

Mixed-Use Medical Office Building Available for Sale



FOR SALE

1550 Superior Avenue, Costa Mesa, CA 92627





SPACE PROFILE

12,446 SF

Building Size *(Buyer to confirm)*

0.83 AC

Total Acres

Owner-user

Sale Type *(Possible short-term leaseback)*

Withheld

Sale Price

MG-General Industrial

Zoning *(CUP in place for Medical Clinic)*

53 stalls

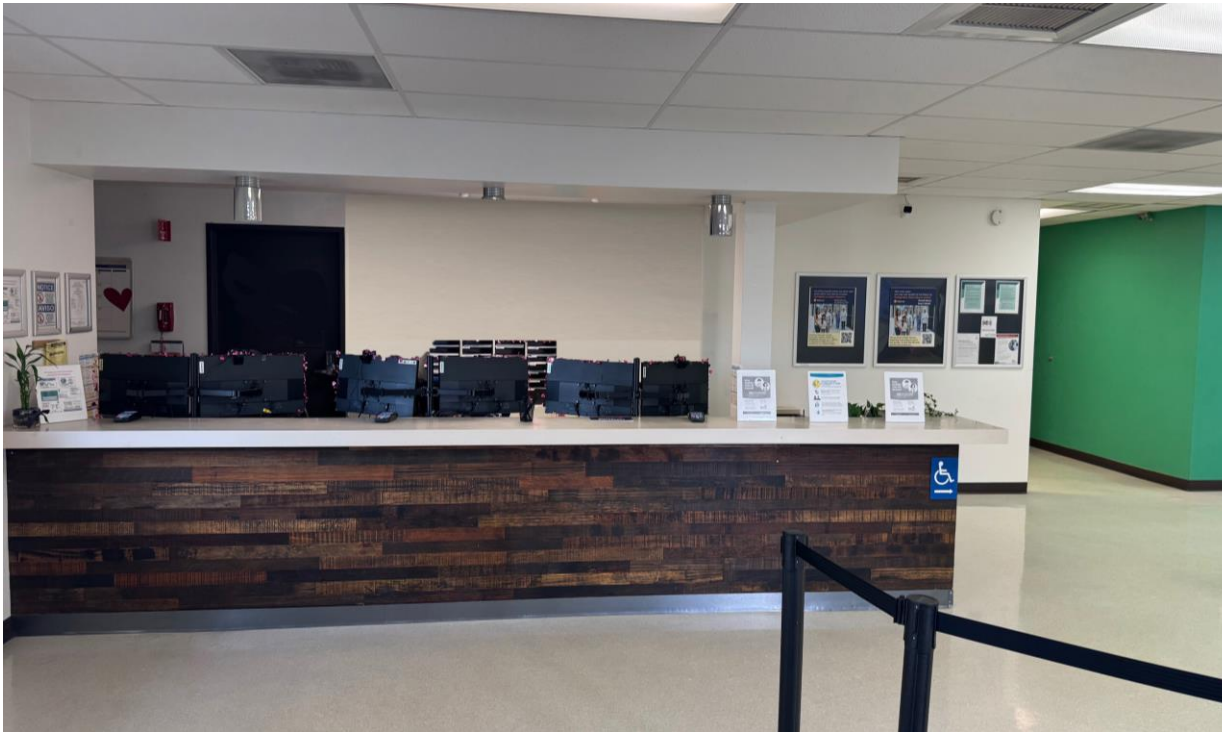
Parking

KEY HIGHLIGHTS

This unique mixed-use property offers a rare investment opportunity in Costa Mesa, CA. Located within the city's **Opportunity Zone** and the **19 West Urban Plan**, the property benefits from significant economic incentives and a dynamic, growing neighborhood.

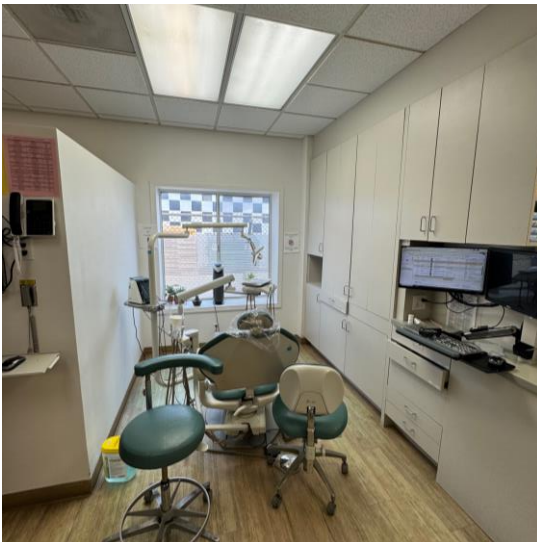
Situated on industrially zoned land with a Conditional Use Permit (CUP) for medical uses, the property currently operates as a medical clinic with administrative offices and warehouse, showcasing its adaptability for a range of uses.

Total Gross Building Area	Medical Clinic Space	Industrial Space
12,446 SF	6,361 SF	6,085 SF

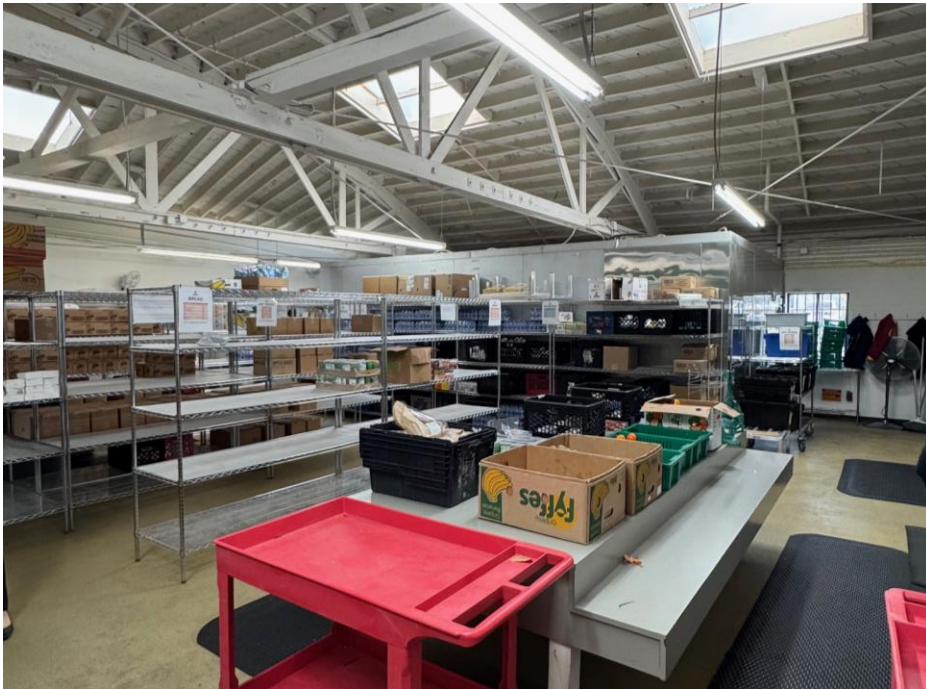


PROPERTY OVERVIEW

The property offers enhanced potential for an owner-user, investor or developer looking to capitalize on growth and revitalization in Costa Mesa's vibrant market. Don't miss this chance to acquire a flexible, high-value asset in an exceptional area.







GENERAL PLAN & ZONING

The 19 West Urban Plan area is characterized by a wide variety of land uses. The plan area is composed of the following General Plan land use designations.

- High Density Residential
- Neighborhood Commercial
- General Commercial
- Commercial Center
- Light Industry

The plan area consists of the following zoning classifications:

- R3 – Multi-Family Residential
- CL – Commercial Limited
- C1 – Local Business District
- AP – Administrative Professional
- MG – General Industrial

The General Plan land use designations (Figure 9A) and Zoning districts (Figure 9B) are shown.

EXISTING LAND USE CONTEXT

The Westside's primary uses are single- and multi-family neighborhoods, and industrial uses. The single-family neighborhoods are located north and south of 19th Street and, in some areas, areas are undergoing increased renovation activities. Multi-family neighborhoods are found throughout the Westside, with a substantial number of units both north and south of 19th Street. The industrial areas of the Westside are concentrated south of 19th Street and along Placentia, north of 19th Street.

Multi-family residential uses are located adjacent to general commercial areas in the 19 West Urban Plan area. Light industrial uses are located along Superior Avenue, Placentia Avenue, and West 17th Street. There are approximately 680 dwelling units (general estimate only) located in the plan area. A wide range of land uses are shown in Figure 8 below.



Figure 8: Collection of site photos of residential structures and existing businesses in 19 West Urban Plan area.

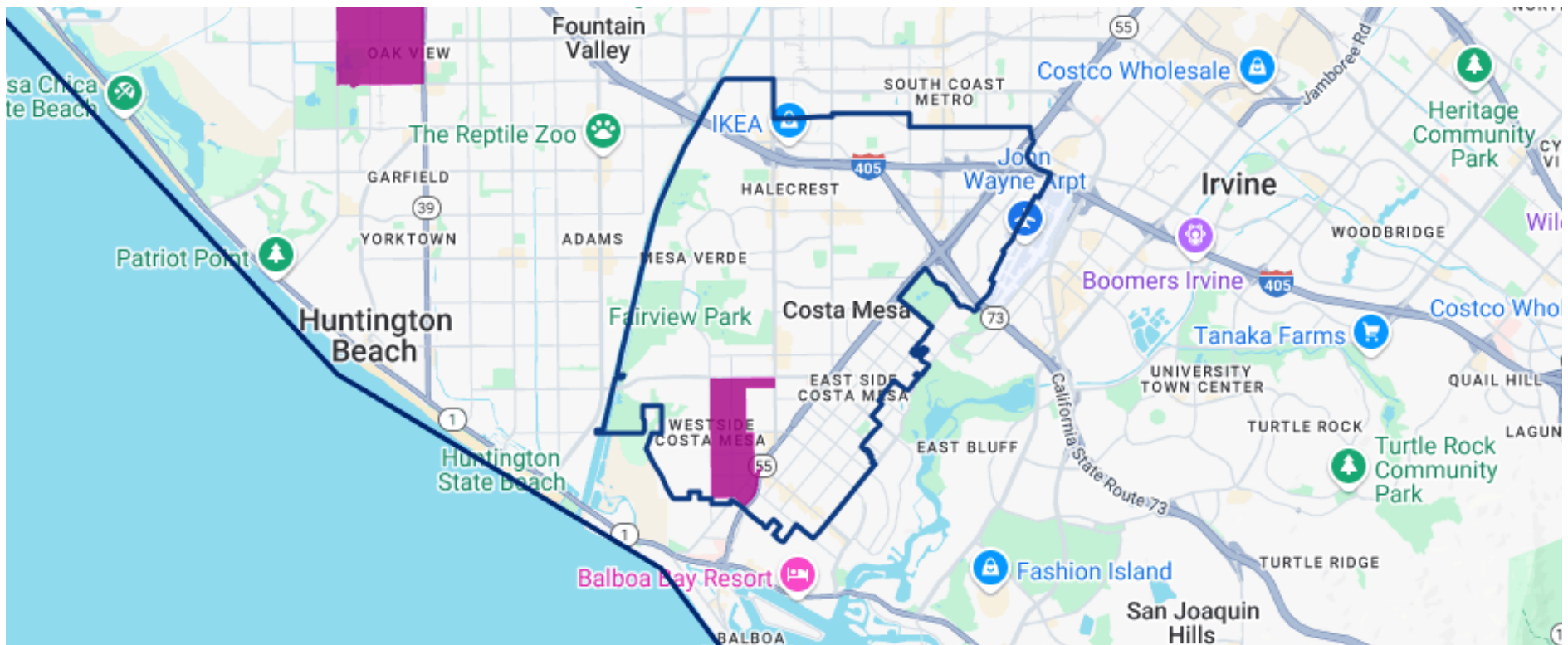
ABOUT OPPORTUNITY ZONES

Opportunity Zones are census tracts added to the federal tax code that must meet one of three criteria under the definition of “low-income community” in Internal Revenue Code Section 45D(e). These criteria are defined by both poverty and median family income.

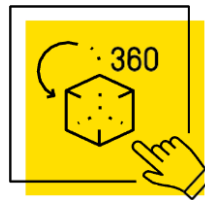
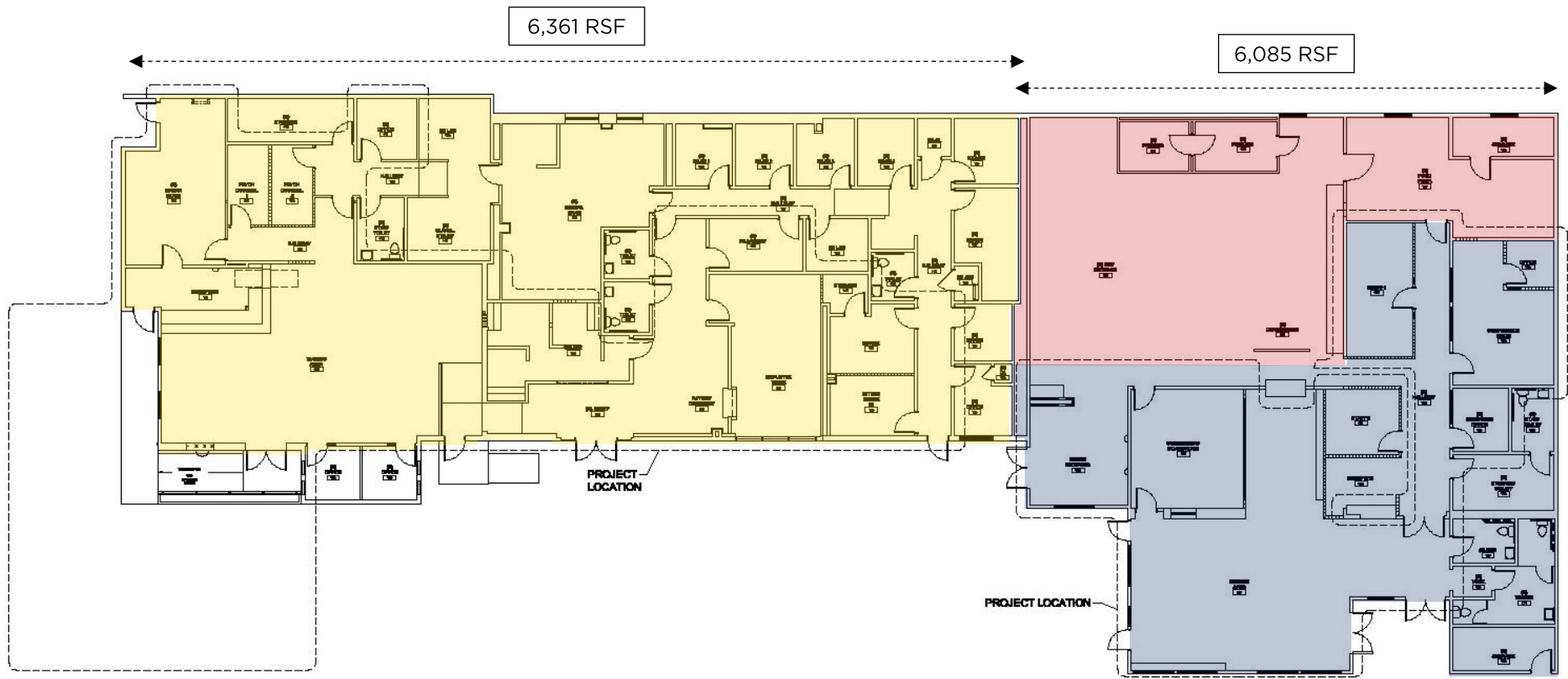
California worked with local governments to ensure that census tracts fit this definition in nominating census tracts of economic distress. The average poverty rate in a California Opportunity Zone is twenty percentage points higher than the statewide average. The median family income of a California Opportunity Zone is half the statewide average.

Opportunity Zones incentivize investment and economic development in distressed communities by providing federal tax benefits to investors for qualified uses. The incentive enables a temporary deferral on capital gains for qualified investments through a Qualified Opportunity Fund (QOF) established with the Internal Revenue Service (IRS).

Investors can defer federal capital gains taxes on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF, or December 31, 2026, whichever is earlier. In addition, if the investor holds the investment in the QOF for at least 10 years, the investor is not required to pay federal capital gains taxes on any realized gains from the investment. All QOFs must hold at least 90 percent of assets in qualifying Opportunity Zone properties or businesses.



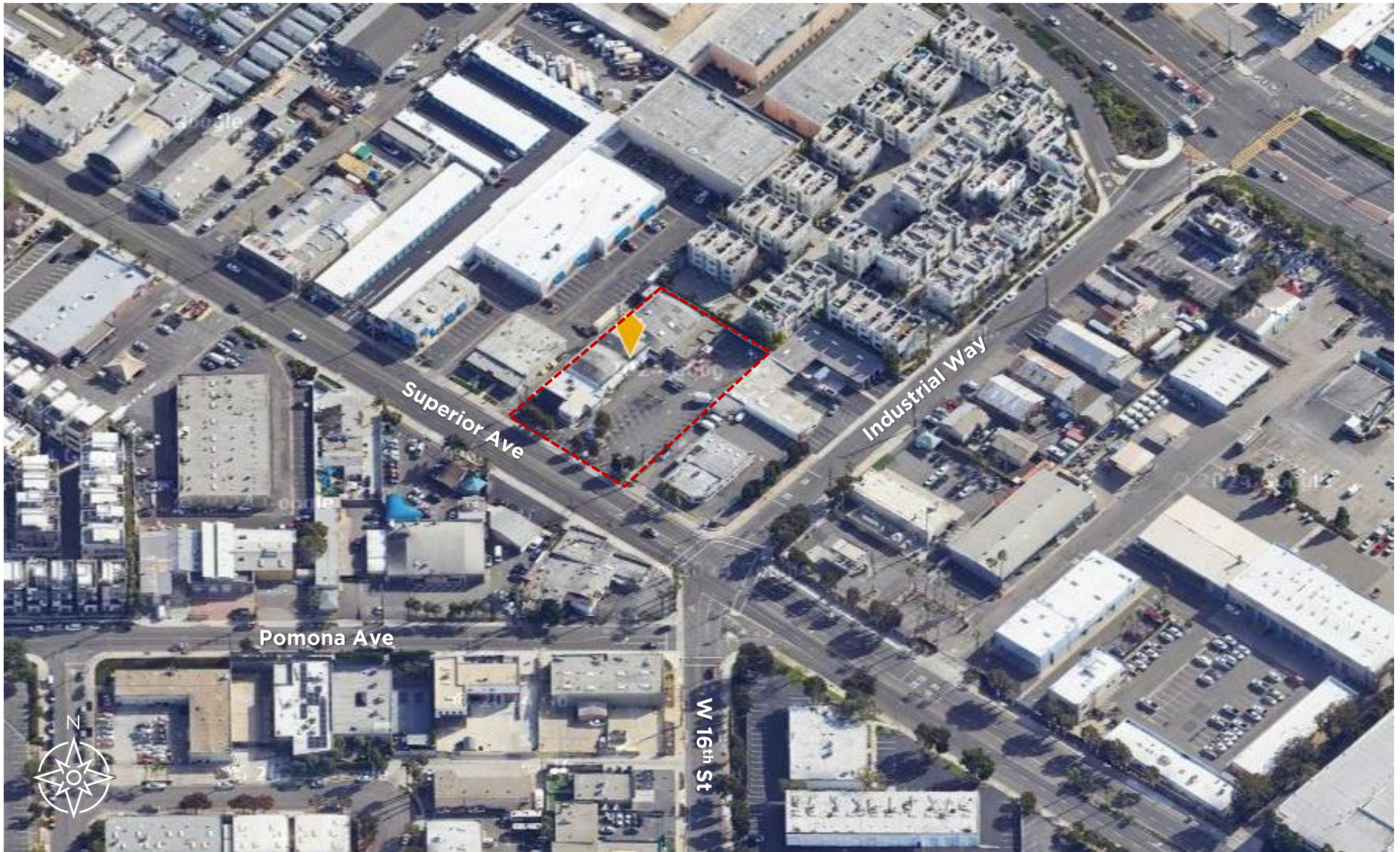
FLOOR PLAN



12,446 SF Available

SITE PLAN

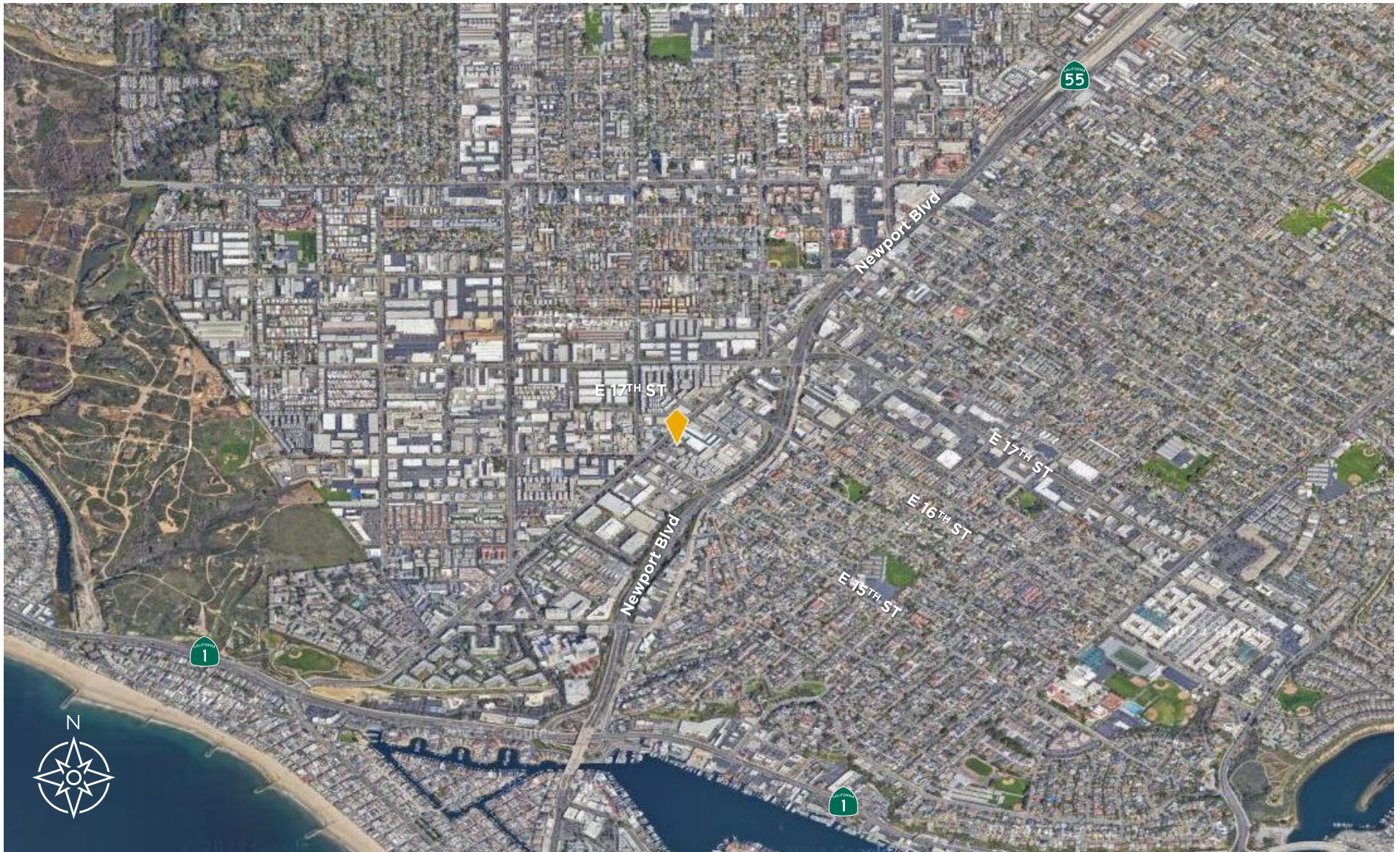




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