

FOR SALE

MOVE-IN-READY OFFICE BUILDING IN THE HEART OF COSTA MESA

628 W 19TH STREET

Costa Mesa

CA 92627

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

 **COASTAL INVESTMENT GROUP**

OFFERING MEMORANDUM



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Your Coastal Advisors

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PROPERTY OVERVIEW

Offering Price:	\$3,250,000
Structure SF:	±4,000 SF
Land SF:	±11,250 SF
Sale Type:	Owner/User or Investment
Asset Type:	Office
Year Renovated:	2017
Zoning:	C1
APN:	422-142-22



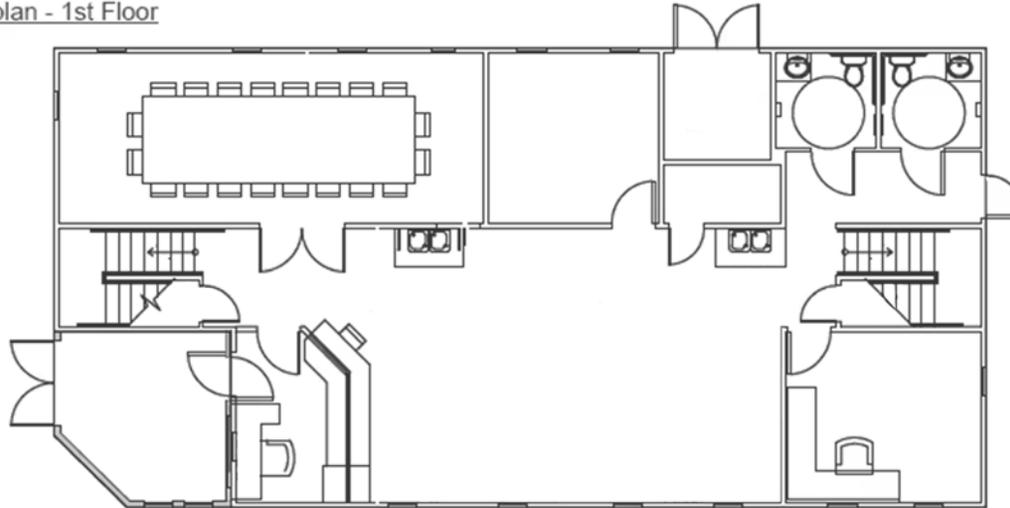
PROPERTY HIGHLIGHTS

- Soundproof rooms for musical or artistic uses in place
- Perfect Owner/User opportunity
- Fantastic corner signage
- 15 dedicated parking stalls
- Fenced parking lot
- Across the street from the DMV
- Walking distance to several popular lunch destinations
- ±30,000 cars per day

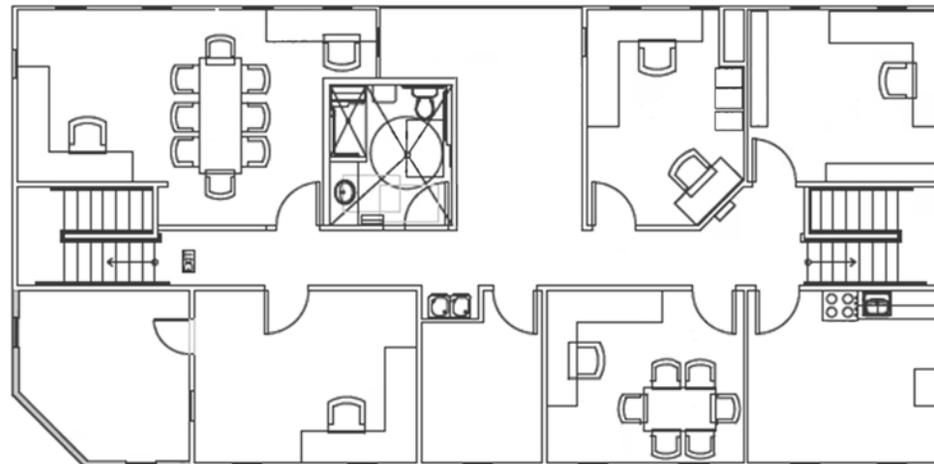


THE COASTAL BLUEPRINT

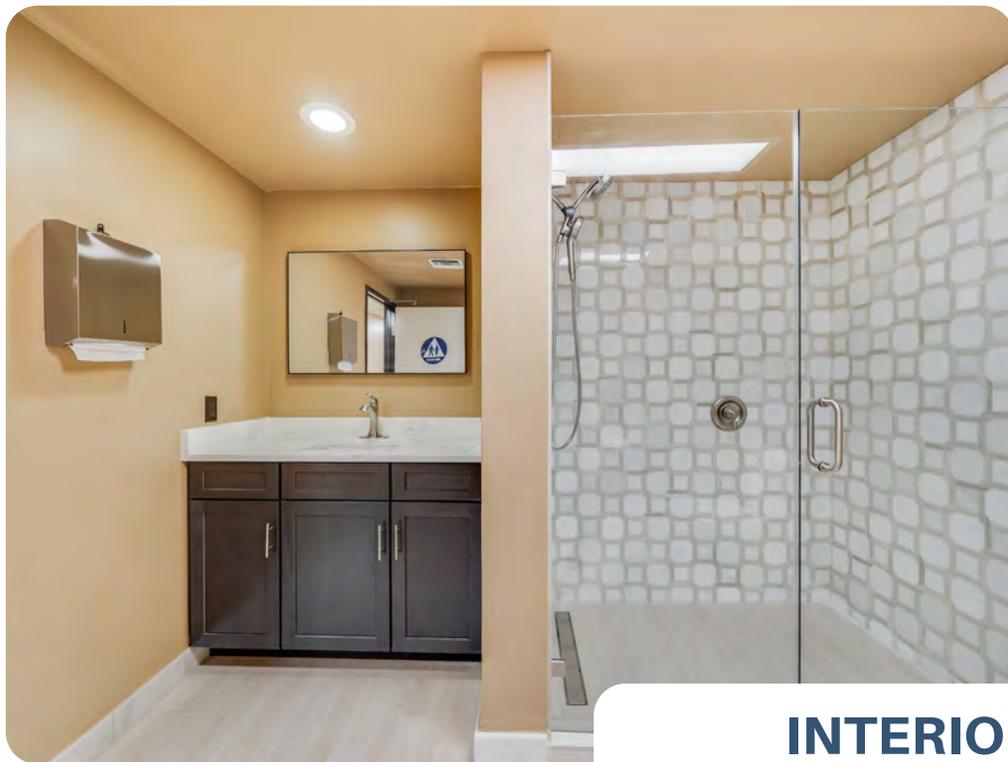
Floor plan - 1st Floor



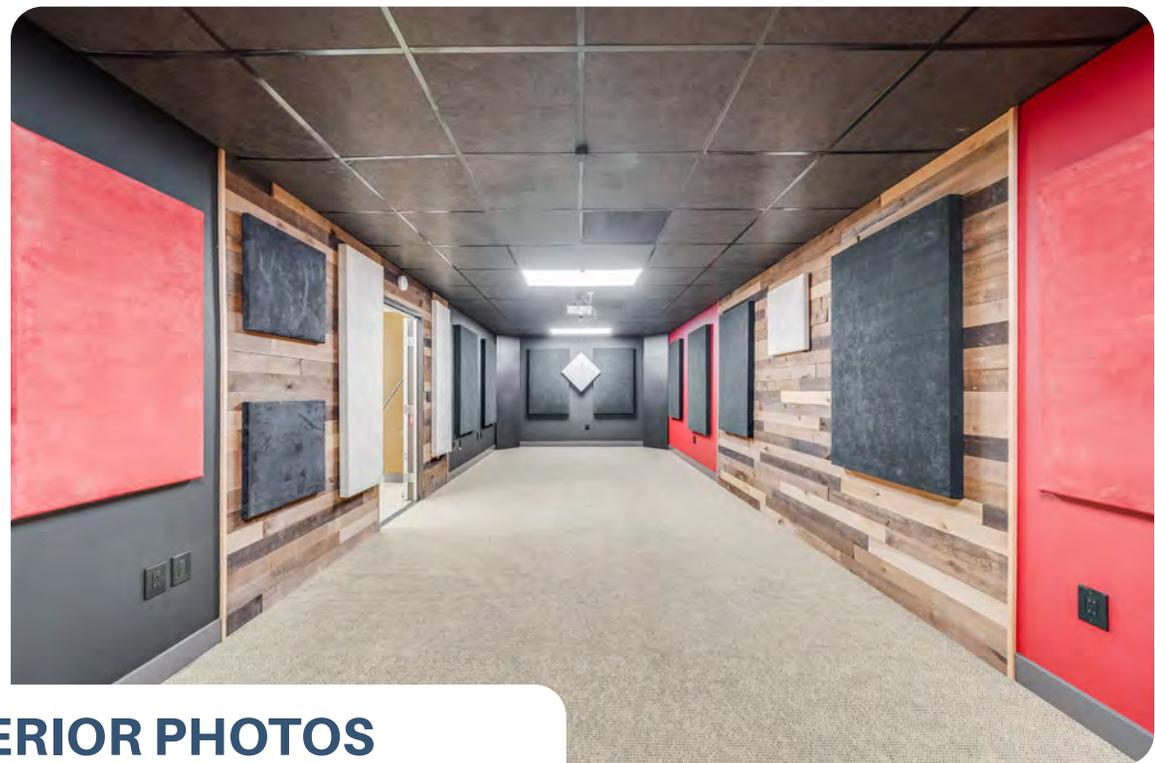
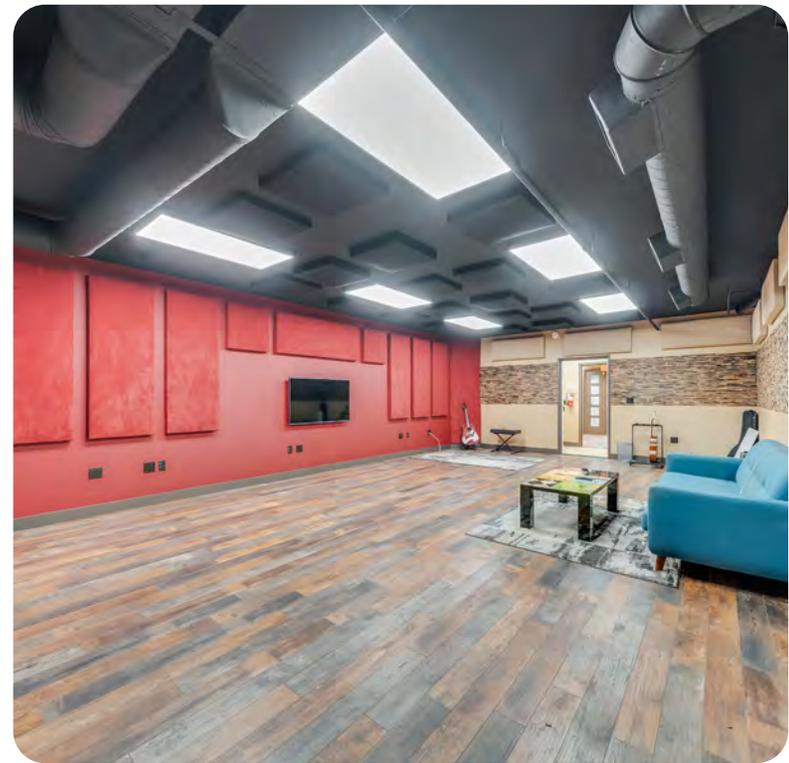
Floor plan - 2nd Floor



*Floor Plans are not exact



INTERIOR PHOTOS

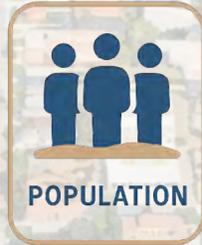


INTERIOR PHOTOS



EXTERIOR PHOTOS

THE COASTAL COMMUNITY



	POPULATION	DAYTIME POPULATION	HOUSEHOLD INCOME	TRAFFIC	EDUCATION
1 MILE	38,647	19,313	\$86,756	±33,000 Cars Per Day on 19th Street	High School Graduate 14%
3 MILE	161,462	83,346	\$111,967		Bachelor's Degree 30%
5 MILE	343,241	316,319	\$109,563		High School Graduate 88%
COSTA MESA	110,538	64,562	\$110,073 (2023)		Bachelor's Degree 43%

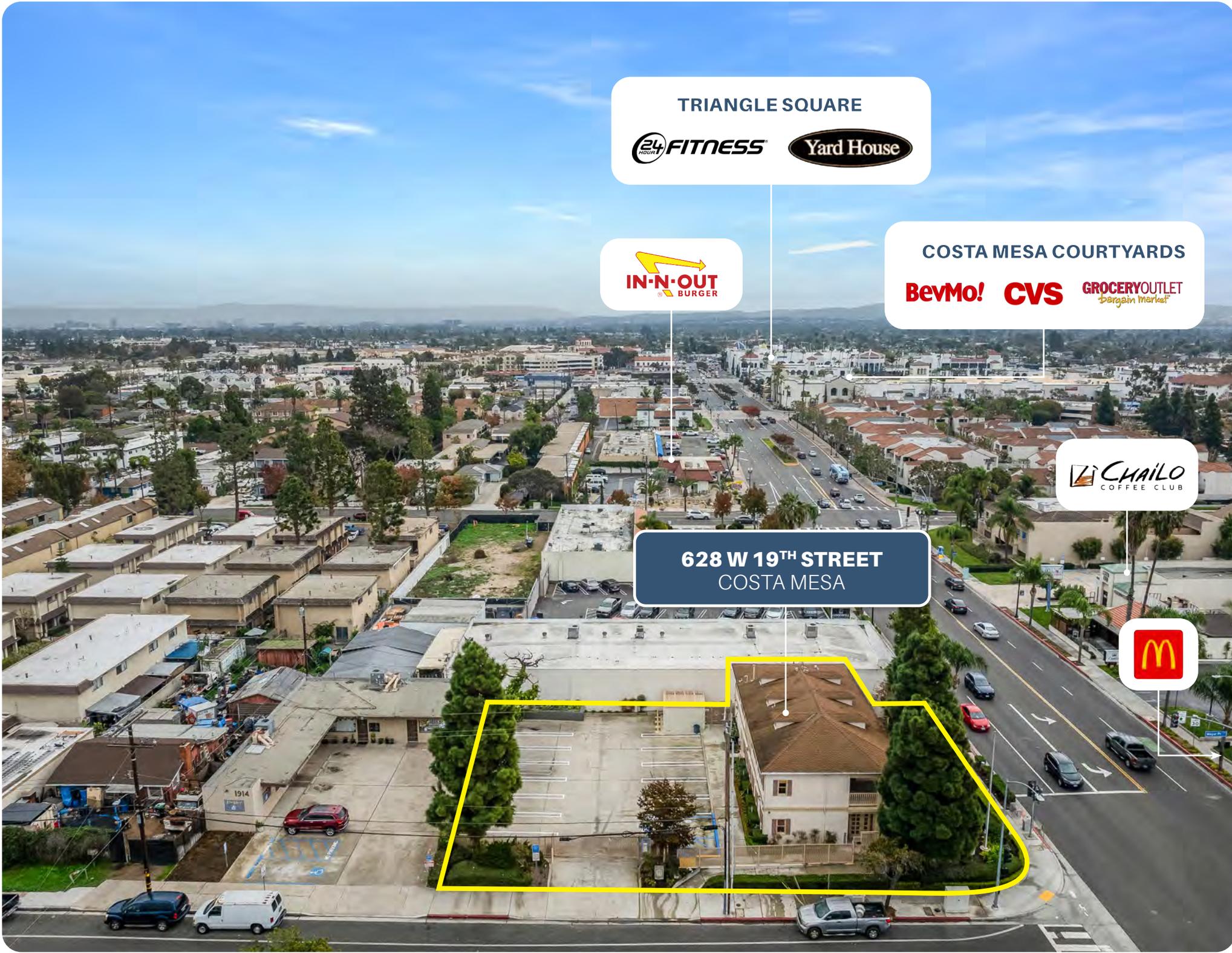
TRIANGLE SQUARE



COSTA MESA COURTYARDS



628 W 19TH STREET
COSTA MESA



SOUTH COAST PLAZA

MAGGIANO'S *LITTLE ITALY* ★ macys

鼎泰豐 *DIN TAI FUNG*

NORDSTROM

ORANGE COAST COLLEGE

planet fitness

THE HOME DEPOT

NORTHGATE MARKET

SALLY BEAUTY

McDonald's

TJ-maxx HomeGoods

TOYOTA

TRIANGLE SQUARE

24 HOURS

Yard House

DJI

Sevilla RESTAURANT & TAPAS BAR

WESTWOOD

TIME

COSTA MESA COURTYARDS

CVS pharmacy

VANS

BevMo!

GROCERYOUTLET Bargain Market

ups

BUFFALO WILD WINGS

IKEA

COSTA MESA COUNTRY CLUB

STATE OF CALIFORNIA DMV

628 W 19TH STREET
COSTA MESA



HUNTINGTON BEACH

NEWPORT BEACH

Keepin' it Coastal

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