

FOR SALE

2900 Bristol St, D204-205, Costa Mesa, CA 92626

±2,437-SF Owner-User Office Condo Near John Wayne Airport



TABLE OF CONTENTS

Property. This section opens with a brief property description followed by the property's compelling highlights, and an aerial showcasing its prominent location and a nearby amenities map. **Pages 3-6**

Images. Here you'll find attractive photographs of 2900 Bristol St, D204-205 and a floor plan. **Pages 7-10**

Market. This section contains a Purchase vs. Lease analysis, loan illustration, potential depreciation scenario, and key sale comps demonstrating 2900 Bristol St, D204-205 is priced attractively. **Pages 11-14**

Economos DeWolf, Inc.
4343 Von Karman Ave, Suite 100
Newport Beach, CA 92660
economosdewolf.com

Steve Economos

Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf

Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Matt Economos

Associate
Direct 949-546-9550
Mobile 949-441-8618
matt@economosdewolf.com
License #02243077

David Economos

Associate
Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034

The information contained in this document is proprietary to Economos DeWolf, Inc. and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Economos DeWolf, Inc. and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

SUMMARY

Offering **2900 Bristol St, D204-205, Costa Mesa, California 92626**

An office condo comprising of two units on the second floor of Building D, built in 1982, in “The Waters at Creekside” with high-end finishes, multiple private offices, dual entry, and walking distance to amenities.

Size **±2,437 square feet**

Sale Price **\$950,000 (±\$390 per square foot)**

Parking Parking is free and in common in “The Waters at Creekside”

Association The association dues are \$1,789 per month. The association covers water, ground maintenance, parking lot, roof, painting, and building structure.

Condition The property has undergone recent interior renovations and is in true turn-key condition, allowing a buyer to be fully operational from day one. The roof is maintained by the association, while the two HVAC systems are in good working order and dedicated to these two contiguous condos.



HIGHLIGHTS

What Makes 2900 Bristol St D204-205 Unique?

- **Incredible Costa Mesa location** within walking distance to The Camp and The Lab shopping centers, minutes to John Wayne Airport, and directly adjacent to the 55 and 73 freeway intersection.
- **Prior ownership conducted a renovation of the condos**, adding a spacious executive office, upgraded restrooms, additional workstations, and upgraded high-end finishes throughout.
- High-image interior buildout with **modern finishes**.
- Incredible opportunity to own and occupy **two contiguous turn-key office condos with dual entry** and within walking distance to endless dining, shopping, and transportation.
- **Buyer can occupy the entire condos**. The offering is made up of two condos that are combined internally and are contiguous. The current owner/occupant will vacate upon close of escrow.
- Opportunity to lease out one condo with its own exterior entrance, **providing income to offset ownership costs while a new owner occupies the other condo**.
- **Restaurants and amenities are extremely close by** as can be seen on the amenities map (Page 6).
- **Priced to sell at \$390/SF**, this offering is an attractive value compared to the sale comps on Page 14.



LOCATION

Surrounded by Major Freeways and Adjacent to John Wayne Airport



AMENITIES

First Class Amenities Within Walking Distance



The Camp
Dining and Shopping



The Lab Anti-Mall
Dining and Shopping



More Dining in the Immediate Area:

- Rooster Café
- Bar Tinto
- Bootleggers Brewery
- Memphis Café
- TK Burgers
- The Taco Stand
- Milk and Honey
- Mesa
- Sushi K's Bistro



PHOTOGRAPHS







PURCHASE VS. LEASE



Estimated 10-Year Savings of nearly \$130K Plus Appreciation and Depreciation

Situation: Business owner purchases and occupies 2900 Bristol St D204-205 for \$390/SF, with an initial investment of \$39/SF (10% down + estimated closing costs).

Estimated Monthly Costs

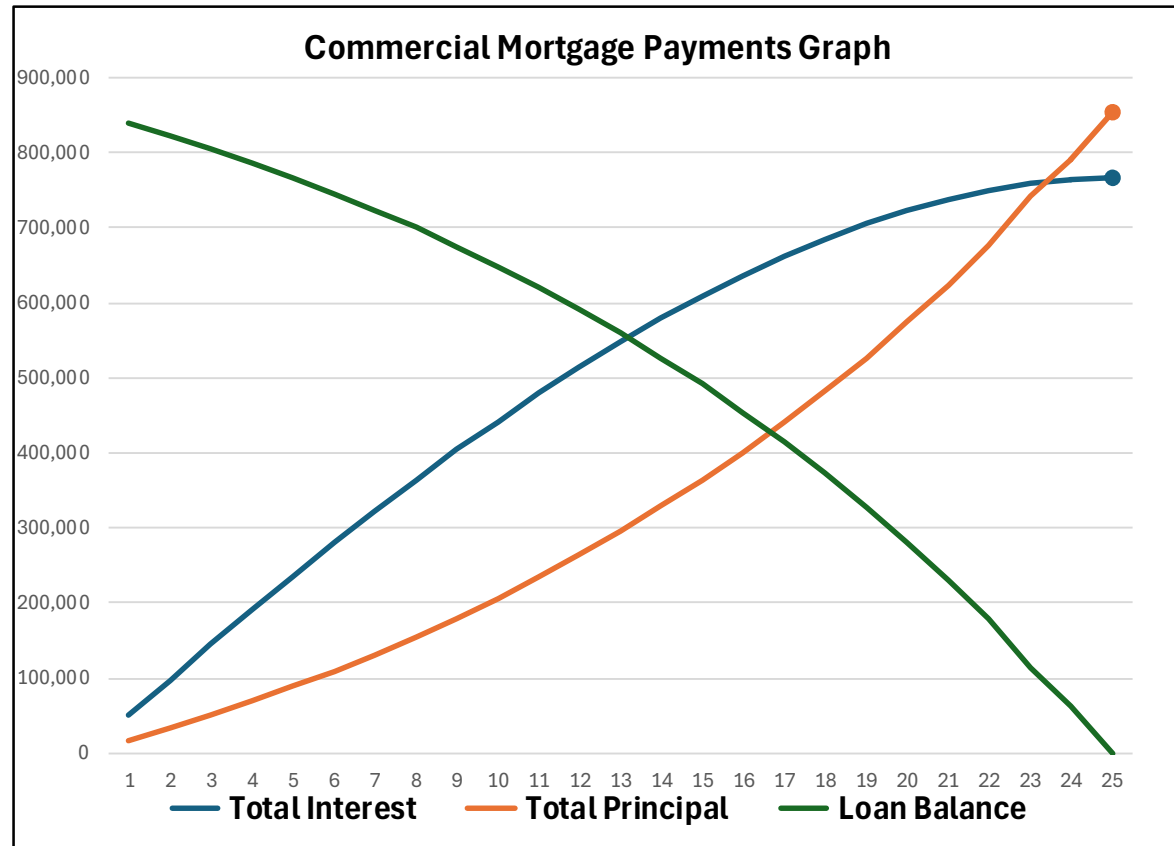
Typical Operating Expenses	\$0.80
Mortgage Payment	\$2.22
Amount of Principal in Mortgage Payment*	\$0.52

*This money is simply cash being converted to savings

Estimated Monthly Cost to Own Year 1	\$2.50
Estimated Starting Lease Rate	\$2.50

The advantage of owning over leasing increases every year. Assuming lease rates increase by 3% annually and operating expenses increase by 2.5% annually, below is a ten-year comparative analysis of purchasing vs. leasing (per square foot):

Year	Lease Rate	Ownership Cost	Annual Savings	Cumulative
1	\$2.50	\$2.50	\$0.05	\$0.05
2	\$2.58	\$2.48	\$1.08	\$1.14
3	\$2.65	\$2.47	\$2.16	\$3.30
4	\$2.73	\$2.46	\$3.28	\$6.58
5	\$2.81	\$2.44	\$4.45	\$11.03
6	\$2.90	\$2.43	\$5.67	\$16.70
7	\$2.99	\$2.41	\$6.94	\$23.64
8	\$3.07	\$2.39	\$8.26	\$31.90
9	\$3.17	\$2.36	\$9.65	\$41.55
10	\$3.26	\$2.34	\$11.09	\$52.63



LOAN ILLUSTRATION



Purchase Price \$950,000	SBA 7(a)
Down Payment	\$95,000
Combined LTV%	90%
Loan Amount	\$855,000
Financed Fee	\$0
Rate (%)	5.80%
Amortization (Years)	25
Term (Years)	25
Total Monthly Loan Payments	\$5,405

Estimated Closing Costs	SBA 7(a)
SBA Guaranty Fee (Financed)	TBD
Apraisal	TBD
Environmental Report	TBD
SFR	TBD

BENEFITS OF DEPRECIATION






- **A cost segregation study** can reclassify an estimated 10–30% of the basis into short-life assets eligible for **100% bonus depreciation**, made permanent under the One Big Beautiful Bill Act for property acquired and placed in service after January 19, 2025. This allows an owner to immediately expense those components in year one, often generating **substantial federal tax savings** and stronger early cash flow. Buyers should consult their tax advisor.
- For example, if 20% of the purchase price qualifies for **100% bonus depreciation**, a 37% federal tax rate could generate approximately **\$70,000 in first-year tax savings**. Combined with a 10% SBA down payment of \$95,000, the **net first-year cash outlay would be only about \$25,000**.
- *This example is for informational purposes only and may not reflect your specific situation. Tax laws and regulations are subject to change. Please consult a qualified tax professional, CPA, or tax attorney to determine how these concepts apply to your circumstances.



SALE COMPS

2900 Bristol St, D204-205 is a Clear Value



Property	Sale Date	Size	Price P.S.F.	Market Insight
 17701 Cowan #150 Irvine	Mar 2026	4,276 SF	<u>\$1,750,000</u> \$409/sf	This Irvine office condo sold to an owner-user for \$409/SF in March of 2026. As a smaller offering, 2900 Bristol St, D204-205 is offered nearly \$20 per square foot less, demonstrating a clear value.
 200 E Baker St Costa Mesa	Sep 2025	2,673 SF	<u>\$2,010,000</u> \$751/sf	This Costa Mesa office condo similar in size compared to 2900 Bristol St, D204-205 sold in September 2025 for \$751/SF to an owner-user. Listed over \$360 per square foot less, 2900 Bristol St, D204-205 is significantly more economical, yet still with a high-quality buildout.
 2900 Bristol St, C207 Costa Mesa	Feb 2023	1,105 SF	<u>\$465,000</u> \$421/sf	This office condo sale comp in the same office park is over three years old and is smaller, but 2900 Bristol St, D204-205 is priced \$31/sf lower , so is priced to sell quickly.



ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —



Economos DeWolf, Inc.
4343 Von Karman Ave, Suite 100
Newport Beach, CA 92660
economosdewolf.com

Steve Economos

Founder
Direct 949-576-2750
Mobile 949-466-4882
steve@economosdewolf.com
License #01159994

Geoff DeWolf

Founder
Direct 949-576-2751
Mobile 949-500-6654
geoff@economosdewolf.com
License #01319312

Matt Economos

Associate
Direct 949-546-9550
Mobile 949-441-8618
matt@economosdewolf.com
License #02243077

David Economos

Associate
Direct 949-514-8405
Mobile 949-533-9411
david@economosdewolf.com
License #02251034