

2156 NEWPORT BOULEVARD

COSTA MESA, CA

FOR SALE

±3,040 SF STANDALONE OFFICE/RETAIL BUILDING



2156 NEWPORT BOULEVARD - OFFERING

PROPERTY SUMMARY

Address:	2156 Newport Boulevard
City:	Costa Mesa, CA 92627
APN:	426-121-21
Gross Leasable Area:	3,040 sq. ft.
1 st Floor:	~1,440 sq. ft. (Occupied - thru 12/31/25)
2 nd Floor:	~1,600 sq. ft. (Vacant)
Lot Size:	0.21 AC
Parking:	18 spaces (5.92/1,000)
Zoning:	C-1 (Local Business) - Uses
Year Built:	1990 r. 2022
Occupancy:	47.3%



- Income Generating: 1st floor tenant lease expires December 31, 2025, lease rate is \$31.2k/yr. (Mod. Gross; Tenant since 2017)
- Standalone asset w/ ample parking allowing for multiple uses
- Property recently underwent extensive renovations to exterior, large 2nd floor unit + new secure gate, block wall perimeter
- Tremendous visibility on Newport Boulevard (11.8k VPD)
- Measure K was approved by Costa Mesa voters on Nov. 8, 2022, which allows for development of housing in select commercial/industrial areas ([see interactive map](#))
- **Asking Price: \$1,895,000 (\$623/SF)**



2156 NEWPORT BOULEVARD



2156 NEWPORT BOULEVARD - 1ST FLOOR



2156 NEWPORT BOULEVARD - 1ST FLOOR



APPROXIMATELY

1,440

SQUARE FEET*

***Including Garages**

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ROBERT HUNTER, CFA

DRE #: 02030490

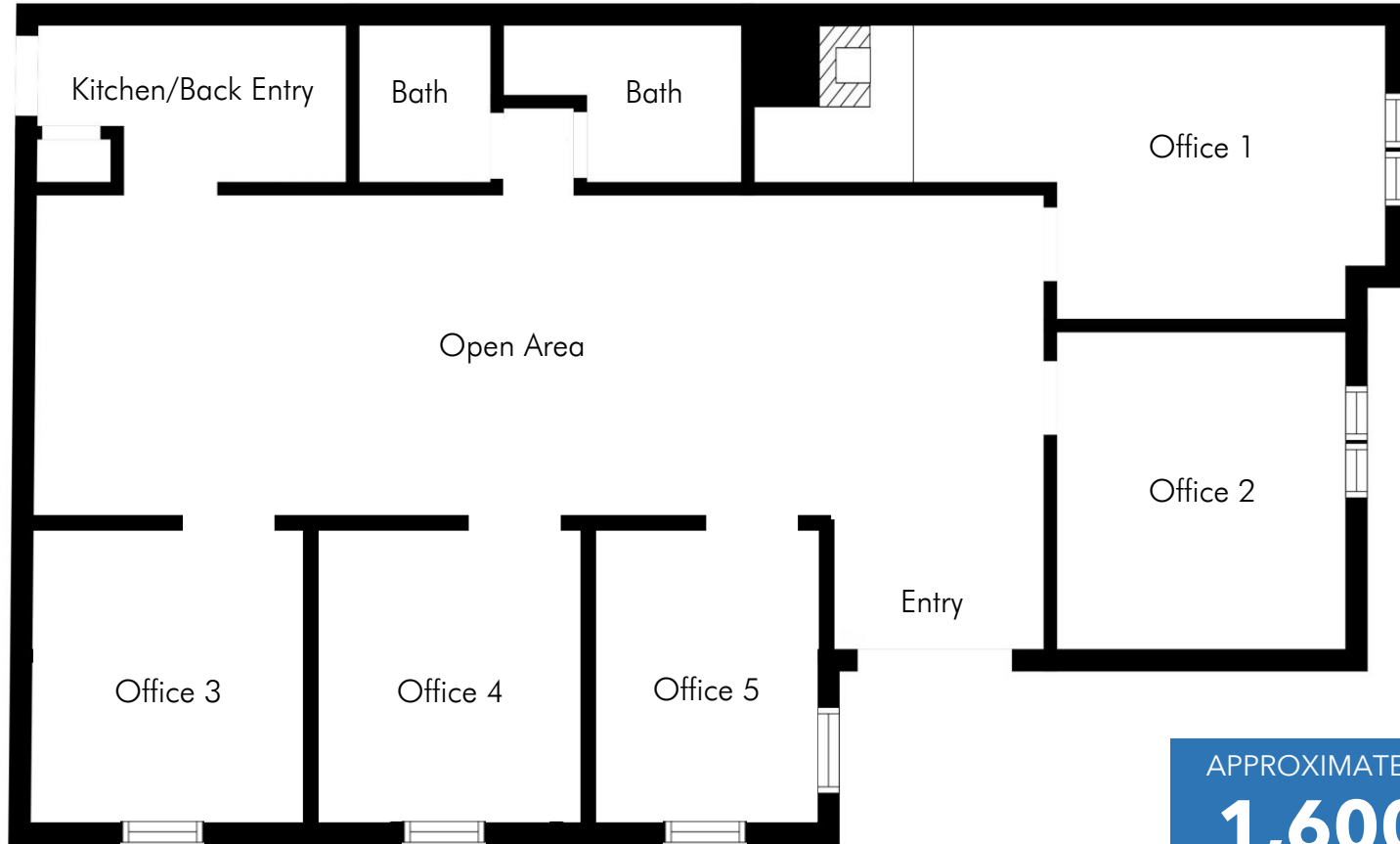
949.689.8199

Robert.Hunter@Elliman.com

2156 NEWPORT BOULEVARD - 2ND FLOOR

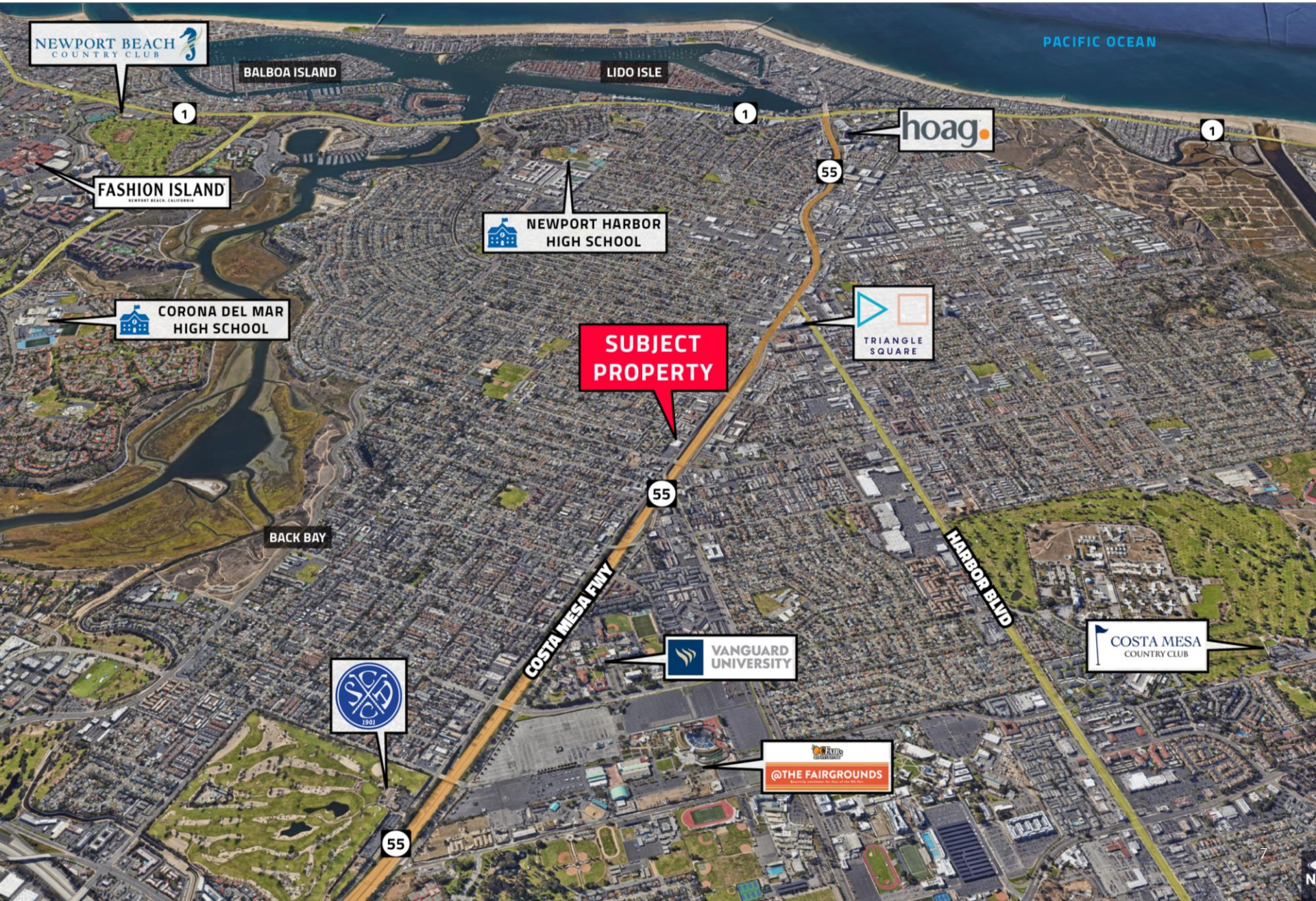


2156 NEWPORT BOULEVARD - 2ND FLOOR



APPROXIMATELY
1,600
SQUARE FEET

2156 NEWPORT BOULEVARD - AERIAL



2156 NEWPORT BOULEVARD - AERIAL



VICTORIA ST

Armstrong
Garden Centers
Gardening without Guesswork

THE CROSSING
CHURCH

NEWPORT BLVD
COSTA MESA FWY

NEWPORT BLVD

22ND ST

STATER BROS.
markets

Hola Adios
COFFEESHOP

ELDEN AVE

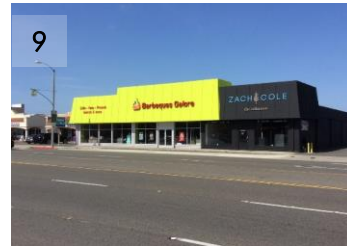
SUBJECT
PROPERTY

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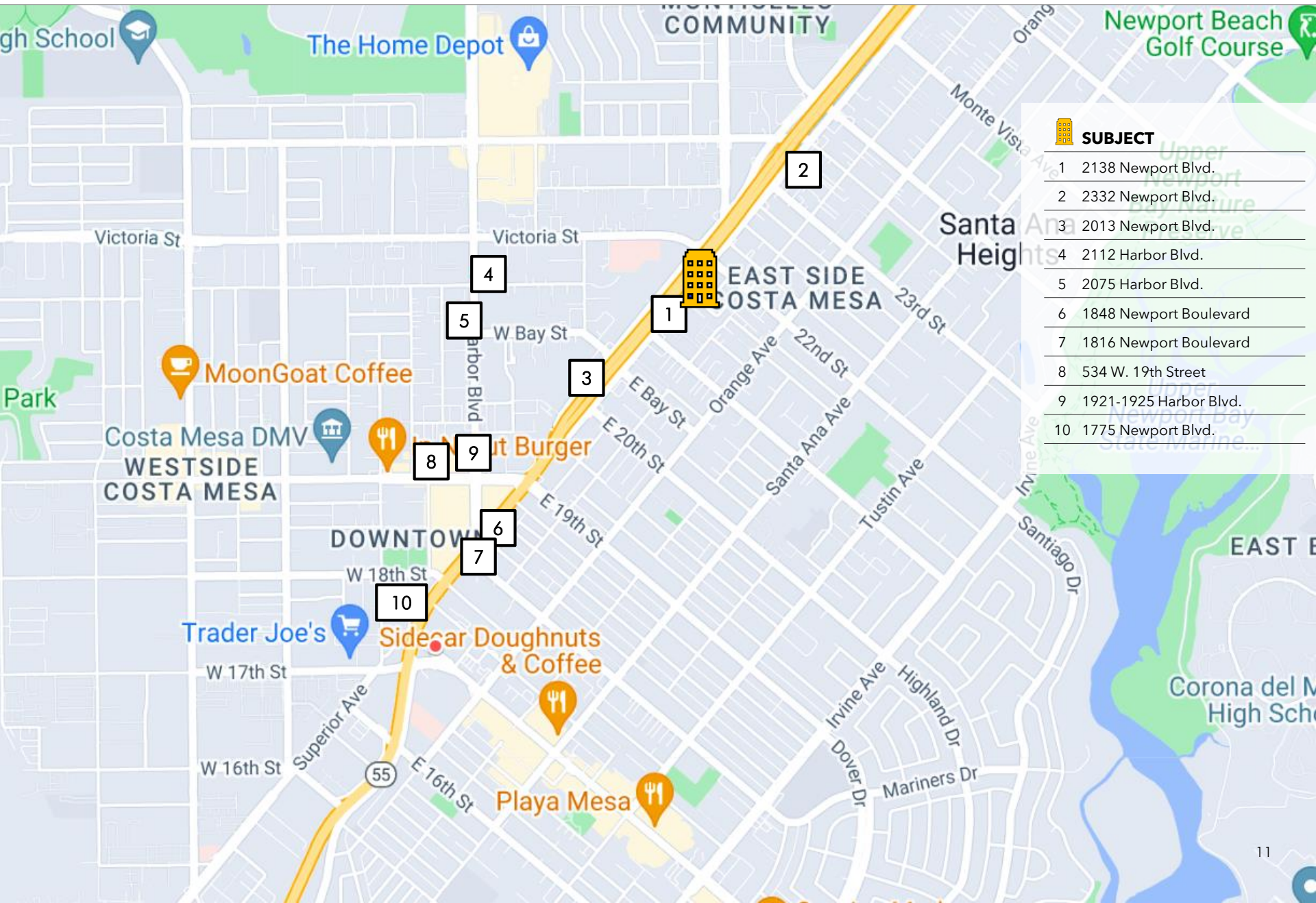
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2156 NEWPORT BOULEVARD - SALES COMPS

#	Address	Distance to	Yr. Built	GLA	Lot Size	Parking	Standalone	Type	Sale Date	Sale Price	\$/SF
S	2156 Newport Blvd.	SUBJECT	1946 r. 2022	3,040 sq. ft.	0.21 AC	5.92/1,000	Yes	Retail/Office/Med.	-	\$1,895,000	\$623
1	2138 Newport Blvd.	325 ft	1948	1,000 sq. ft.	0.14 AC	5.26/1,000	Yes	Retail/Office	Jun. 2021	\$1,375,000	\$1,375
2	2332 Newport Blvd.	0.4 miles	1956	3,790 sq. ft.	0.21 AC	2.90/1,000	Yes	Retail/Office	Jun. 2021	\$2,100,000	\$554
3	2013 Newport Blvd.	0.5 miles	1990	3,566 sq. ft.	0.31 AC	4.50/1,000	Yes	Med. Office (Chiro)	Jun. 2021	\$5,000,000	\$1,402
4	2112 Harbor Blvd.	0.8 miles	1956	1,564 sq. ft.	0.12 AC	2.56/1,000	No	Retail	Dec. 2021	\$1,325,000	\$847
5	2075 Harbor Blvd.	0.8 miles	1972	3,993 sq. ft.	0.62 AC	10.00/1,000	Yes	Retail	Dec. 2021	\$4,200,000	\$1,052
6	1848 Newport Blvd.	0.9 miles	1929 r. 2010	11,233 sq. ft.	0.46 AC	2.31/1,000	No	Retail	May. 2022	\$10,600,000	\$943
7	1816 Newport Blvd.	1.0 miles	1960	5,300 sq. ft.	0.13 AC	1.89/1,000	No	Retail	Sept. 2022	\$2,250,000	\$425
8	534 W. 19th Street	1.0 miles	1957	3,828 sq. ft.	0.28 AC	5.75/1,000	No	Retail	May. 2023	\$2,630,000	\$687
9	1921-1925 Harbor Blvd.	1.0 miles	1948	7,360 sq. ft.	0.38 AC	2.30/1,000	Yes	Retail	Sept. 2021	\$6,400,000	\$870
10	1775 Newport Blvd.	1.2 miles	1973	3,050 sq. ft.	0.12 AC	5.49/1,000	No	Retail	Mar. 2021	\$2,390,000	\$784
AVERAGE										\$894	



2156 NEWPORT BOULEVARD - SALES COMPS



MARKER	ADDRESS
1	2138 Newport Blvd.
2	2332 Newport Blvd.
3	2013 Newport Blvd.
4	2112 Harbor Blvd.
5	2075 Harbor Blvd.
6	1848 Newport Boulevard
7	1816 Newport Boulevard
8	534 W. 19th Street
9	1921-1925 Harbor Blvd.
10	1775 Newport Blvd.

2156 NEWPORT BOULEVARD - LOCATION OVERVIEW



- The City of Costa Mesa— just one mile from the Pacific Coast in the heart of Orange County—is one of California’s most eclectic and vibrant cities.
- The city is home to South Coast Plaza, one of the nation’s largest shopping centers, and the world-class Segerstrom Center for the Arts and South Coast Repertory theater.
- Costa Mesa is also the capitol of the action sports industry and the headquarters for companies such as Hurley International, Volcom, RVCA and Vans.



2156 NEWPORT BOULEVARD - DEMOGRAPHICS

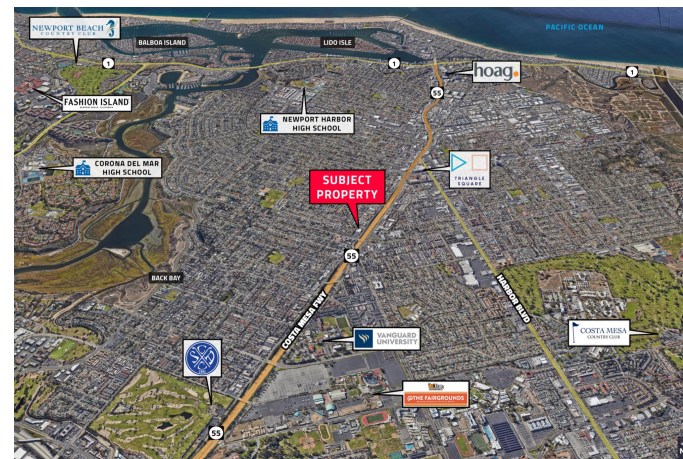
POPULATION	1 Mile	3 Mile	5 Mile
2010 Population	34,975	161,263	366,283
2022 Population	35,473	163,025	386,943
2027 Population	35,185	161,604	386,599
Annual Growth 2022-2027	-0.2%	-0.2%	0.0%
Median Age	38.5	40.1	39.6

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2010 Households	13,084	62,900	137,661
2022 Households	13,175	63,074	145,363
2027 Households	13,053	62,435	145,240
Avg. Household Size	2.6	2.5	2.5
Avg. Household Vehicles	2	2	2
Total Consumer Spending (\$)	\$486.7M	\$2.5B	\$5.8B

HOUSING	1 Mile	3 Mile	5 Mile
Median Home Value	\$878,354	\$899,290	\$818,656
Median Year Built	1968	1970	1974
Owner/Renter Occupied	35% / 65%	44% / 56%	48% / 52%

INCOME	1 Mile	3 Mile	5 Mile
Avg. Household Income	\$116,803	\$129,698	\$128,262
Median Household Income	\$91,957	\$101,468	\$101,549

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
< \$25,000	12.4%	10.5%	12.4%
\$25,000 - \$50,000	14.4%	12.7%	11.9%
\$50,000 - \$75,000	13.7%	13.2%	12.9%
\$75,000 - \$100,000	13.9%	12.8%	12.1%
\$100,000 - \$125,000	13.0%	12.4%	11.7%
\$125,000 - \$150,000	8.1%	8.1%	8.7%
\$150,000 - \$200,000	9.2%	10.9%	11.4%
\$200,000+	15.2%	19.3%	18.9%
Average Household Income	\$116,803	\$129,698	\$128,262



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