



YOUR NAME HERE YOUR NAME HERE

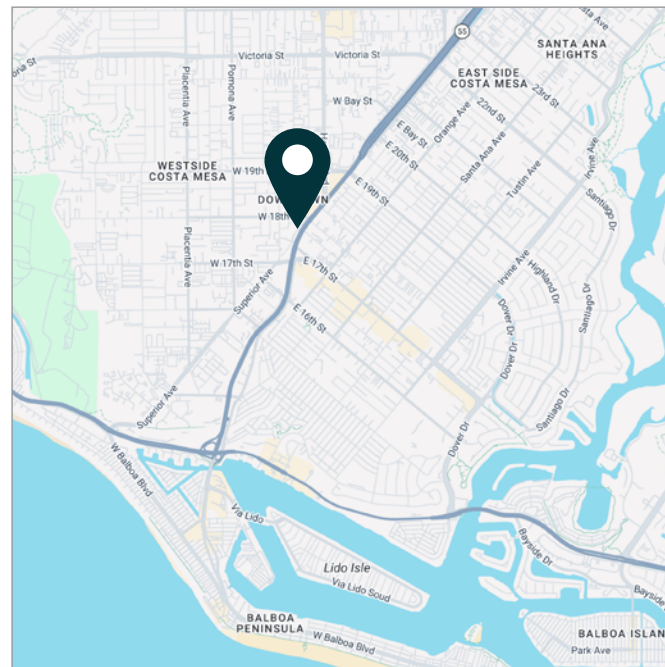
FOR SALE - COSTA MESA, CA

1775 Newport Blvd, Costa Mesa

Owner User / Investment Opportunity

PROPERTY HIGHLIGHTS

- Rare Opportunity to Acquire West Side Costa Mesa Building
- Convenient Access to 55, 405, and 73 Freeways
- Prominent Signage Facing Newport Blvd.
- Trophy Location with access to Schools, Recreation, and General Entertainment
- Zoned: C-2 Retail Commercial
- Total Building Size: $\pm 3,050$ SF
- Suite A: $\pm 1,725$ SF
- Suite B: $\pm 1,325$ SF
- Private Parking is Located in Back of Building Along with Public Parking Directly in Front Along Newport Blvd.
- High Traffic Location : Newport Blvd & 17th St: 94,210 CPD
55 Fry & 17th St: 93,669 CPD
- Building Can Be Vacant Upon Close of Escrow



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PROPERTY INFORMATION

Address:

1775 Newport Blvd
Costa Mesa, CA 92627

APN:

424-271-05

Purchase Price:

\$2,995,000 - \$3,199,000

Year Built/Renovated:

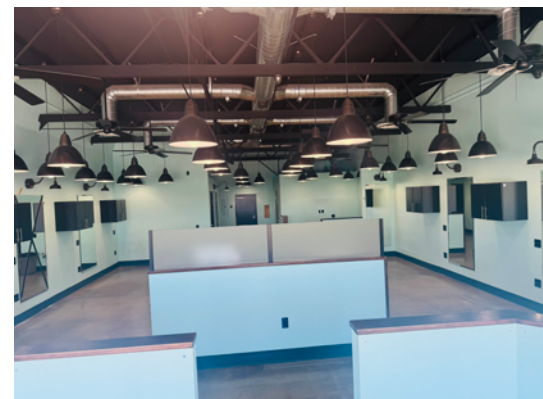
1973/2021

Gross Leasable Areas:

±3,050 SF

Lot Size:

±5,250 SF (±0.12 AC)



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AERIAL MAP/TENANTS



NORTH BOUND TRAFFIC
ON NEWPORT BLVD



SOUTH BOUND TRAFFIC
ON NEWPORT BLVD



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	35,166	154,383	\$141,584
Avg HH Income	\$124,713	\$145,561	\$117,461
Total Households	12,838	62,140	126,746

CITY OF COSTA MESA

The City of Costa Mesa is a vibrant and dynamic community in Orange County, located in Southern California's coastal region. Known as the "City of the Arts®," it blends cultural energy, commerce, and a strong sense of community.

Costa Mesa lies just inland, with its southern border about one mile from the Pacific Ocean, and is bordered by Newport Beach to the south, Irvine to the east, and Huntington Beach to the west. The city covers approximately 16 square miles and has a population of around 109,000 residents, offering a balance of suburban charm and urban sophistication.

Costa Mesa enjoys a reputation as a cultural and economic hub. It is home to renowned arts and performance venues such as the Segerstrom Center for the Arts and South Coast Repertory Theater, along with South Coast Plaza, one of the largest shopping destinations in the United States. The city also supports a thriving business community, including creative industries, design firms, and surf-wear companies that reflect both its coastal roots and entrepreneurial spirit.

Residential neighborhoods range from quiet suburban streets to vibrant mixed-use districts. The city is well connected by major freeways and its close proximity to the beach, making it an appealing choice for residents who live, work, and play throughout Orange County and beyond.

With its temperate Mediterranean climate, cultural amenities, and diverse activities, Costa Mesa offers a unique blend of suburban comfort and urban vibrancy, making it a desirable place to live, work, and visit.



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DISCLAIMER

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to purchase 1775 Newport Blvd, Costa Mesa, CA (the "Property"). The Owner has retained Lee & Associates Irvine as the exclusive sales broker to sell the Property. No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with Lee & Associates Irvine and that agreement has been executed by their interested purchaser.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Lee & Associates Irvine. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither the Owner nor Lee & Associates Irvine, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. There is no representation as to the environmental condition of the Property.

You agree that the memorandum and its contents are confidential, that you will hold and treat it in confidence and that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization. Photocopying or other duplication is prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters which they deem appropriate in order to evaluate this offering.

Lee & Associates Irvine expressly reserve the right at their sole discretion to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or imply that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The Property is submitted for sale subject to the right to make changes in any of the terms without notice.