

1901

Newport Blvd.

Costa Mesa, CA



August 2024

NEWMARK

Owner-User Opportunity
Value-Add Office Opportunity
Highly Visible Location



The Offering

Newmark, as exclusive advisor, is pleased to present 1901 Newport (the Property), a flexible project developed in 1985 and currently 59% occupied is capable of accommodating multiple uses—medical office, traditional office, and retail. A highly visible location directly adjacent to the SR-55 freeway and featuring a highly amenitized neighborhood.

Property Summary

1985/2001
YEAR BUILT/RENOVATED

134,471 RSF
BUILDING AREA

3
STORIES

4.0 Acres
SITE AREA

59%
OCCUPANCY

3.8 Years
WALT

Investment Highlights



Renowned Architecture

The Mission-style buildings features a dramatic 3-story atrium, custom marble flooring, wrought iron features and ornate teak mill work. With open-air courtyards and seven fountains the Property offers a tranquil and serene atmosphere.



High Visibility Location

Nestled in the heart of Costa Mesa, this Property sits on the SR-55 Freeway, providing excellent visibility and access. Its location in a high-traffic area is ideal for tenants, potentially attracting a wide range of businesses.



Strong Surrounding Amenity Base

Located directly across the street from the Triangle Square and Costa Mesa Courtyards, offering an immense amount of food, dining and entertainment options.



Tenant Mix

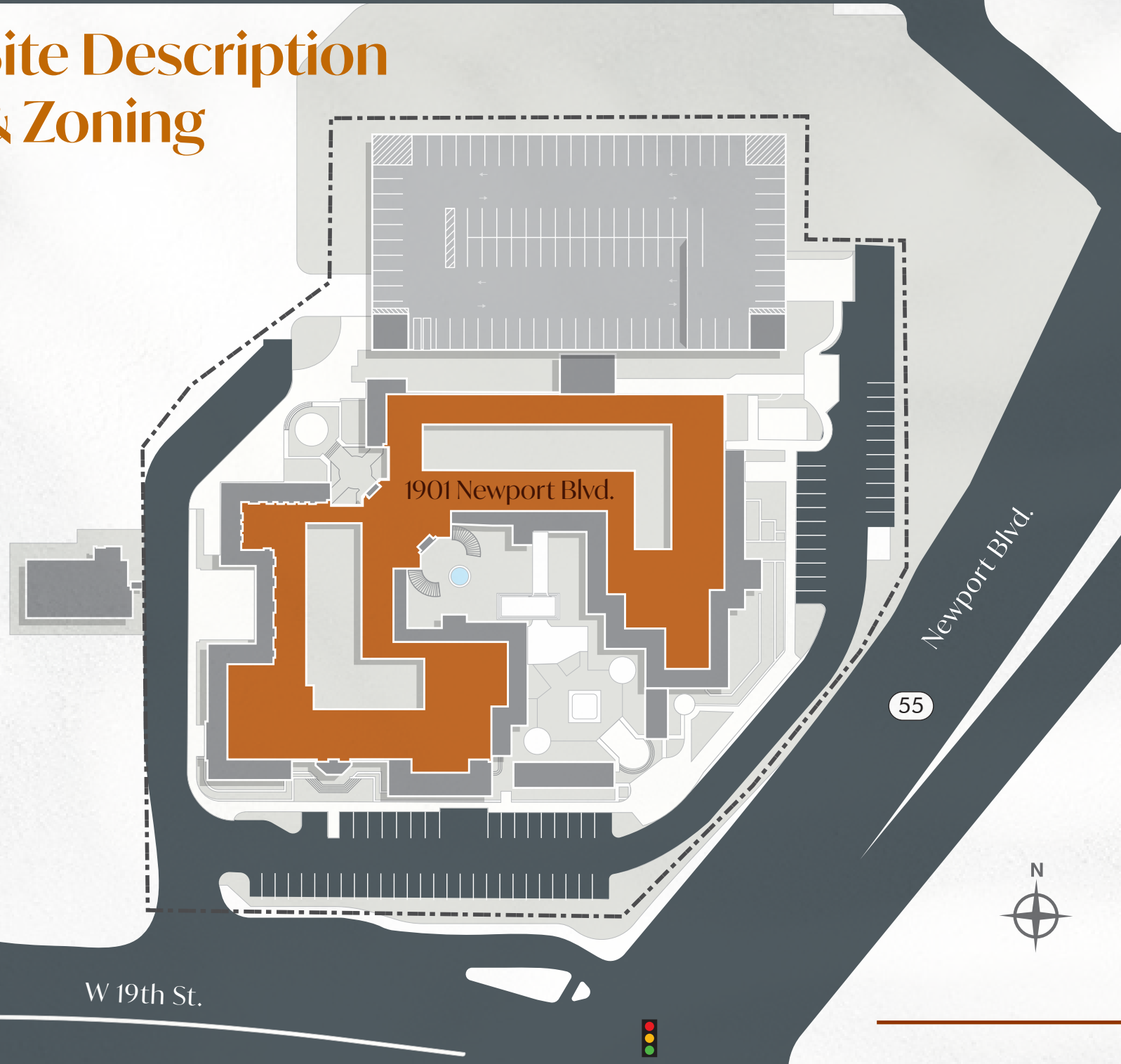
The unique tenant mix comprised of medical office, office, and retail demonstrate the Property's ability to attract tenants from a wide range of uses.

With 55,103 SF of vacancy, the Property is an ideal fit for a **potential owner-user**, while offering a **strong in-place yield**.

Newport Blvd

Bernard St.

Site Description & Zoning



Site Description

1901 Newport Blvd.,
Costa Mesa, CA 92627

455 Parking Stalls*

4.0 Acres

419-205-20,
419-205-21,
419-205-31

*Parking garage is shared with condo project in the back.

Zoning

PDC - Planned
Development
Commercial

The zoning allows retail shops, office, service establishments to serve residential areas, as well the entire community and region.

W 19th St.



55

Abundant Adjacent & Nearby Retail Amenities



Newport Beach

EL MATADOR
- est. 1966 -

Eat **CHOW**

MOTHER'S

Newport Beach
10 Min Drive



BevMo! rubios Jamba HOTWORX



TRIANGLE SQUARE



1901
Newport Blvd.

Harbor Blvd.

W 19th St.

FISKER

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