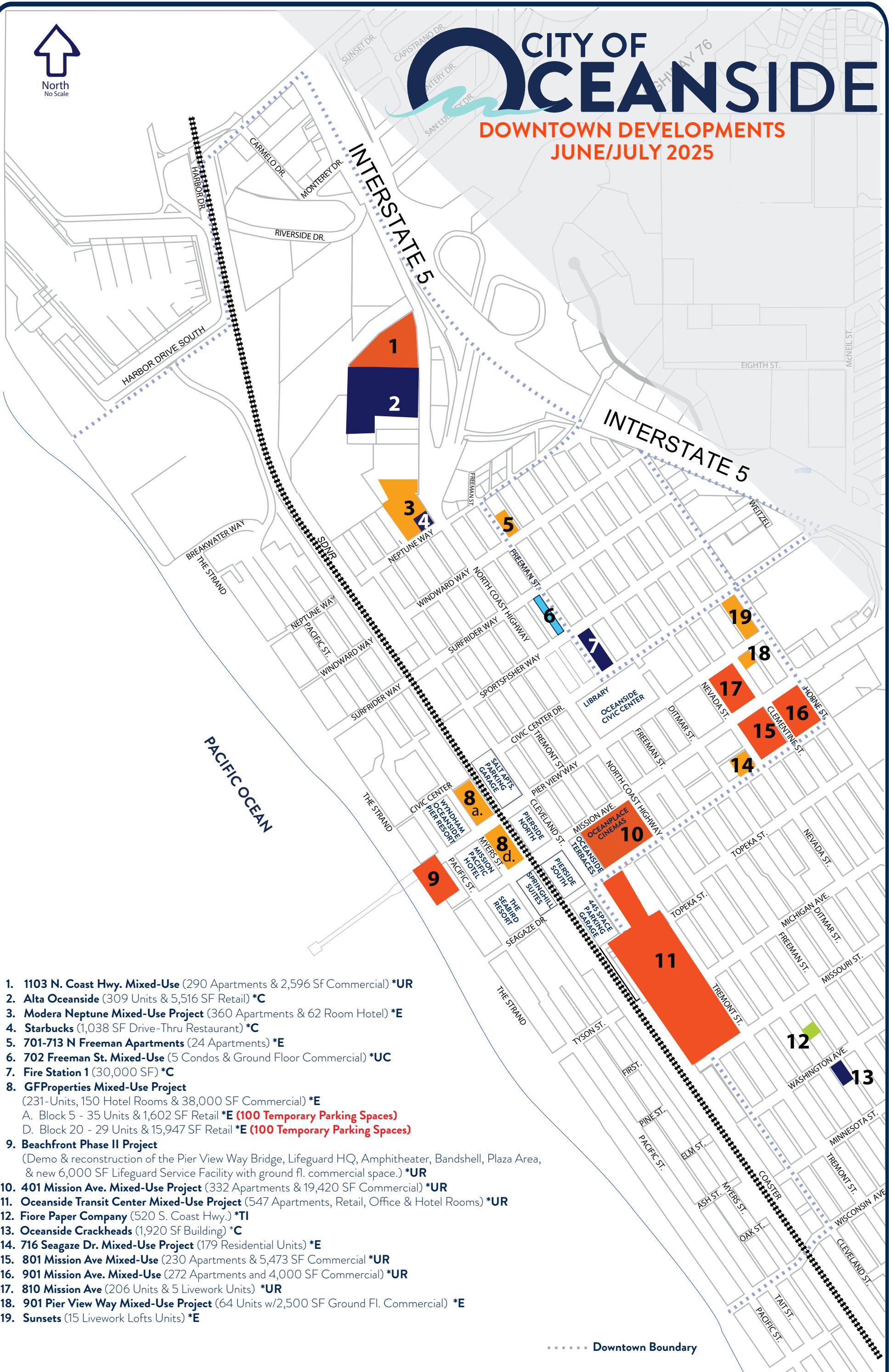




CITY OF OCEANSIDE

DOWNTOWN DEVELOPMENTS JUNE/JULY 2025



- 1. 1103 N. Coast Hwy. Mixed-Use (290 Apartments & 2,596 Sf Commercial) *UR
- 2. Alta Oceanside (309 Units & 5,516 SF Retail) *C
- 3. Modera Neptune Mixed-Use Project (360 Apartments & 62 Room Hotel) *E
- 4. Starbucks (1,038 SF Drive-Thru Restaurant) *C
- 5. 701-713 N Freeman Apartments (24 Apartments) *E
- 6. 702 Freeman St. Mixed-Use (5 Condos & Ground Floor Commercial) *UC
- 7. Fire Station 1 (30,000 SF) *C
- 8. GF Properties Mixed-Use Project
(231-Units, 150 Hotel Rooms & 38,000 SF Commercial) *E
A. Block 5 - 35 Units & 1,602 SF Retail *E (100 Temporary Parking Spaces)
D. Block 20 - 29 Units & 15,947 SF Retail *E (100 Temporary Parking Spaces)
- 9. Beachfront Phase II Project
(Demo & reconstruction of the Pier View Way Bridge, Lifeguard HQ, Amphitheater, Bandshell, Plaza Area, & new 6,000 SF Lifeguard Service Facility with ground fl. commercial space.) *UR
- 10. 401 Mission Ave. Mixed-Use Project (332 Apartments & 19,420 SF Commercial) *UR
- 11. Oceanside Transit Center Mixed-Use Project (547 Apartments, Retail, Office & Hotel Rooms) *UR
- 12. Fiore Paper Company (520 S. Coast Hwy.) *TI
- 13. Oceanside Crackheads (1,920 Sf Building) *C
- 14. 716 Seagaze Dr. Mixed-Use Project (179 Residential Units) *E
- 15. 801 Mission Ave Mixed-Use (230 Apartments & 5,473 SF Commercial) *UR
- 16. 901 Mission Ave. Mixed-Use (272 Apartments and 4,000 SF Commercial) *UR
- 17. 810 Mission Ave (206 Units & 5 Livework Units) *UR
- 18. 901 Pier View Way Mixed-Use Project (64 Units w/2,500 SF Ground Fl. Commercial) *E
- 19. Sunsets (15 Livework Lofts Units) *E

..... Downtown Boundary

*A - Application on File *E - Entitled *UC - Under Construction *C - Construction Complete *UR - Under Review
 *TI - Tentative Improvements