

\$3,395,000 - 123 S Nevada, Oceanside

MLS® #260017683

\$3,395,000

13 Bedroom, 8.00 Bathroom, 6,028 sqft

Residential Income

N/A, Oceanside, CA

Pleased to present Avalon By-The-Sea, an 8-unit multifamily investment opportunity located in the heart of Downtown Oceanside's Townsite neighborhood. Situated on a 7,152 SF parcel and improved with a 6,028 SF two-story apartment building, the property features a balanced mix of 5 two-bedroom units and 3 one-bedroom units. Well-maintained interiors and a master-metered utility system with partial RUBS reimbursement already in place provide investors with an attractive combination of stable in-place income and operational upside. Four highly desirable two-car garages offer the residents off street parking and could also provide a new owner with a value add opportunity by converting some or all of the garages to ADUs. Residences feature luxury vinyl plank flooring, upgraded appliances with dishwashers, vinyl windows, forced-air heating, and dual-sink vanities in the two-bedroom units. Additional amenities include a community laundry room with seller owned equipment and a master-metered utility system with an already implemented RUBS program for utility cost recovery. The property also benefits from four two-car garages, a highly sought-after amenity in a coastal neighborhood where off-street parking remains limited.



Essential Information

MLS® #	260017683
Price	\$3,395,000
Bedrooms	13
Bathrooms	8.00
Full Baths	8
Square Footage	6,028
Type	Residential Income
Sub-Type	Com-Res Income
Status	Active

Community Information

Address	123 S Nevada
Area	OCEANSIDE (92054)
Subdivision	N/A
City	Oceanside
County	San Diego
State	CA
Zip Code	92054

Amenities

Amenities	Other/Remarks
Parking	Garages
Has Pool	Yes

Interior

Heating	Central Forced Air Elec
Fireplace	Yes
# of Stories	2
Stories	2 Story

Exterior

Roof	Composition
Construction	Cable Available,Fully Landscaped

Additional Information

Date Listed	July 18th, 2026
Days on Market	34
Listing Office	South Coast Commercial, Inc.

Listing Details

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

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