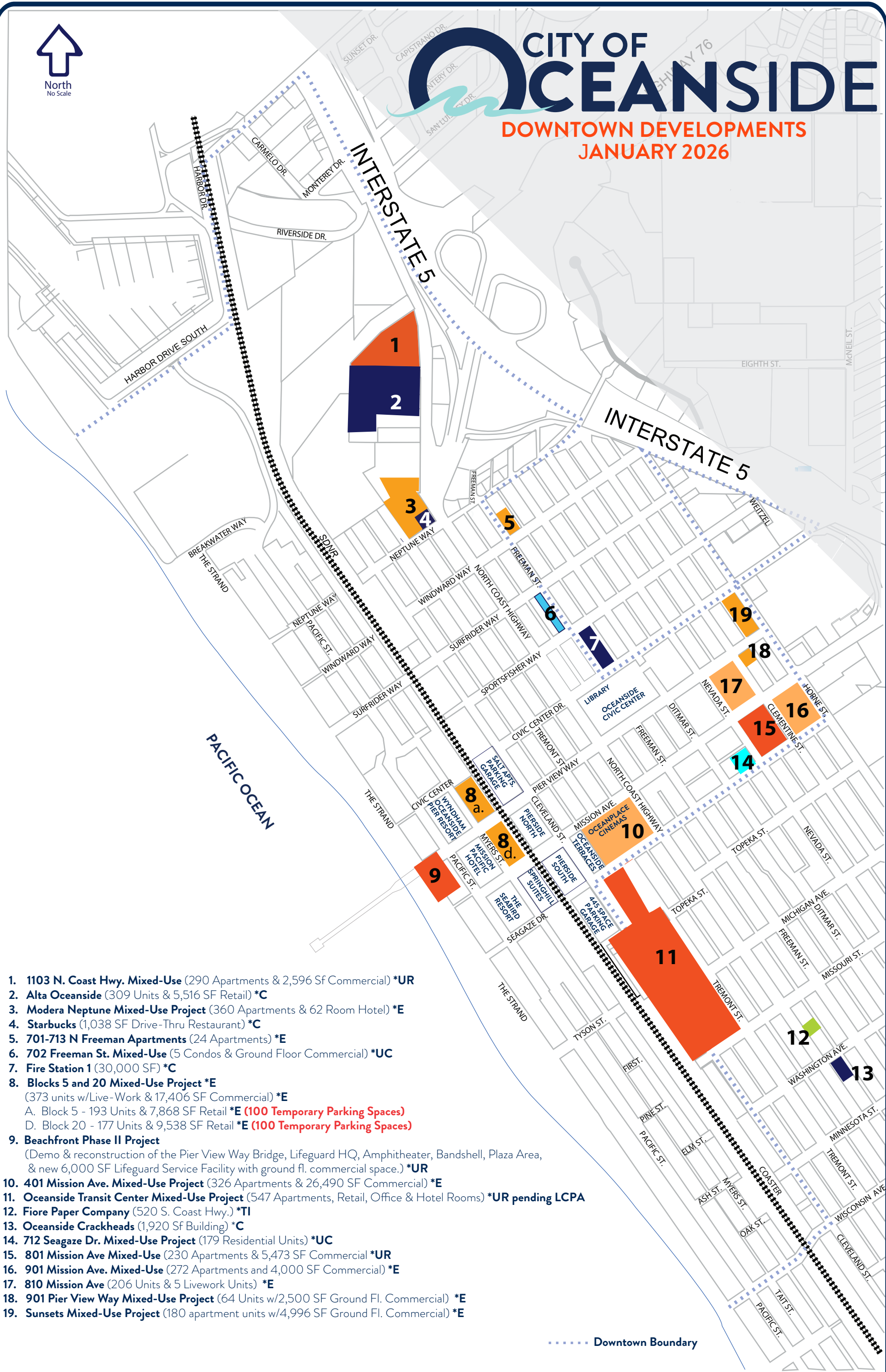




CITY OF OCEANSIDE

DOWNTOWN DEVELOPMENTS

JANUARY 2026



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. Blocks 5 and 20 Mixed-Use Project *E
(373 units w/Live-Work & 17,406 SF Commercial) *E
A. Block 5 - 193 Units & 7,868 SF Retail *E (100 Temporary Parking Spaces)
D. Block 20 - 177 Units & 9,538 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 (326 Apartments & 26,490 SF Commercial) *E
11. Oceanside Transit Center Mixed-Use Project (547 Apartments, Retail, Office & Hotel Rooms) *UR pending LCPA
12. Fiore Paper Company (520 S. Coast Hwy.) *TI
13. Oceanside Crackheads (1,920 Sf Building) *C
14. 712 Seagaze Dr. Mixed-Use Project (179 Residential Units) *UC
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) *E
17. 810 Mission Ave (206 Units & 5 Livework Units) *E
18. 901 Pier View Way Mixed-Use Project (64 Units w/2,500 SF Ground Fl. Commercial) *E
19. Sunsets Mixed-Use Project (180 apartment units w/4,996 SF Ground Fl. Commercial) *E

..... Downtown Boundary

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