



COSTA MESA

1836-1840 NEWPORT BLVD.
COSTA MESA, CA

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1836-1840 NEWPORT BLVD

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INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

PRICE **\$3,100,000**

Annual Gross Rental Income - Current \$253,433

Less Expenses \$56,349

Less Vacancy (3%) \$7,603

Expense Reimbursements (29.95%) \$0

Net Operating Income - Current \$189,482

Cap Rate - Current 6.11%

Gross Leasable Area (SF) 4,140

Land Area (SF) 11,326

Price/SF (GLA) \$749

Price/SF (Land) \$274

APN 425-451-14 & 425-451-15

EXPENSES

Taxes (Tax Rate: 1.05221%) \$32,480

Special Assessments \$1,466.02

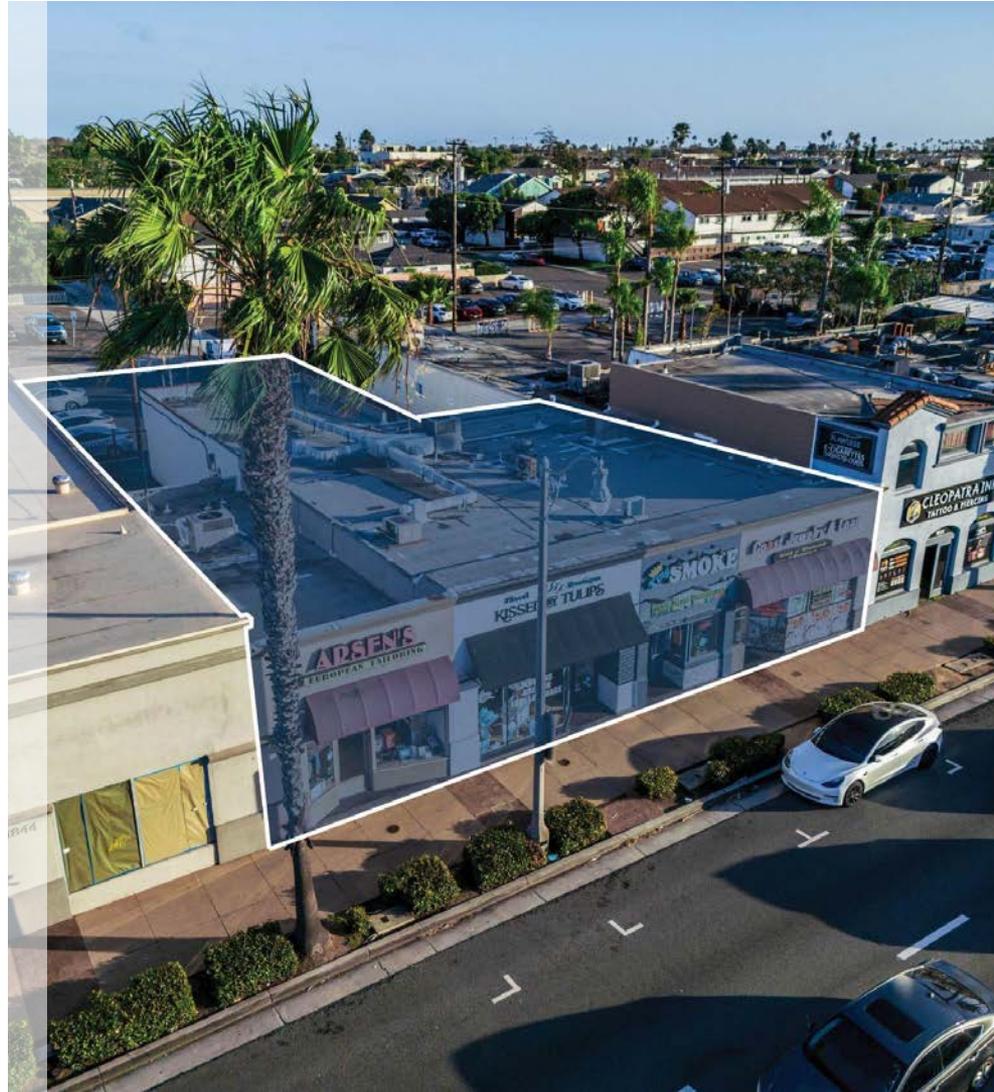
Insurance \$8,200

Trash \$3,600

Repairs & Maintenance \$3,000

Property Management (4%) \$7,603

TOTAL EXPENSES **\$56,349**



1. INVESTMENT OVERVIEW - CURRENT RENT ROLL

Unit	Tenant	GLA (SF)	% of GLA	Lease Start/End Date	Monthly Rent	Rent/SF/Mo	Annual Rent	Lease Type	Options	Increases
1836-B	Smoke Shop	300	7.25%	02/01/2022-02/14/2027	\$3,420.34	\$11.40	\$41,044	GROSS	One, 5-Year	4%
1836	Coast Jewelry	1,240	29.95%	11/1/2024-10/31/2027	\$5,252.72	\$4.24	\$63,033	NNN	None	3%
1838	Florist	1,800	43.48%	02/05/2019-01/31/2020	\$8,000	\$4.44	\$96,000	GROSS	One, 5-Year	
1840	Aspen Tailor	800	19.32%		\$4,446.38	\$5.56	\$53,357	GROSS		5%
	TOTAL	4,140	100%		\$21,119		\$253,433			

1. INVESTMENT OVERVIEW

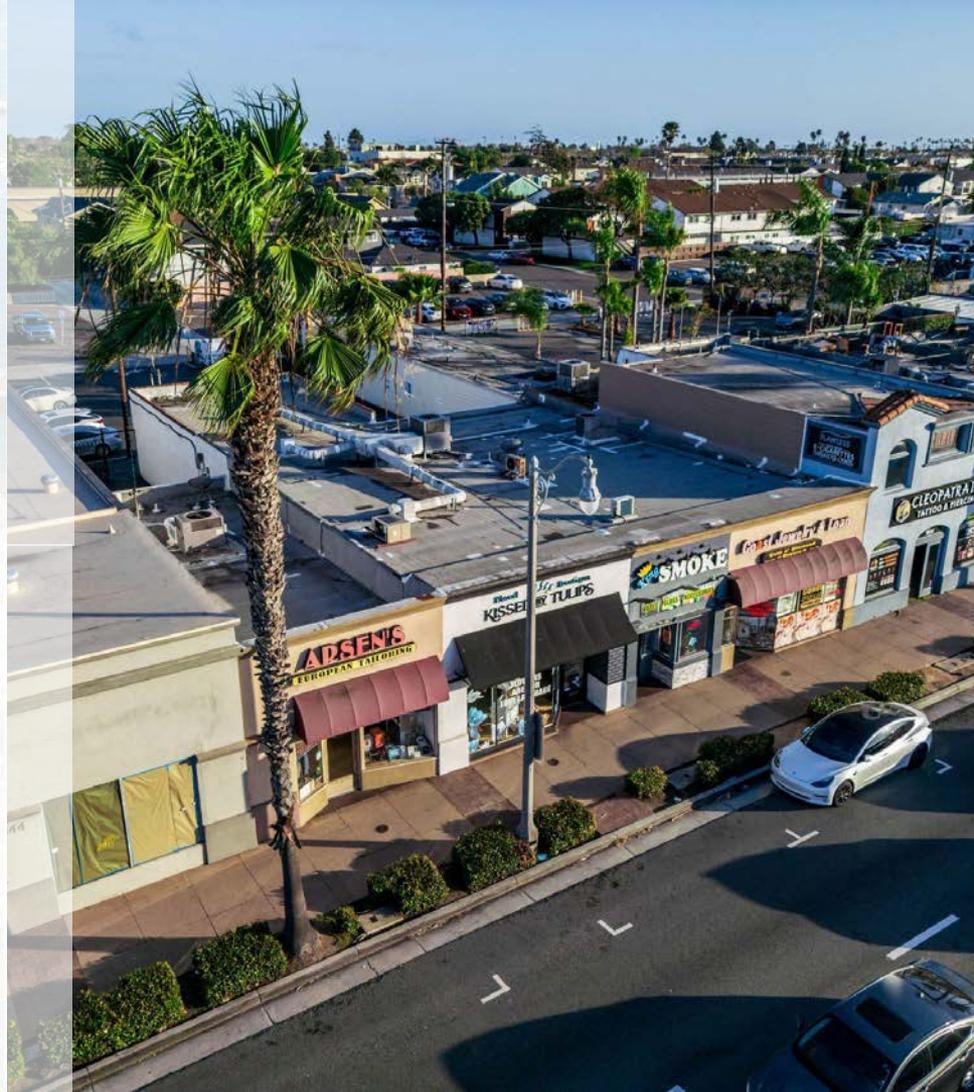
Coastal Commercial is pleased to offer 1836–1840 Newport Boulevard, a highly visible multi-tenant retail asset located in the heart of Eastside Costa Mesa—one of Orange County’s most sought-after coastal submarkets.

The property consists of approximately 4,140 square feet of street-front retail space situated along Newport Boulevard, a primary commercial artery connecting inland Orange County to Newport Beach. With traffic counts exceeding 100,000 vehicles daily, the asset provides exceptional exposure, strong signage potential, and consistent consumer flow.

Positioned directly across from Triangle Square and surrounded by a dynamic mix of retail, dining, and entertainment uses, the property benefits from both local and regional draw. The immediate trade area features a dense population base with high household incomes, supporting long-term retail demand and tenant stability.

The asset presents a compelling opportunity for investors seeking a value-add retail investment in a supply-constrained market. With the ability to reposition tenancy, increase rents to market levels, and capitalize on continued growth along the Newport Boulevard corridor, investors are well-positioned to enhance cash flow and long-term asset appreciation.

Additionally, the property’s proximity to major transportation corridors, coastal amenities, and employment hubs further strengthens its investment fundamentals, making it an ideal acquisition for both private and institutional investors seeking durable income in a premier Southern California location.



TRIANGLE SQUARE

ASPIRE

BLACK KNIGHT

CASA ONDA

HALL QUEEN

DJI

PHOTOGRAPHY

ROCK & ROLL

STAFFEET LINE SLAY

THE BUNNY

TIME

24 HOURS

S

SHU-SITSU

THE COAST

Yard House

UNCLE FLUFFY

New VISTA

united mechanical

THE MANTARA

LYMPHATIC ORGANIC

THE POLLO ARABO

parallel

Lunna Loans

ROSS CORSA

More DOSE

76

Pop Theory

EXPERIEC

MIDAS

1836-1840 Newport Blvd

sprout MARKETING

PHENIX SALON SUITES

INTUIT

THE BUNNY

MOTHER'S MARKET & KITCHEN

DARBAR! MEXICAN GRILLS

Nice Guy

Lovely

GOAT HILL TAVERN

CLUBVA

BRONZED BUNNY

The Boulevard

WV





INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



PRIME EASTSIDE COSTA MESA LOCATION

Strategically positioned along Newport Boulevard, one of the most heavily trafficked corridors in Costa Mesa, providing exceptional visibility and direct connectivity to Newport Beach and major freeways including the 55, 405, and 73.



HIGH-EXPOSURE RETAIL FRONTAGE

The property benefits from significant street frontage with exposure to over 100,000 vehicles per day, offering outstanding signage and branding opportunities for tenants.



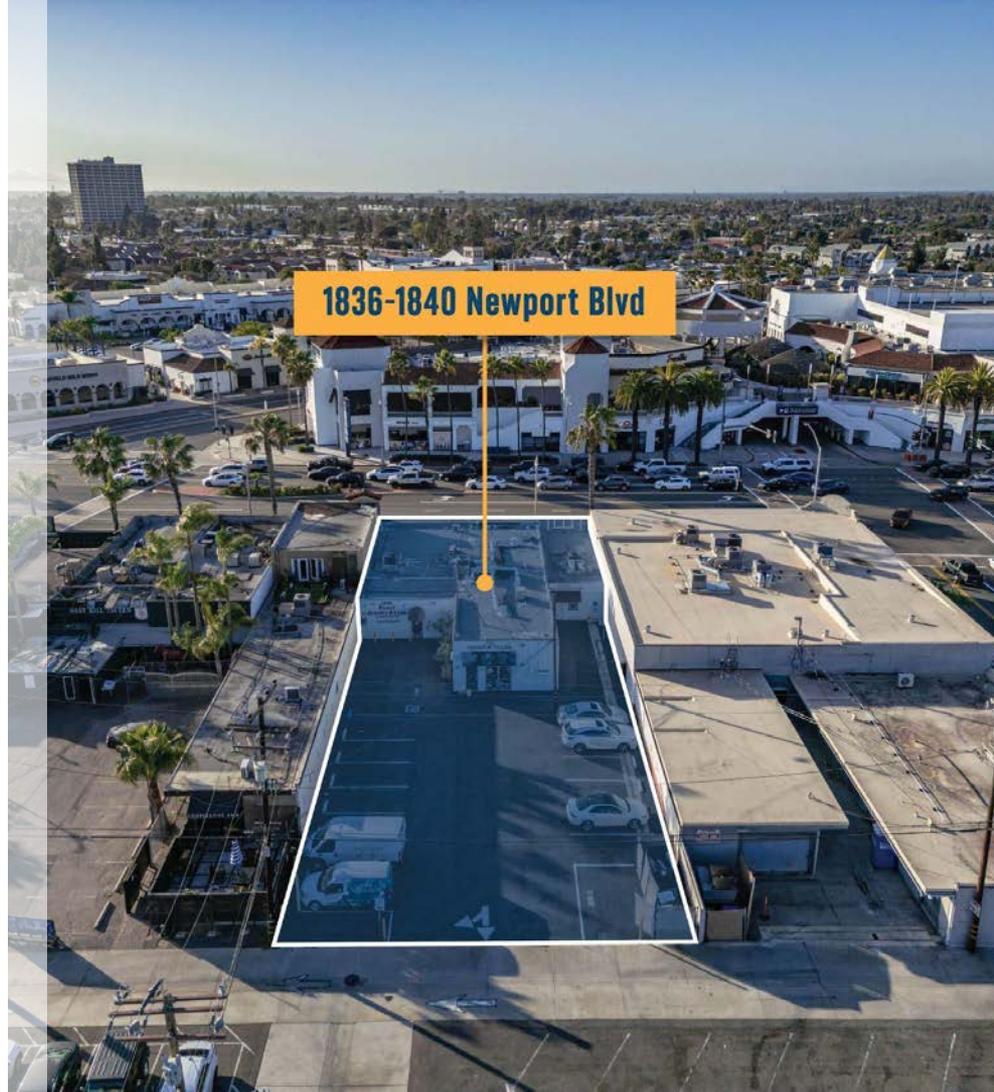
STRONG SURROUNDING RETAIL SYNERGY

Located directly across from major retail and entertainment destinations including Triangle Square, which has undergone significant revitalization, driving increased foot traffic and consumer activity.



BOUTIQUE MULTI-TENANT RETAIL ASSET

Approximately 4,140 SF of retail space, ideal for curated tenancy, service retail, or experiential users seeking a high-traffic, urban infill location. Located in the highly desirable Eastside Costa Mesa submarket, known for its strong demographics, affluent consumer base, and proximity to coastal communities with limited new retail supply.





2. INVESTMENT HIGHLIGHTS



EXCELLENT ACCESSIBILITY & PARKING

Features rear parking and convenient ingress/egress, enhancing tenant and customer experience in a dense urban corridor.



HISTORIC CHARACTER WITH MODERN-DAY APPEAL

Originally built in 1919, the property offers a unique blend of historic charm and functional retail layout, appealing to boutique and destination-oriented tenants.



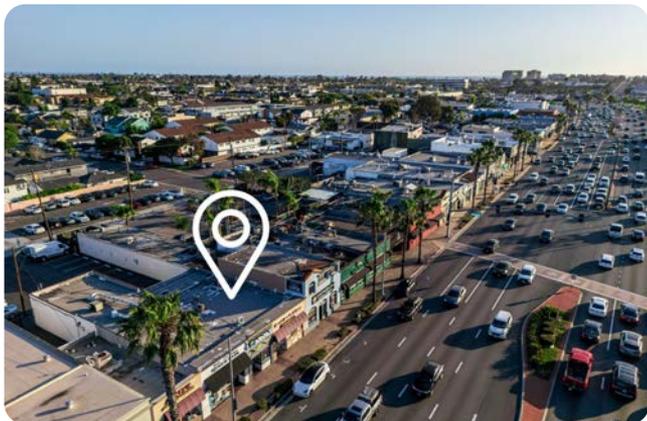
VALUE-ADD & RENTAL UPSIDE POTENTIAL

Opportunity to mark rents to market and optimize tenant mix, capitalizing on continued retail demand and limited availability along Newport Boulevard.

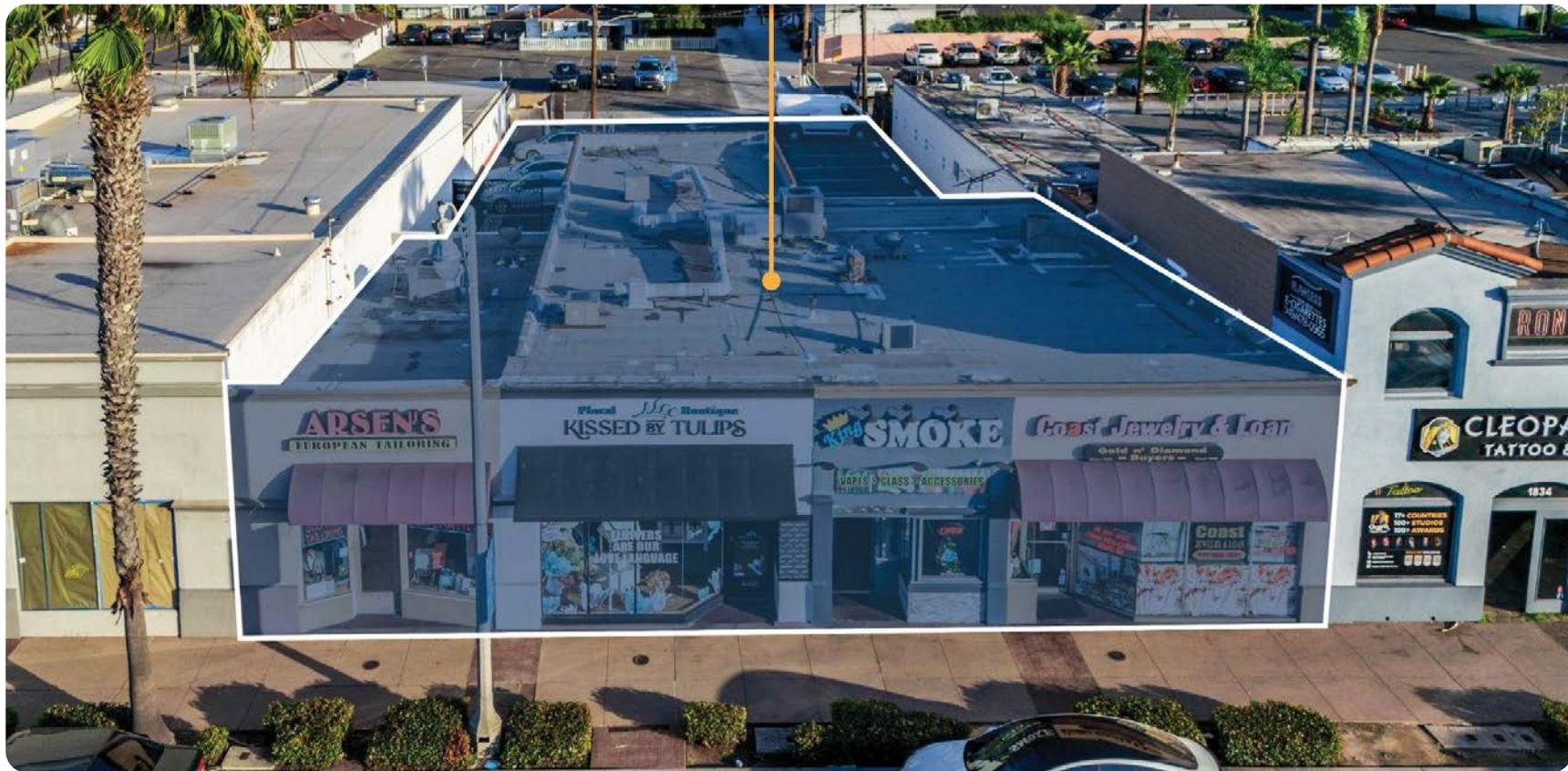
A photograph of a surfer riding a wave. The surfer is positioned in the lower center, riding the face of a wave that is curling over. The water is a vibrant teal color, and there is a lot of white foam and spray. The sky is a pale, clear blue. Overlaid on the image is a white rounded rectangle containing the text 'PROPERTY PHOTOS'. The word 'PROPERTY' is in a bold, white, sans-serif font, and 'PHOTOS' is in a white, outlined, sans-serif font. Two horizontal bars, one blue and one orange, are positioned behind the text.

PROPERTY PHOTOS

3. PROPERTY PHOTOS



3. PROPERTY PHOTOS





GOAT HILL TAVERN


DANA D CREATH

BRONZED BUNNY

B.B. FITNESS

Sognare
 Kitchen & Bath Design Studio

EAT CHOW



LUBIANI

EL MATADOR

BEYOND WELLNESS



Wally's Cafe

THE KITCHEN COLLECTIVE
 goop kitchen
 


TRUE BLUE

HARBELL

GLASSES PLUS

CYCLIST

BBQ CHICKEN

PURPLE HAZE

GOLD RUSH

KJB
 PRO & EDUCATION

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NEWPORT BLVD

HARBOR BLVD


TRIANGLE SQUARE
ASPIRE

BLACK KNIGHT

CASA ONDA
















BevMo!

CVS

GROCERY OUTLET
 Strategic Market
Spectrum


HANUMAN
CODE NINJAS

rubio's

Pokeworks
VANS
PETCO

vetco
 vaccination clinic
 
acaí

Sola



CITY OF COSTA MESA

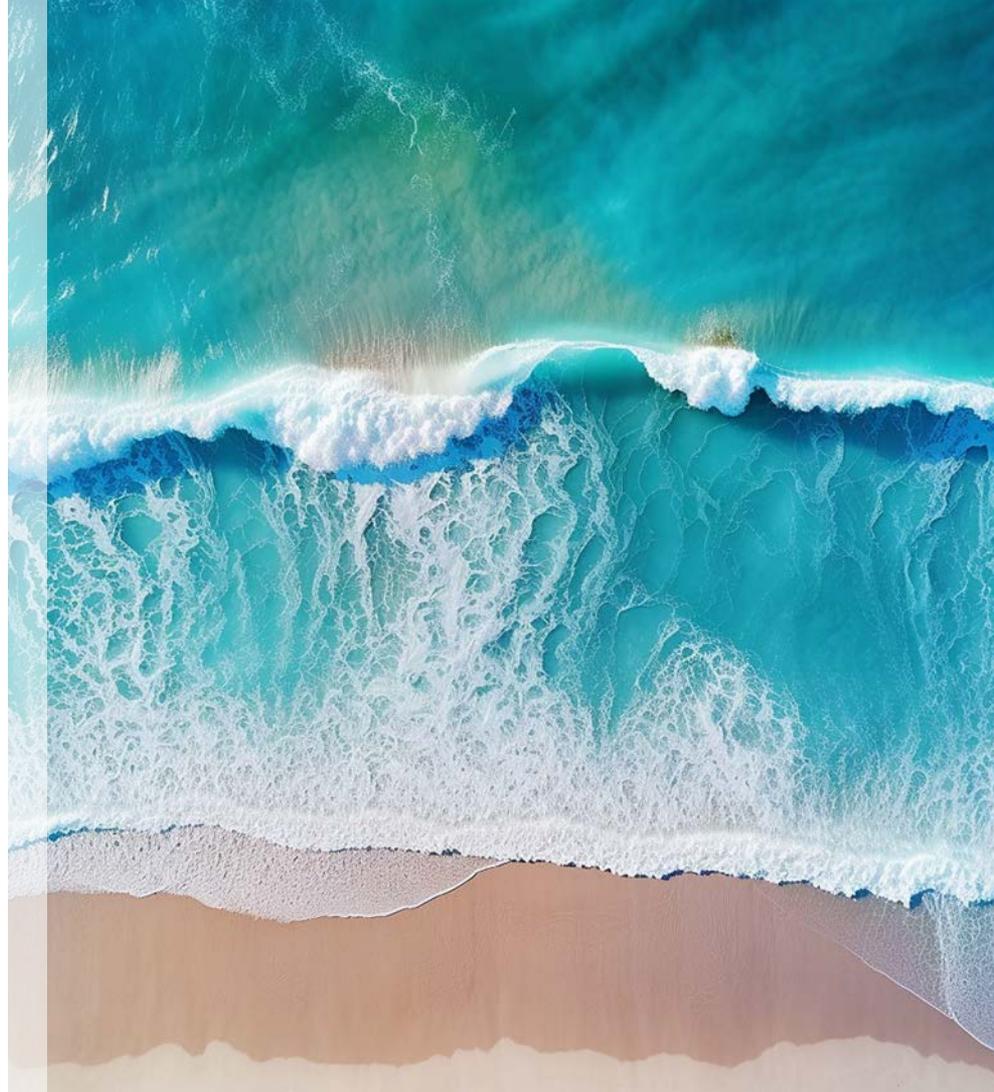
4. CITY OF COSTA MESA

COSTA MESA

Located in the heart of Orange County, Costa Mesa is a dynamic and centrally positioned city known for its blend of coastal accessibility, strong economic fundamentals, and vibrant lifestyle. Just minutes from Newport Beach and easily accessible via the 55, 405, and 73 freeways, Costa Mesa serves as a key hub connecting inland communities to the Pacific coastline. Its strategic location and business-friendly environment have made it a highly desirable destination for both residents and employers.

Costa Mesa boasts a diverse and thriving economy anchored by retail, professional services, healthcare, and technology sectors. The city is home to South Coast Plaza, one of the highest-grossing shopping centers in the United States, which attracts visitors from around the globe and drives significant tourism and retail activity. Major institutions such as Orange Coast College and the nearby John Wayne Airport further support a strong employment base and continued economic growth.

Beyond its economic strengths, Costa Mesa is widely recognized for its cultural and lifestyle amenities, highlighted by the renowned Segerstrom Center for the Arts, a premier destination for world-class theater, music, and dance. Residents and visitors enjoy a wide array of dining, shopping, and entertainment options, along with close proximity to beaches and outdoor recreation. With strong demographics, ongoing development, and limited land availability, Costa Mesa remains one of Orange County's most sought-after markets, supporting long-term demand and investment stability.



4. CITY OF COSTA MESA

TOURISM IN COSTA MESA

Close proximity to 55, 73, & 405 freeways as well as 17th Street. Located on Newport Blvd which is the main thoroughfare from the 55 freeway that pours into Costa Mesa and Newport Beach. High visibility to 100K + vehicles of average daily traffic on Newport Blvd.

TOP TOURIST ATTRACTIONS



Newport Beach Pier



Pacific City



The Great Pacific Air Show



AVP Beach Volleyball



Vans US Open of Surfing



South Coast Plaza



Triangle Square



Huntington Beach Pier

4. CITY OF COSTA MESA

TOP EMPLOYERS IN COSTA MESA

RANK	EMPLOYER	# OF EMPLOYEES
1	Experian Information Solutions, Inc.	±3,700
2	Coast Community College District	±2,900
3	Anduril Industries	±2,500
4	Orange Coast College	±1,900
5	Fairview Developmental Center	±1,215
6	Automobile Club of Southern California	±1,200
7	Nations Benefit	±740
8	Monroe Operations	±681
9	IBM	±675
10	Deloitte	±630

AIRPORTS

5.4 miles
John Wayne Airport (SNA)

22.5 miles
Long Beach Airport (LGB)

47.2 miles
Ontario International Airport (ONT)

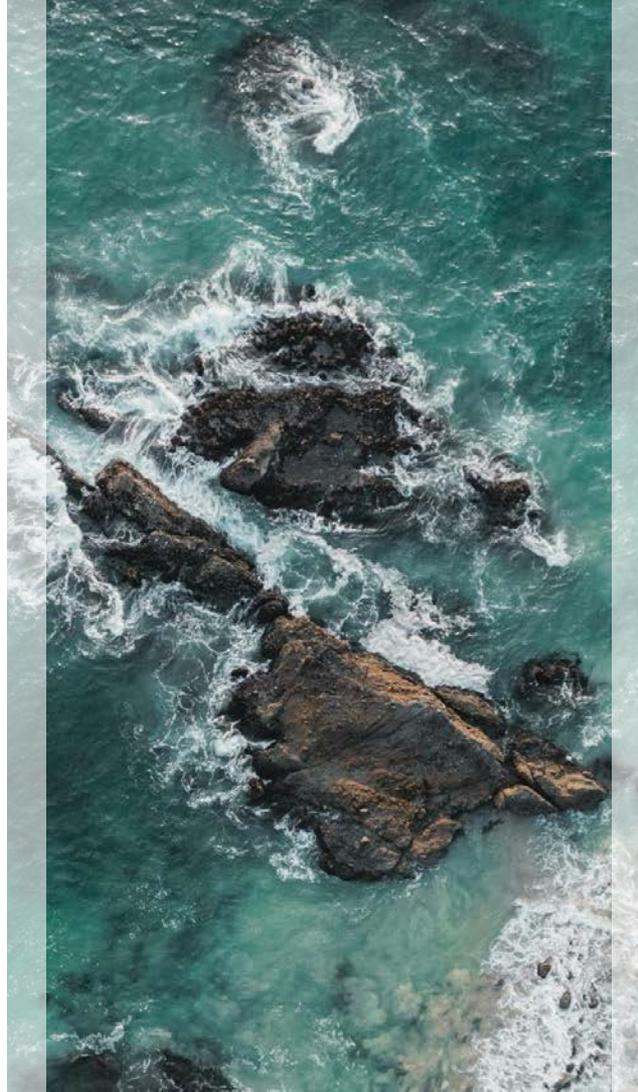
42.0 miles
Los Angeles International Airport (LAX)

4. CITY OF COSTA MESA

ECONOMY IN COSTA MESA

The economy of Costa Mesa is driven by a diverse mix of retail, professional services, technology, and healthcare, positioning the city as a key economic hub in Orange County. A major contributor is South Coast Plaza, one of the highest-grossing shopping centers in the United States, which attracts international visitors and generates significant consumer spending. This strong retail presence is complemented by a growing base of corporate headquarters and major employers, reinforcing Costa Mesa's role as both a regional shopping destination and employment center.

In recent years, Costa Mesa has experienced notable growth in technology and innovation, with companies like Experian and Anduril Industries helping to shape an emerging hub for data, fintech, and advanced manufacturing. Supported by a skilled workforce, strong small business community, and proximity to major transportation corridors, the city continues to benefit from steady economic expansion. With rising incomes, limited land availability, and a well-balanced industry base, Costa Mesa remains a highly attractive and resilient market for long-term investment.



EDUCATION IN COSTA MESA

Education in Costa Mesa is supported by a strong network of highly regarded public and private institutions, contributing to a well-educated and skilled workforce. The city is primarily served by the Newport-Mesa Unified School District, which oversees a range of top-performing elementary, middle, and high schools known for academic achievement and extracurricular programs. In addition, a variety of private and charter schools offer diverse educational options, further enhancing the area's appeal to families and professionals.

Higher education is anchored by Orange Coast College, one of the top community colleges in California, enrolling tens of thousands of students annually and providing a strong pipeline of local talent. The city also benefits from proximity to major universities such as University of California, Irvine and California State University, Fullerton, which support workforce development across a wide range of industries. This robust educational ecosystem plays a key role in sustaining Costa Mesa's economic growth and long-term desirability as a place to live and work.



COSTA MESA DEMOGRAPHICS



5. COSTA MESA DEMOGRAPHICS

2025 Population - Current Year Estimate	334,425
2030 Population - Five Year Projection	337,127
2020 Population - Census	337,618
2010 Population - Census	320,912
2025-2030 Annual Population Growth Rate	0.16%
2025 Average Household Income	\$174,777
2030 Average Household Income	\$190,362
2025 Median Household Income	\$120,876
2030 Median Household Income	\$135,610
2025 Per Capita Income	\$70,460
2030 Per Capita Income	\$78,280
2025 Average Value of Owner Occ. Housing Units	\$1,331,839
2025 Households - Current Year Estimate	134,775
2030 Households - Five Year Projection	138,602
2020 Households - Census	132,112
2010 Households - Census	125,554
2020-2025 Annual Household Growth Rate	0.38%
2025-2030 Annual Household Growth Rate	0.56%
2025 Average Household Size	2.38

Demographics are based off a 5-mile radius

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	37,626	155,303	334,425
2030 Population - Five Year Projection	37,594	155,522	337,127
DAYTIME POPULATION			
2025 Daytime Population	37,722	164,249	483,352
Daytime Workers	21,377 (56.7%)	95,731 (58.3%)	325,881 (67.4%)
Daytime Residents	16,345 (43.3%)	68,518 (41.7%)	157,471 (32.6%)
HOUSEHOLD INCOME			
2025 Households	13,970	63,419	134,775
2025 Average Household Income	\$148,305	\$184,691	\$174,777
2030 Average Household Income - Projection	\$162,372	\$201,955	\$190,362
2025 Average Value of Owner Occ. Housing Units	\$1,287,971	\$1,429,428	\$1,331,839
RACE & ETHNICITY			
White	18,086 (48.1%)	95,490 (61.5%)	190,633 (57.0%)
Black or African American	395 (1.0%)	1,696 (1.1%)	5,032 (1.5%)
Asian	1,935 (5.1%)	12,111 (7.8%)	50,058 (15.0%)
Two or More Races	6,067 (16.1%)	21,533 (13.9%)	45,478 (13.6%)
American Indian or Alaska Native	617 (1.6%)	1,539 (1.0%)	3,047 (0.9%)
Other	10,446 (27.8%)	22,480 (14.5%)	39,251 (11.7%)



INVEST IN WHAT YOU LOVE

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