

AVAILABLE 45,238 SF



COMPLETE BUILDING RENOVATION

2900 S. HARBOR BLVD.

SOUTH COAST METRO | CA | 92704

EXCLUSIVELY LISTED BY

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2900 S. HARBOR BLVD.

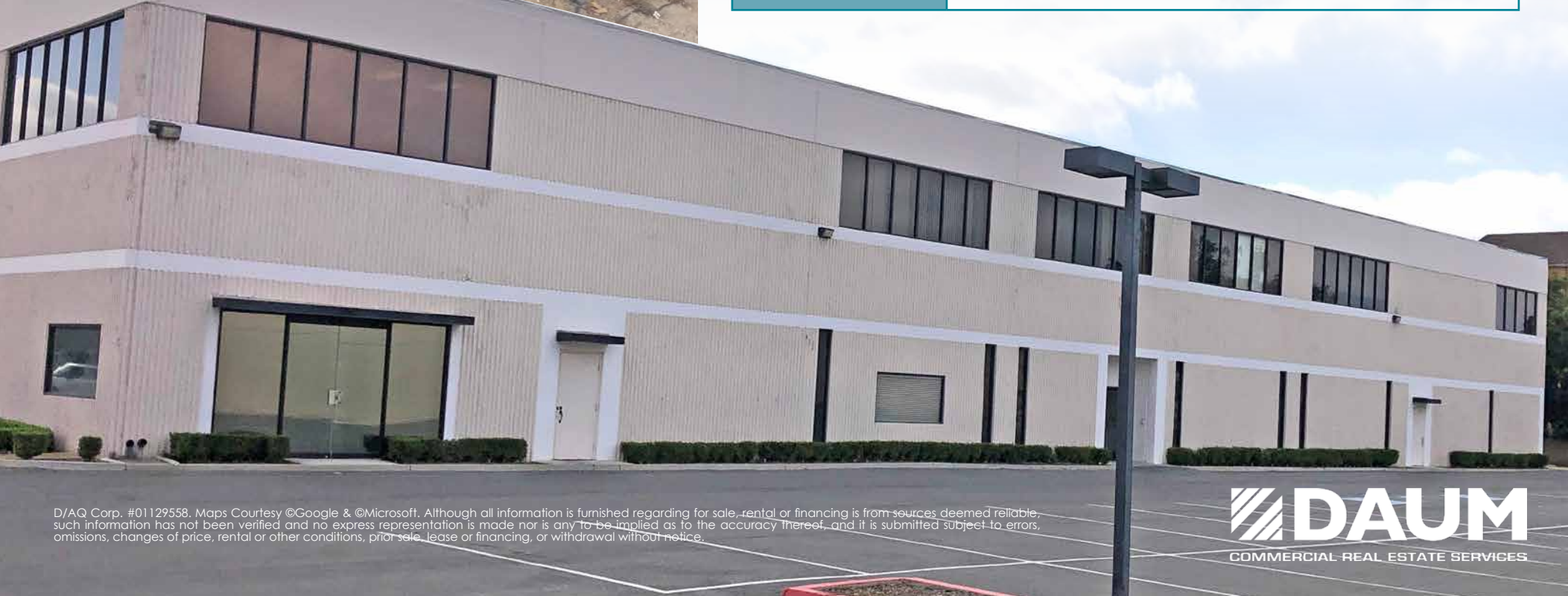
SOUTH COAST METRO | CA | 92704



PROPERTY HIGHLIGHTS:

- 45,238 Square Foot Building
- 12 Individual Units +
- Potential for Owner/User Occupancy
- \$1.5 Million in Renovations
- 91,476 Square Foot Parcel
- M1 Zoning
- Major Street Frontage / Identity
- Upgraded Power
- Brand New Restrooms
- Elevator Served
- Monument Signage
- Large parking lot
- Multiple Entrances
- Harbor Blvd. Traffic Count 47,000 Vehicles Per Day

Property Address	2900 S. Harbor Blvd.
Building Size	45,238
Occupancy	12 Individual Units +
Stories	2
Year Renovated	2020
Zoning	M1 Industrial with Variance for Office

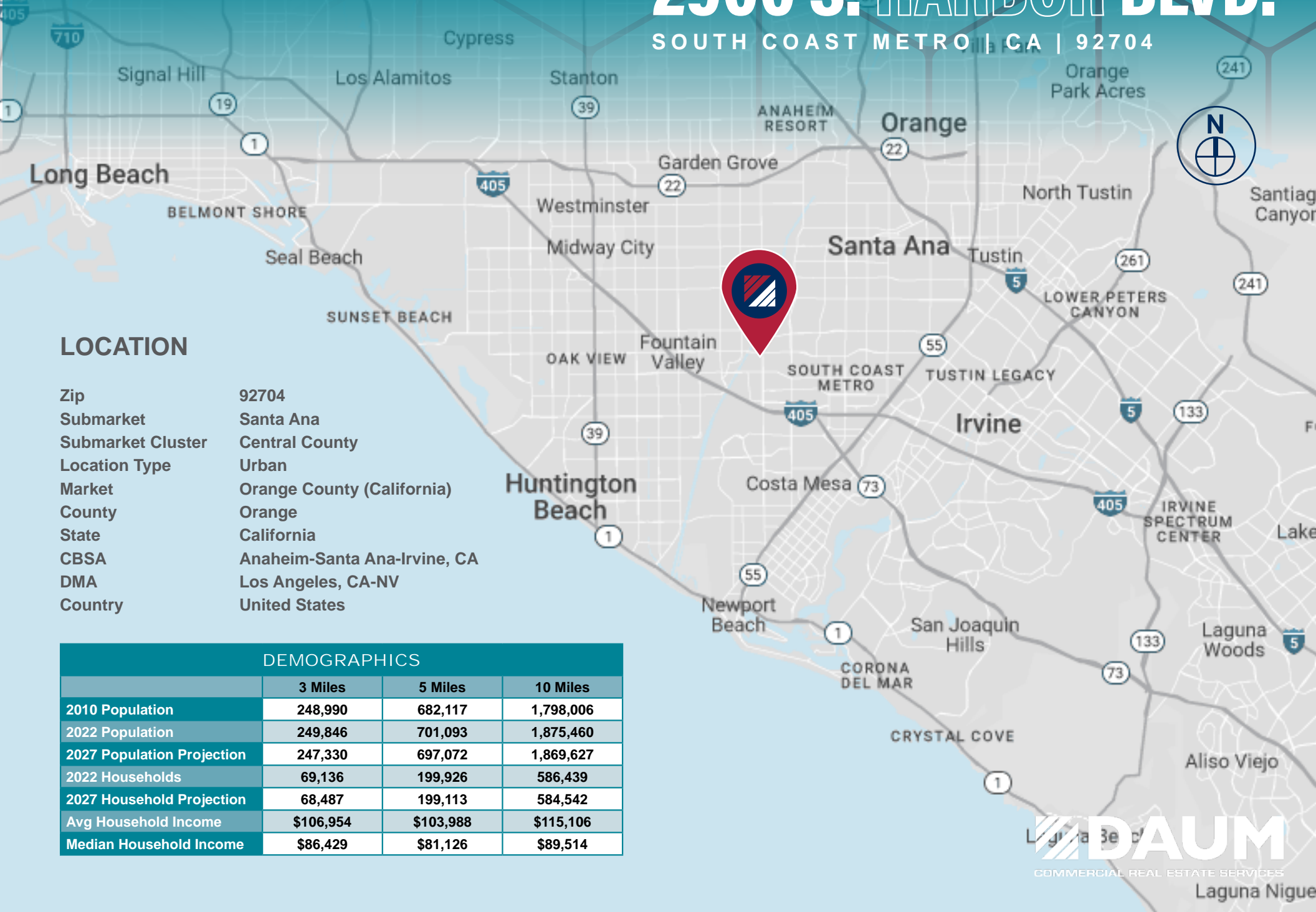


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LOCATION MAP

2900 S. HARBOR BLVD.

SOUTH COAST METRO | CA | 92704



LOCATION

Zip	92704
Submarket	Santa Ana
Submarket Cluster	Central County
Location Type	Urban
Market	Orange County (California)
County	Orange
State	California
CBSA	Anaheim-Santa Ana-Irvine, CA
DMA	Los Angeles, CA-NV
Country	United States

DEMOGRAPHICS

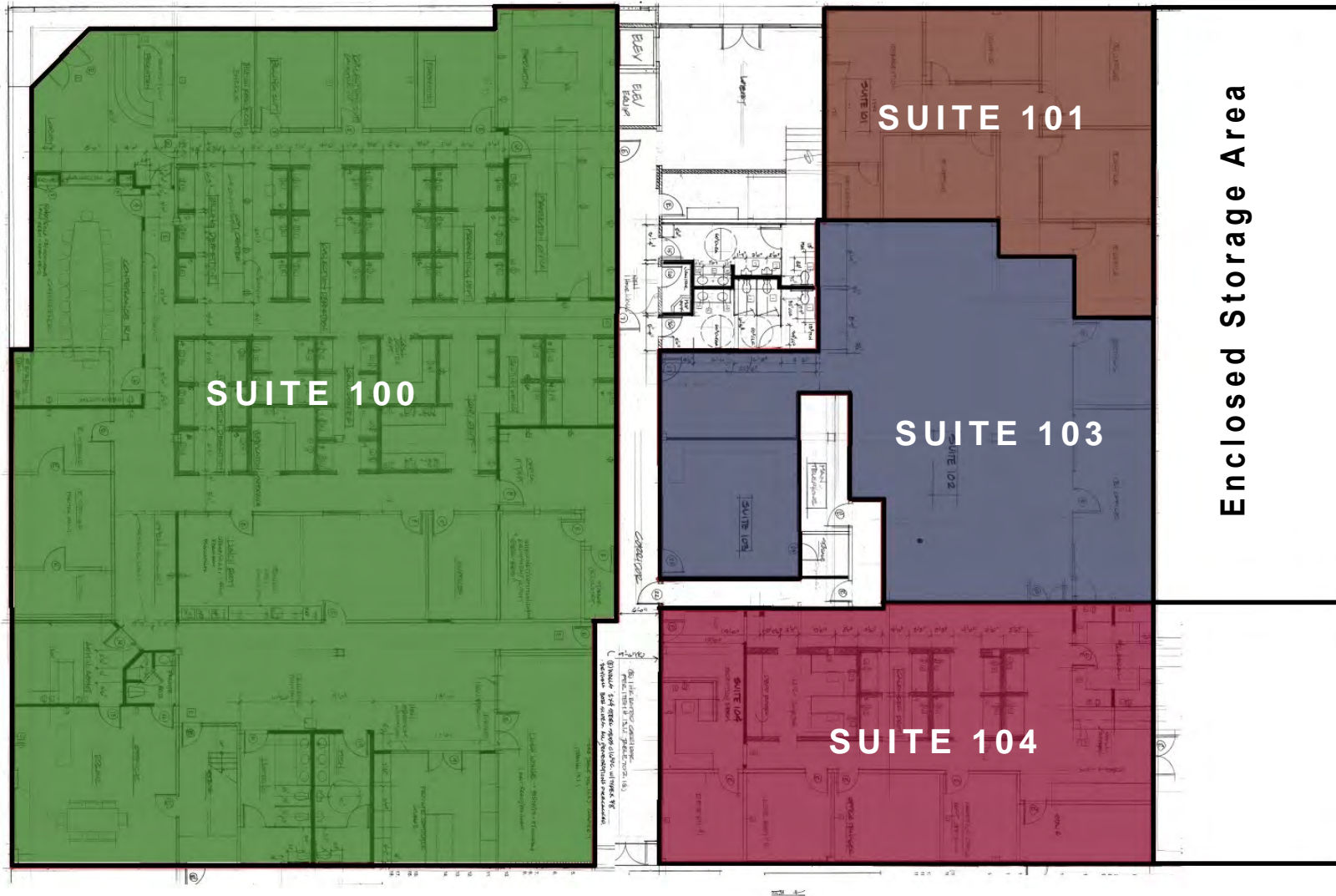
	3 Miles	5 Miles	10 Miles
2010 Population	248,990	682,117	1,798,006
2022 Population	249,846	701,093	1,875,460
2027 Population Projection	247,330	697,072	1,869,627
2022 Households	69,136	199,926	586,439
2027 Household Projection	68,487	199,113	584,542
Avg Household Income	\$106,954	\$103,988	\$115,106
Median Household Income	\$86,429	\$81,126	\$89,514

DAUM

COMMERCIAL REAL ESTATE SERVICES

Laguna Niguel

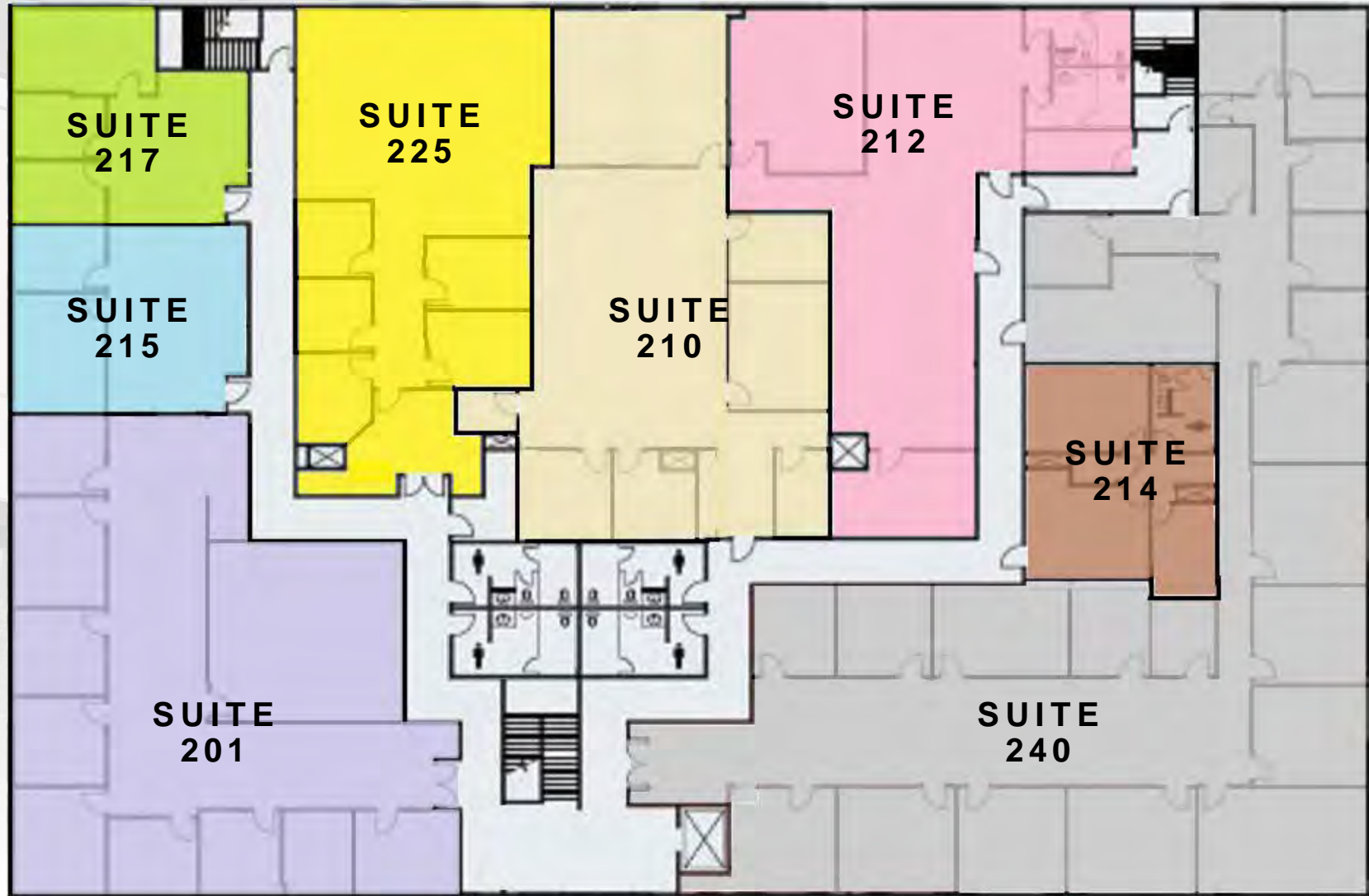
FIRST FLOOR



2900 S. HARBOR BLVD.
SOUTH COAST METRO | CA | 92704

DAUM
COMMERCIAL REAL ESTATE SERVICES

SECOND FLOOR



2900 S. HARBOR BLVD.

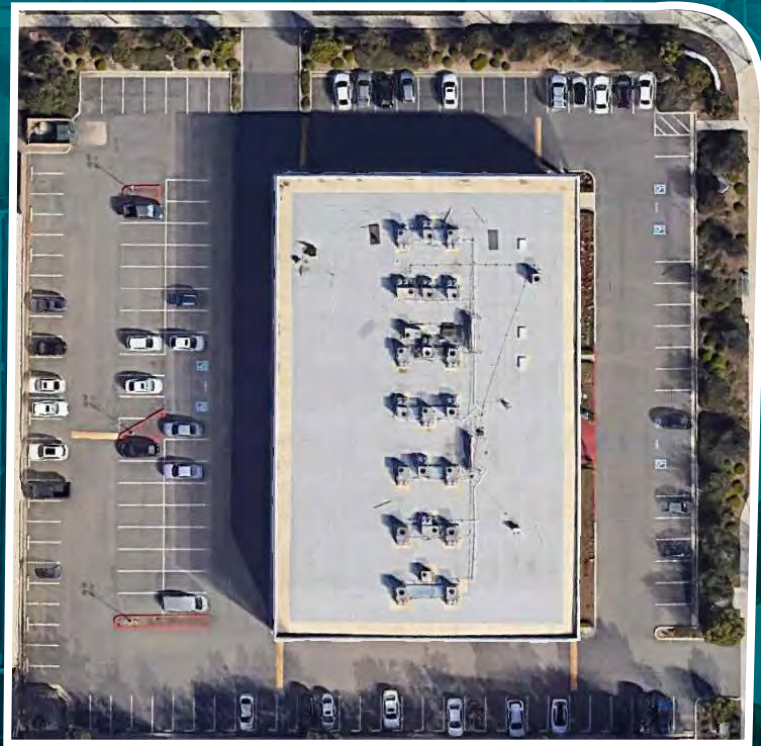
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COMMERCIAL REAL ESTATE SERVICES

2900 S. HARBOR BLVD.

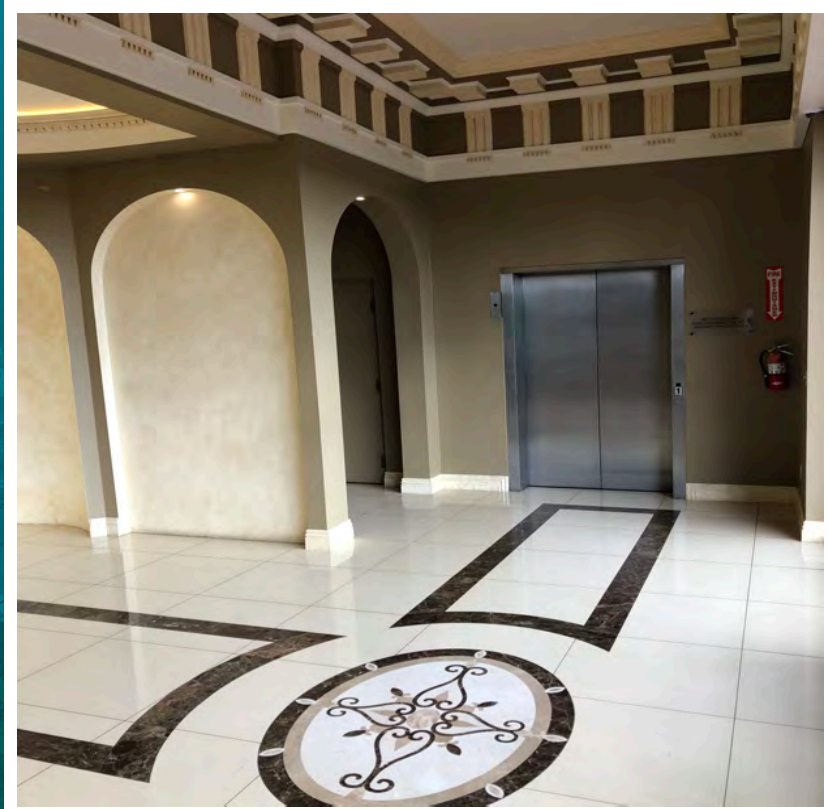
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W. SEGERSTROM AVE.



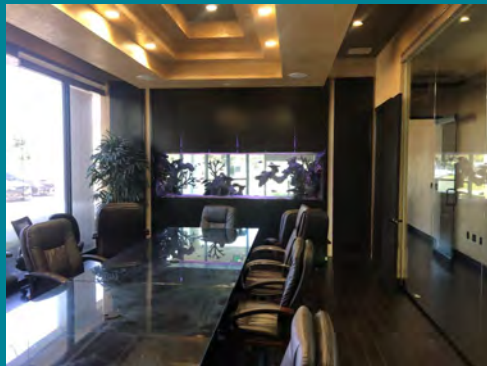
S. HARBOR BLVD.

DAUM
COMMERCIAL REAL ESTATE SERVICES



2900 S. HARBOR BLVD.

SOUTH COAST METRO CA 92704 (Suite 100)



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