

2150 Newport Blvd | Costa Mesa, CA

FOR SALE

+/- 4,950 SF Mixed Use Property

18,260 SF Parcel

\$3,950,000

2150

Topside
REAL ESTATE

Property Summary

Property Description

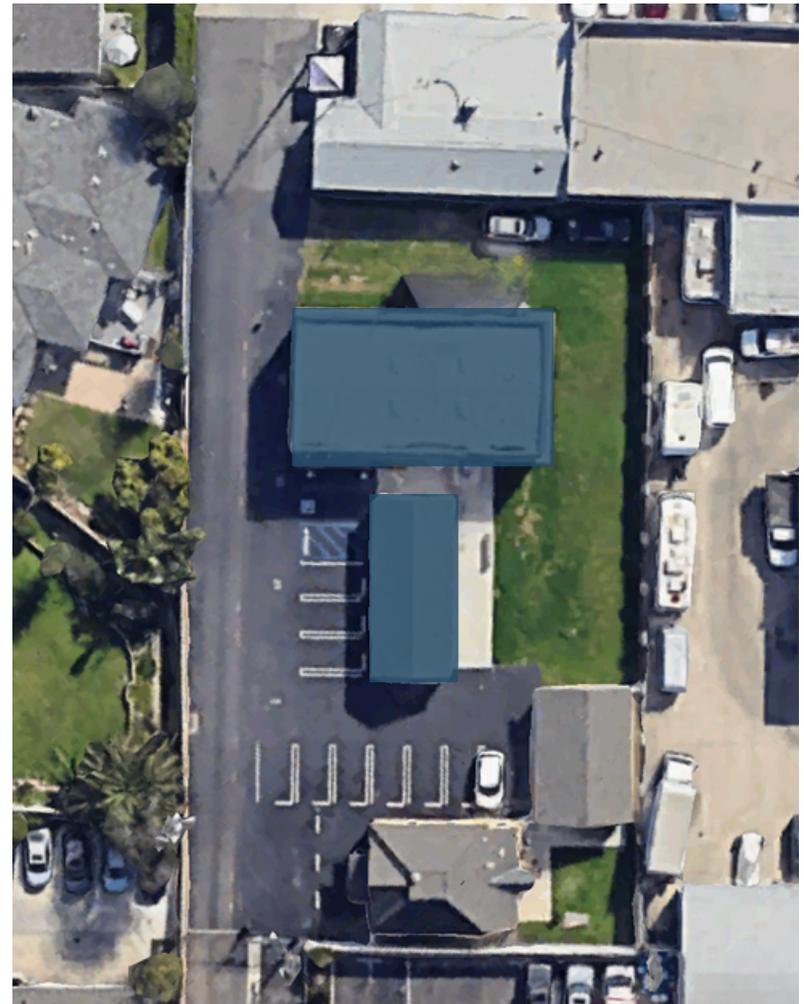
2150 Newport Boulevard is a well-configured, multi-structure owner-user property located on an 18,260 SF parcel in Costa Mesa, offering a combination of renovated office/workspace, enclosed warehouse storage, and on-site residential income.

The property includes a 2,150 SF office/workspace and a 1,000 SF warehouse, both renovated in 2025, providing clean, modern space suitable for administrative use, storage, or specialty collections. The warehouse component allows for secure indoor storage for vehicles, boats, or equipment, while the office space supports day-to-day operations, light business use, or private workspace.

A separate 900 SF single-family residence is located on the parcel and is currently leased at \$3,000 per month, providing reliable supplemental income and reducing overall ownership costs. The residential structure is independent from the commercial improvements, allowing for operational separation and flexibility.

The site benefits from a secluded layout and gate controlled access, offering enhanced security and privacy compared to traditional commercial properties. The parcel size and configuration provide ample yard area, circulation, and parking options, supporting a wide range of owner-user needs.

Centrally positioned with convenient access to Newport Beach, the 55 Freeway, and surrounding coastal Orange County amenities, 2150 Newport Blvd presents a rare opportunity to acquire a functional, secure compound with income in a highly supply-constrained market.



Property Summary

Property Specs

Property Type - Commercial/Residential

Address - 2150 Newport Blvd, Costa Mesa, CA 92627

APN- 426-121-13

Parcel Size - 18,260 SF

RBA - +/- 4,950 SF

(~2,150 SF Office, ~1,000 SF Warehouse, ~900 SF Residential)

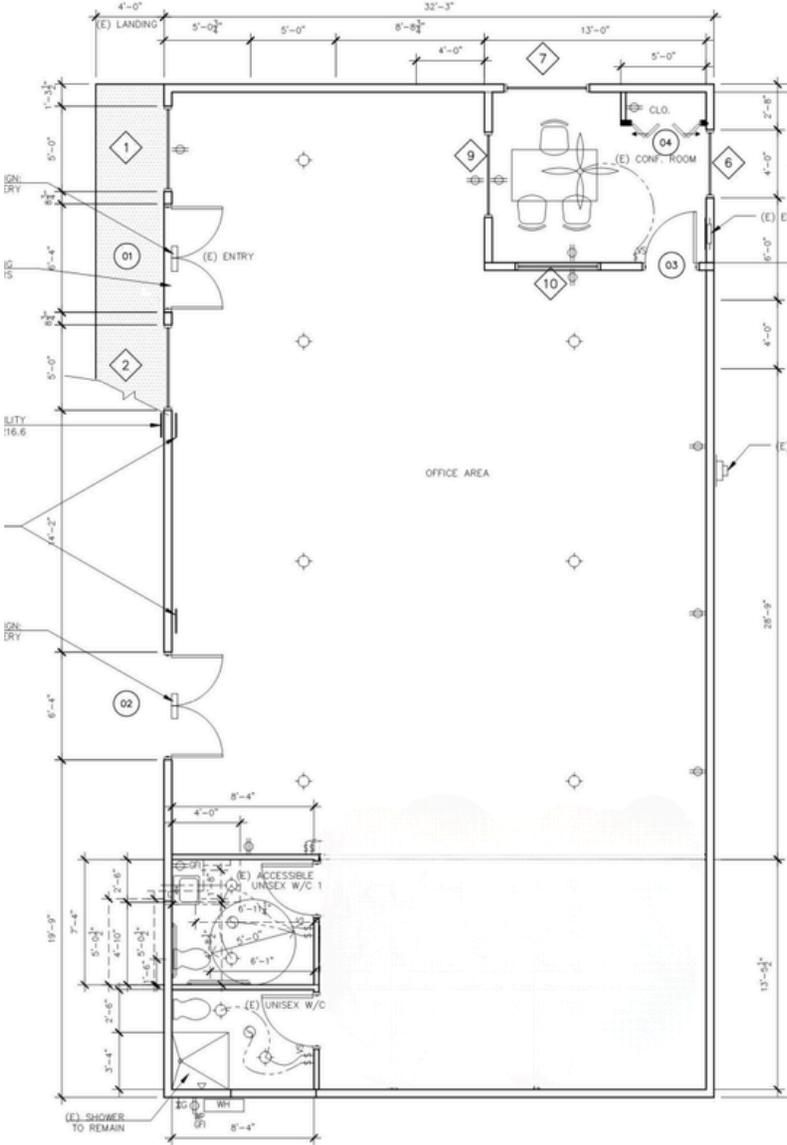
FAR - .22

Year Renovated - 2025

New Doors, Windows, Roof, HVAC, Plumbing, Electrical,
Parking Lot Slurry, and ADA Compliant Site Work



Building Floor Plan



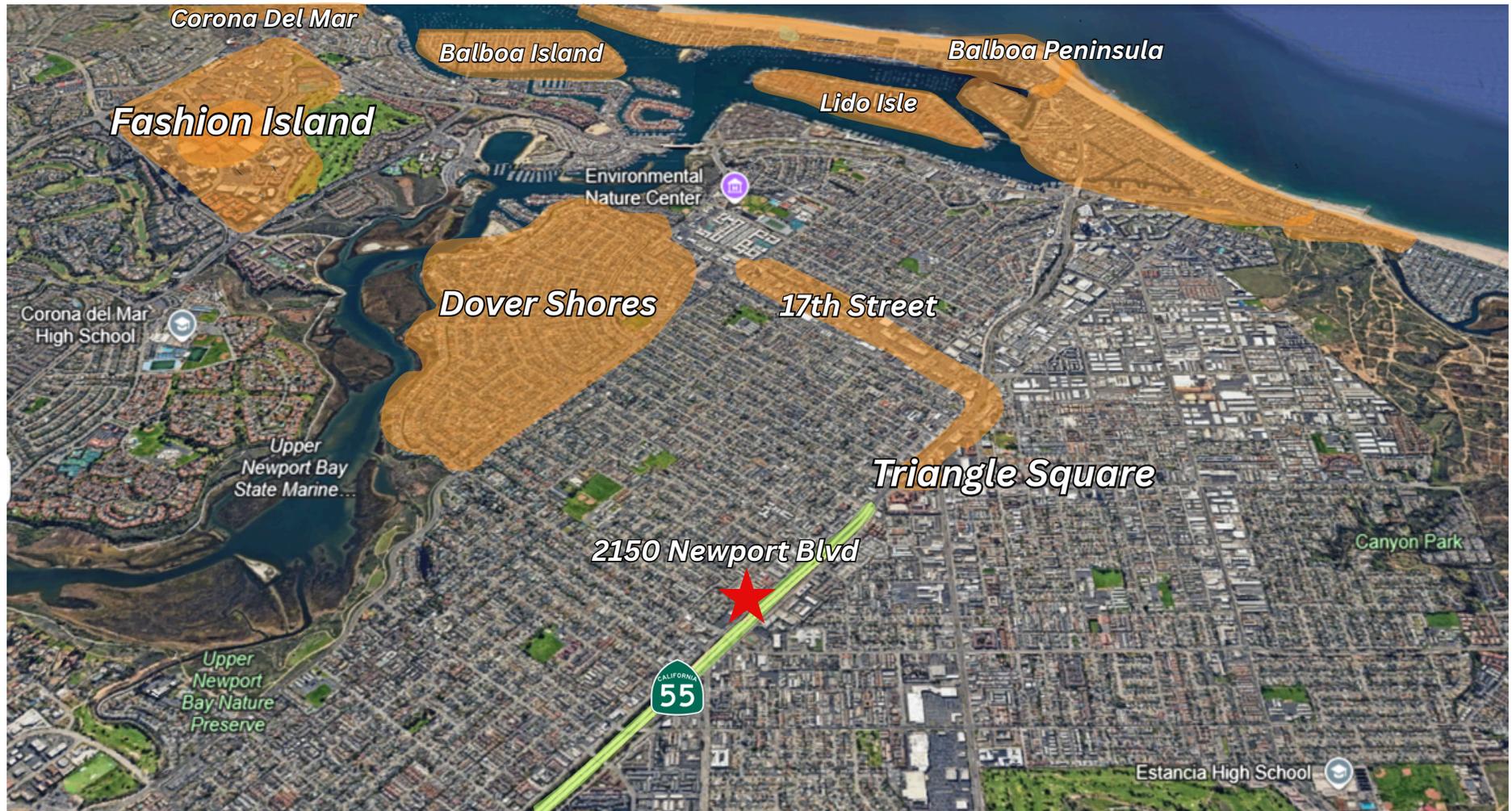
Property Photos



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Overview



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OC MARKET OVERVIEW

- **Work-Life Balance:** With over 42 miles of coastline and 230 miles of regional riding and hiking trails, Orange County offers residents access to numerous outdoor activities, such as hiking and surfing, as well as unique cultural and exquisite dining opportunities. As a community that focuses on health and wellness, executives and employees have the opportunity to enjoy a strong work-life balance.
- **Talented Job Market:** As the home to 28 colleges, universities, and extension campuses, employers have access to some of the top talent available. Campuses such as UCI are known for their academic achievement, premier research, and innovation.
- **Vast Job Opportunity:** The county is primarily recognized for the numerous industries within its cities. It includes established industry sectors, such as Travel & Tourism, Modeling, Simulation & Training, and Optics & Photonics, and the new and emerging industry sectors such as Life Sciences, Clean Technology, and Digital Media. Orange County has a well-balanced economic base that is poised for future growth.
- **Business Hub:** As a business hub, Orange County hosts the headquarters to various Fortune 500 companies, including First American Corporation, Ingram Micro, Western Digital, and Pacific Life, and Fortune 1000 headquarters, including Allergan, Edwards Lifesciences, Epicor, and Sun Healthcare Group.



Topside

REAL ESTATE
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CONTACT OUR TEAM

Disclaimer: While we believe all information to be accurate, buyer is responsible to verify all information and complete their own due diligence.