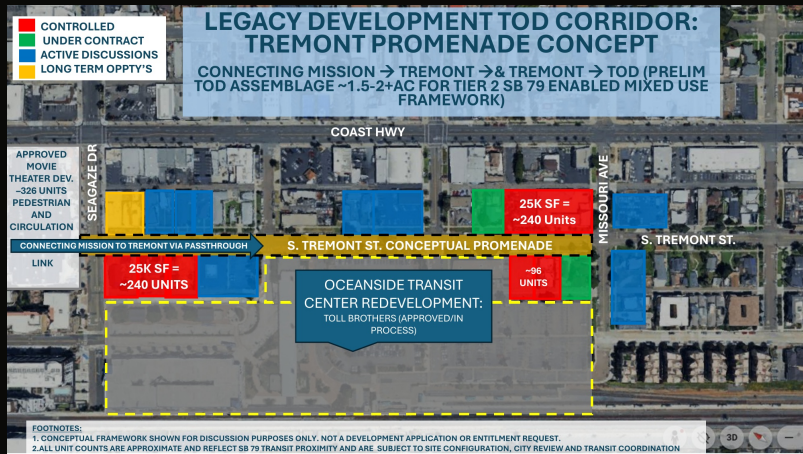


# TREMONT PROMENADE

Legacy Development TOD Corridor Concept · Oceanside, CA



**~576**

UNITS POTENTIAL

**13+**

LOTS CONTROLLED

**1.5-2+ AC**

ASSEMBLAGE SIZE

**SB79 T2**

ELIGIBILITY

**326**

ADJ. TOD UNITS

## THE OPPORTUNITY

- Toll Brothers 326-unit TOD adjacency validates the corridor
- SB 79 Tier 2 unlocks maximum density at transit proximity
- Fragmented ownership = assemblage moat for early movers
- City of Oceanside engaged on Promenade concept
- Coast Highway to Mission Avenue pedestrian activation

## ENTITLEMENT STRATEGY

- California Density Bonus Law layering
- SB 79 Tier 2 transit-oriented density framework
- Affordable housing program integration
- Phased approach: 1002 S. Tremont approved & active
- Active city discussions — not a speculative concept

## ASSEMBLAGE POSITION

- 13+ lots controlled across S. Tremont corridor
- ~240 units North Block A (25,000 SF)
- ~240 units North Block B (25,000 SF)
- ~96 units South Parcel (10,000 SF)
- Mix of controlled, under contract, active discussions

## EXIT & RETURN PROFILE

- 10-year investment horizon to full stabilization
- Target buyers: private equity, institutional REITs
- Partial disposition as phases stabilize
- Oceanside coastal market: supply-constrained, high barrier
- Steele track record: Tremont, Point Loma, Cleveland STR

## INTERESTED IN THIS OPPORTUNITY?

Daniel Steele · Steele Development · [steedelev.co](http://steedelev.co) · [dsteele10@gmail.com](mailto:dsteele10@gmail.com)