

FOR LEASE

**3505 Cadillac Ave, Bldg M,
Costa Mesa, CA 92626**

FOR MORE INFORMATION, CONTACT:

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CADRE #02058428

Building M at Cambridge Business Park

Located in Rare, High Demand Cannabis Laboratory Zoning

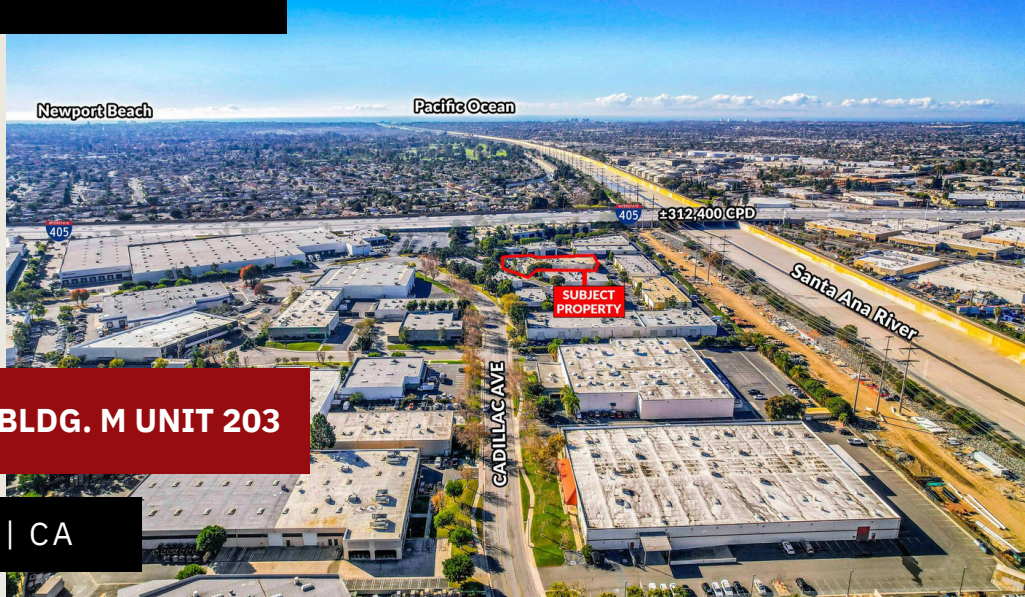


SAINT INVESTMENT
DEPENDABILITY • FLEXIBILITY • PERFORMANCE



FOR LEASE ±2,925 SF

GREENZONE BUILDING



AERIAL



SOUTH COAST PLAZA

★ macy's	bloomingdale's
FOREVER 21	BED BATH & BEYOND
ROSS DRESS FOR LESS	HOBBY LOBBY
T.J. maxx	

Costa Mesa
"Green Zone"

Santa Ana

Irvine

SUBJECT
PROPERTY

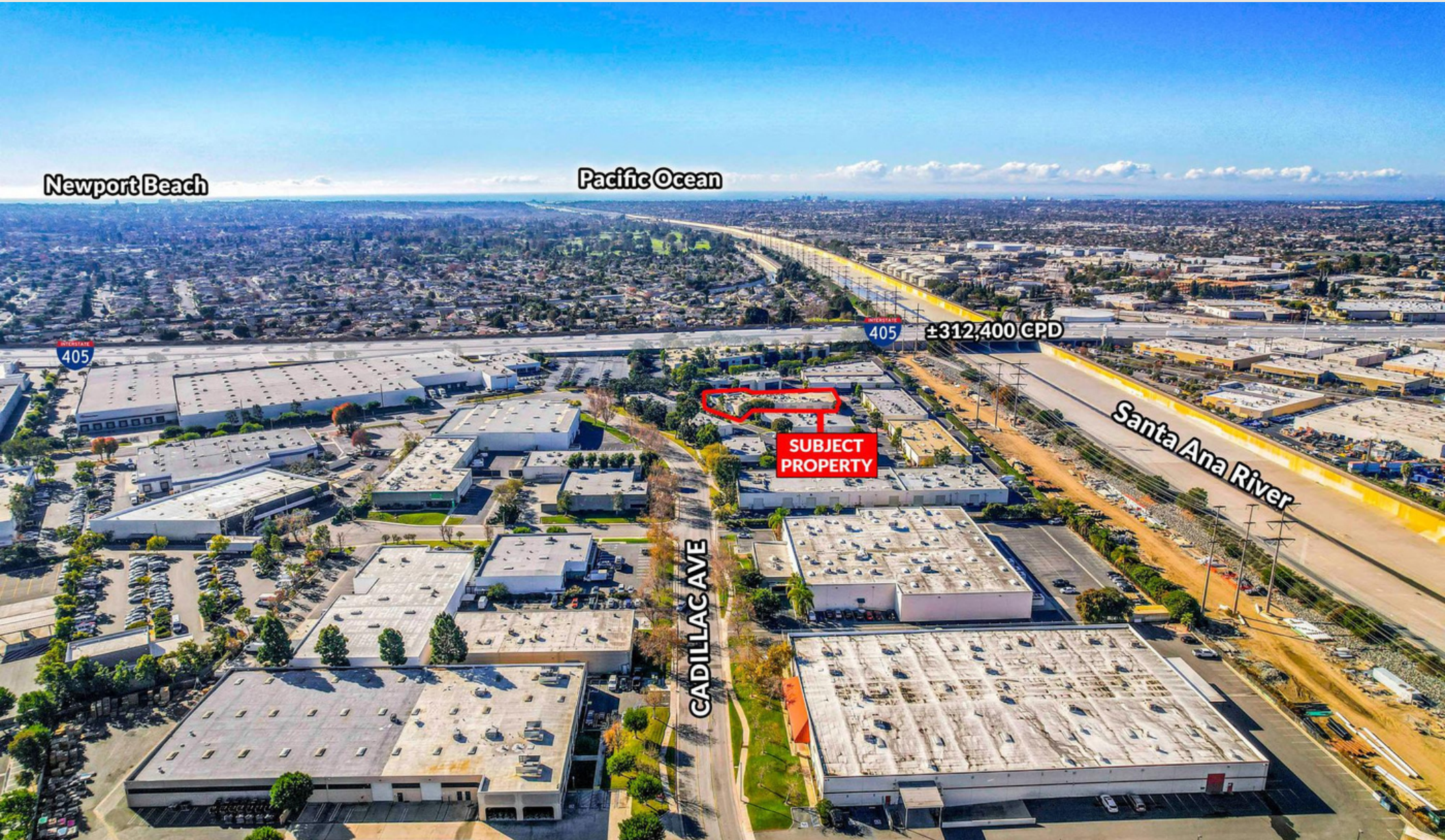
CADILLAC AVE

SOCO & The OCMix
(60+ High Image Retailers & Restaurants)

INTERSTATE
405

±312,400 CPD

AERIAL



FLOOR PLAN



FOR LEASE ±2,925 SF

3505 Cadillac Ave. Bldg. M Unit 203

COSTA MESA | CA

PROPERTY FEATURES

- ±2,925 SF Unit
- 2nd story unit
- Located in Costa Mesa's rare high demand Measure X Green Zone
- Approved for: Delivery, Distribution, Lab Testing, and Manufacturing
- Fire Sprinklered
- Well positioned with easy access to the 405, 73, & 55
- Less than 0.35 Miles from SOCO & The OC Mix and 2.5 Miles from South Coast Plaza
-

TRADE AREA INFORMATION - CITY OF COSTA MESA



- Costa Mesa encompasses an approximate 16 square miles in the heart of coastal Orange County, just one mile from the beach and situated between Los Angeles and San Diego.
- According to the city website, Costa Mesa has 112,780 citizens, a median household income of \$91,857, and a median home value of \$870,000.
- Regional freeways allow for convenient access to Costa Mesa along the 405, 73, & 55 freeways.
- John Wayne Airport to the east allows for convenient airline travel.
- Home to South Coast Plaza, one of the nation's largest shopping centers with ±2.8M square feet (less than 2.5 miles from the subject property). Known as the City of the Arts, Costa Mesa is home to the Segerstrom Center for the Arts- a 3,000-seat performing arts hall that hosts
- Measure X created a small "Green Zone" within the city allowing for wholesale medical and recreational cannabis distribution, manufacturing processing, and transportation as well as establish research and development and testing laboratories.
- Businesses in Costa Mesa receive access to a youthful and highly educated population of innovators from local universities as well as nearby nationally recognized institution such as University of California, Irvine and Chapman University.
- Costa Mesa has an unemployment rate of just 2.8% in October 2022 according to California's Employment Development Department, well below the state and national averages of 4% and 3.7%, respectively.



City of
Costa Mesa

\$91,857

Median Household
Income

2.8%

Unemployment
Rate

Measure X

Zoning Where
Cannabis is
Approved

DEMOGRAPHICS

	1 mi	3 mi	5 mi
POPULATION			
2022 Total Popula on	7,209	196,215	633,609
2022 Median Age	43.9	38.6	36.4
2022 Total Households	2,435	63,704	199,727
2022 Average Household Size	2.95	3.06	3.13
INCOME			
2022 Average Household Income	\$139,46	\$132,52	\$126,643
2022 Median Household Income	3	0	\$93,710
2022 Per Capita Income	\$107,33	\$101,74	\$39,988
BUSINESS SUMMARY			
2022 Total Businesses	4	6	6
2022 Total Employees	\$48,182	\$43,039	\$42,437
	1,474	10,696	42,437
	22,684	109,900	371,927

