



# LEASED INVESTMENT SALE

13,103 SF OFFICE BUILDING

1124 BRISTOL STREET, COSTA MESA, CA 92626

**TIDEMARK**  
Real Estate Services

# TABLE OF CONTENTS

01

## INVESTMENT SUMMARY

Executive Summary  
Investment Highlights  
Property Description  
Tenant Overview

02

## LEASE & INCOME SUMMARY

Lease Details  
Rent Roll  
Income Analysis

03

## THE PROPERTY

Floor Plans  
Property Photos  
Nearby Amenities

04

## AREA OVERVIEW

Costa Mesa, CA  
Demographics

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# INVESTMENT SUMMARY

## EXECUTIVE SUMMARY

Tidemark Real Estate Services is pleased to exclusively offer for sale the fee simple interest in a freestanding, institutional-quality office building located at 1124 Bristol Street, Costa Mesa, California 92626 ("Property").

The Property consists of a two-story office building totaling approximately 13,103 square feet, situated on a 33,977 square foot parcel. The asset is part of the three-building Bristol Street Promenade Association and benefits from a well-maintained, professionally managed office environment.

Strategically positioned along prominent Bristol Street frontage, the Property offers exceptional visibility and accessibility. The location is just minutes from John Wayne Airport, which serves Orange County and the greater Los Angeles region, and is adjacent to premier retail and dining destinations including South Coast Plaza, The LAB Anti-Mall, and The Camp.

The building also provides immediate access to the 405 and 55 Freeways, as well as the 73 Toll Road, offering convenient regional connectivity throughout Orange County and greater Southern California. Additionally, the Property features ample surface parking on all four sides of the building, enhancing convenience for both tenants and visitors.

## INVESTMENT HIGHLIGHTS

### PROPERTY DESCRIPTION

LOCATION	1124 Bristol Street Costa Mesa, CA 92626
APN(S)	439-321-13
YEAR BUILT	2003
BUILDING SIZE	13,103 SF
PARCEL SIZE	33,977 Square Feet 0.78 Acres
FLOORS	Two (2)
SPRINKLERS	Yes
ZONING	C1, Costa Mesa <i>Note: The association is pursuing entitlements with the City to allow medical uses within the development (Buyer to verify)</i>
PARKING	4.04:1,000
TOTAL OCCUPANCY	100% (Alpha Cube Investments)

### OFFERING SUMMARY

PRICE	\$6,299,982
PRICE PER SF	\$481
IN-PLACE NOI	\$387,449
IN-PLACE CAP RATE	6.15%

## TENANT OVERVIEW



The Property is leased to Alpha Cubed Investments (ACI), recently acquired by CAPTRUST Financial Advisors (CAPTRUST). CAPTRUST Financial Advisors is an independent, employee-owned investment firm founded in 1997 and headquartered in Raleigh, North Carolina. The firm operates under a strict fiduciary mandate, legally binding its advisors to prioritize client interests above all else. This commitment to objectivity is famously exemplified by its “No-Golf-Ball Rule,” a policy that prohibits advisors from accepting even the smallest gifts from industry vendors to avoid any potential conflicts of interest. The company’s culture is deeply rooted in its “One Brick at a Time” philosophy, which focuses on building long-term relationships and shared success through a broad-based equity model where employees are encouraged to think and act like owners.

Since its inception with just \$400 million in assets, CAPTRUST has experienced exponential growth through a combination of organic expansion and a robust strategic acquisition model. As of early 2025, the firm oversees approximately \$1.1 trillion in total client assets and employs nearly 2,000 professionals across dozens of locations nationwide. CAPTRUST has established itself as one of the largest registered investment advisors (RIA) in the United States, consistently earning top industry rankings. Its growth strategy focuses on integrating high-quality, local advisory firms into its centralized platform, allowing local experts to leverage massive institutional resources, advanced cybersecurity, and sophisticated research capabilities.

CAPTRUST provides a comprehensive suite of services tailored to a diverse client base that includes high-net-worth individuals, families, and large-scale institutions. For private clients, the firm offers integrated wealth management, including financial planning, tax advisory, and estate planning. On the institutional side, it is a leading provider of fiduciary services for retirement plan sponsors, as well as investment advisory for endowments, foundations, and religious entities. Furthermore, the “CAPTRUST at Work” program extends these services to the workplace, offering financial wellness solutions and advice to millions of retirement plan participants to help them improve their long-term financial outcomes.

## COMPANY SNAPSHOT

COMPANY TYPE	Private
INDUSTRY	Financial services
FOUNDED	1997 [1]
HEADQUARTERS	Raleigh North Carolina
AREA SERVED	United States
AUM	\$220 billion (2025)
LOCATIONS	90+
NUMBER OF EMPLOYEES	1,960 (2025)
WEBSITE	<a href="http://www.captrust.com">www.captrust.com</a>



# LEASE & INCOME SUMMARY

TENANT	Alpha Cubed Investments (ACI)
LEASE TERM	January 1, 2026 through December 31, 2032 (7-years)
CURRENT BASE RENT	\$39,178.00 Per Month Gross (\$470,136.00 Annually)
ANNUAL INCREASES	3%
LEASE TYPE	Standard/Industrial/Commercial Single-Tenant Lease – Gross
OPTIONS TO EXTEND	One (1) 36-Month Term

## BASE RENT SCHEDULE

Start Date	End Date	Annual Rent	Monthly Rent	Monthly PSF
January 1, 2026	December 31, 2026	\$470,136.00	\$39,178.00	\$2.99
January 1, 2027	December 31, 2027	\$484,236.00	\$40,353.00	\$3.08
January 1, 2028	December 31, 2028	\$498,768.00	\$41,564.00	\$3.17
January 1, 2029	December 31, 2029	\$513,732.00	\$42,811.00	\$3.27
January 1, 2030	December 31, 2030	\$529,140.00	\$44,095.00	\$3.37
January 1, 2031	December 31, 2031	\$545,016.00	\$45,418.00	\$3.47
January 1, 2032	December 31, 2032	\$561,372.00	\$46,781.00	\$3.57

## INCOME ANALYSIS

	Annual	Monthly	Monthly PSF
Revenue	\$470,136.00	\$39,178.00	\$2.99
Less: Est. Property Tax	\$60,732.00	\$5,061.00	\$0.39
Less: Est. Property Insurance	\$8,417.00	\$701.42	\$0.05
Less: HOA Dues	\$13,538.12	\$1,128.18	\$0.09
Estimated Net Income	\$387,448.88	\$32,287.41	\$2.46

**CAP RATE: 6.15%**

**ASKING PRICE: \$6,299,982 (\$481 PSF)**

Financial figures, including expenses and net income, are estimates only. Prospective buyers should conduct their own due diligence.

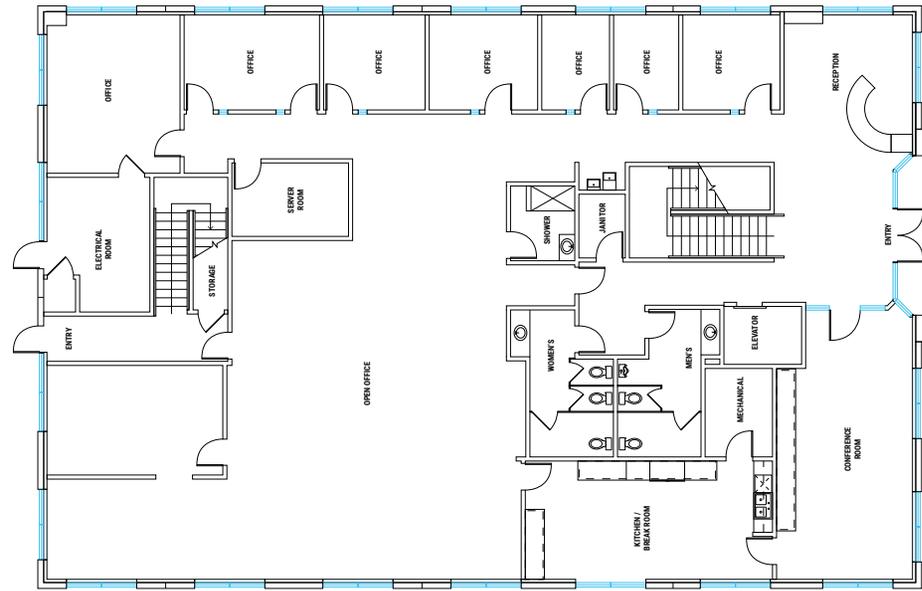
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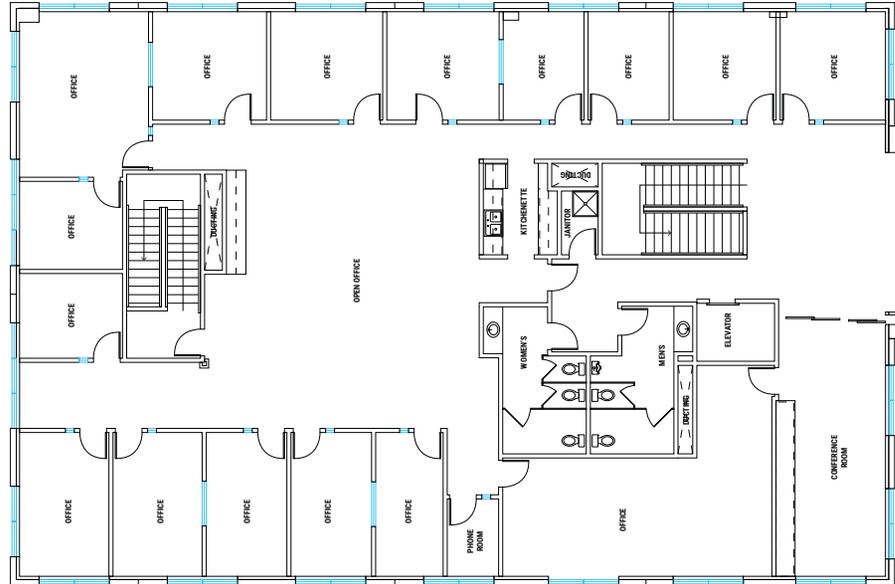
OFFERING MEMORANDUM

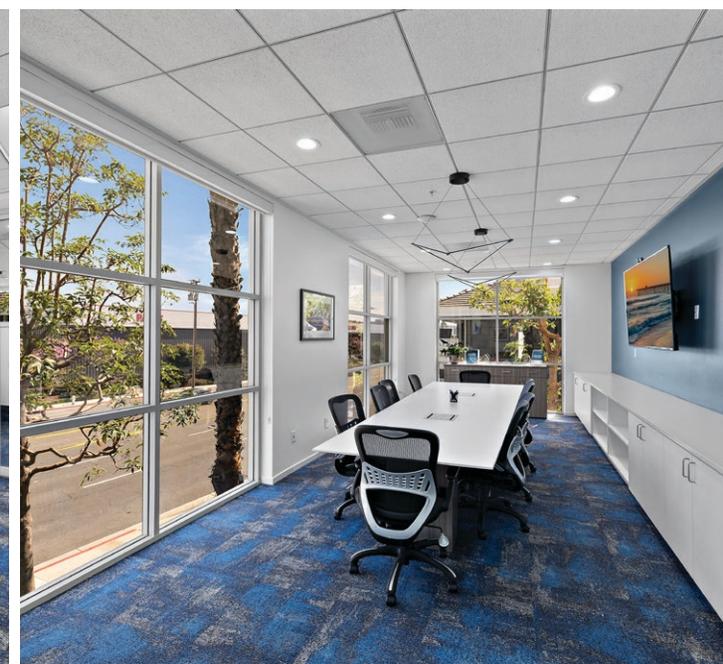
# THE PROPERTY FLOOR PLANS

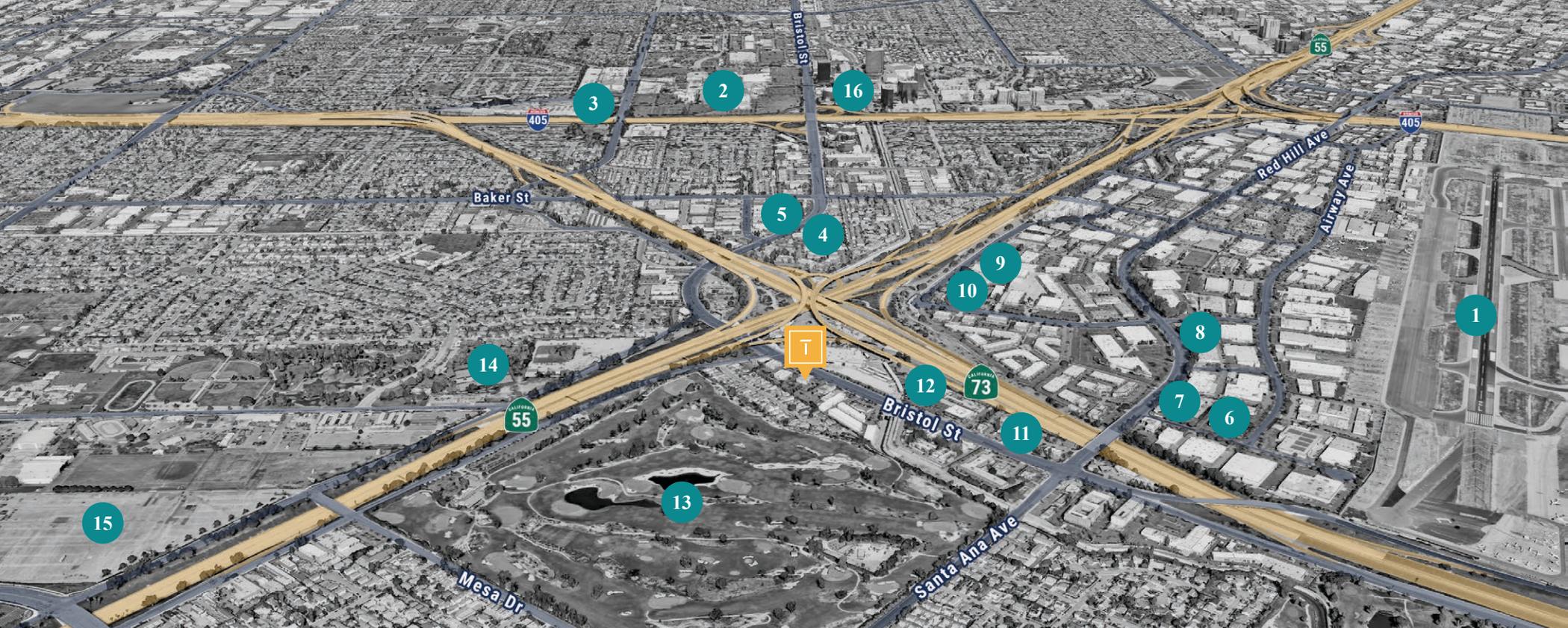
FIRST FLOOR



SECOND FLOOR







## NEARBY AMENITIES

1. John Wayne / Santa Ana Airport
2. South Coast Plaza
3. Metro Pointe @ South Coast
4. The Lab
5. The Camp
6. The Hood Kitchen Space
7. EuroCar
8. Carbeeco
9. European Car Works
10. Tesla
11. Bristol Village
12. Fletcher Jones Audi
13. Santa Ana Country Club
14. Costa Mesa Tennis Center
15. The Orange County Fairgrounds
16. Segerstrom Center for the Arts

# AREA OVERVIEW

## COSTA MESA, CA

Located in the heart of Orange County, Costa Mesa has evolved from a quiet farming community into a sophisticated hub for arts and commerce. Often called the “City of the Arts,” it sits just miles from the Pacific Ocean, offering a Mediterranean climate and a vibrant energy. As of 2026, the city serves as a premier urban center for approximately 107,000 residents, balancing suburban comfort with cosmopolitan flair.

The local economy is anchored by South Coast Plaza, a global luxury shopping destination that draws international visitors. Beyond retail, Costa Mesa is the “capitol” of the action sports industry, hosting headquarters for iconic brands like Vans and Volcom. This commercial strength is bolstered by a booming innovation sector, with firms like Anduril Industries driving a high-tech job market that keeps the city economically competitive and forward-thinking.

Culturally, Costa Mesa is the artistic soul of the region. The Segerstrom Center for the Arts and South Coast Repertory offer world-class performances, while “anti-malls” like The LAB and The CAMP cater to an indie, eco-conscious crowd. The Westside neighborhood further enhances this creative spirit, where industrial warehouses have been transformed into modern lofts, galleries, and breweries, attracting a young, entrepreneurial demographic.

Residential life offers a diverse patchwork of neighborhoods, from the tree-lined streets of the Eastside to the expansive greenery of Fairview Park. Home to Orange Coast College and Vanguard University, the city boasts a highly educated workforce. Whether visiting for the annual Orange County Fair or dining at the trendy SoCo Collection, people find that Costa Mesa seamlessly blends high-end luxury with a relaxed, coastal-adjacent lifestyle, making it one of Southern California’s most desirable places to live and work.



# DEMOGRAPHICS

## DEMOGRAPHICS SNAPSHOT

POPULATION (5 MI)	504,523
AVERAGE HH INCOME (5 MI)	\$132,638
NUMBER OF HOUSEHOLDS (5 MI)	171,818
MEDIAN HOME VALUES (5 MI)	\$909,563

POPULATION	1 Mile	5 Mile	10 Mile
2020 POPULATION	14,808	504,523	1,547,845
2024 POPULATION	14,607	499,951	1,537,843
2029 POP. PROJECTION	14,447	494,968	1,523,242

HOUSEHOLDS	1 Mile	5 Mile	10 Mile
2020 HOUSEHOLDS	5,715	172,226	512,168
2024 HOUSEHOLDS	5,637	171,818	510,435
2029 HH. PROJECTION	5,574	170,285	505,761

EMPLOYMENT & INCOME	1 Mile	5 Mile	10 Mile
AVERAGE HOUSEHOLD INCOME	\$124,213	\$132,638	\$127,123
MEDIAN HOUSEHOLD INCOME	\$103,089	\$104,390	\$98,766
TOTAL BUSINESSES	2,735	46,846	110,560
TOTAL EMPLOYEES	18,444	430,407	925,657

2024 EST. POPULATION BY RACE	1 Mile	5 Mile	10 Mile
WHITE	7,785	221,999	575,135
BLACK	159	7,168	20,771
AMERICAN INDIAN/ ALASKAN NATIVE	140	6,154	15,411
ASIAN	1,725	87,340	400,963
HAWAIIAN/PACIFIC ISLANDER	81	1,563	5,281
TWO OR MORE RACES	4,717	175,728	520,282
HISPANIC ORIGIN	4,657	187,337	549,261