



2428 NEWPORT BOULEVARD, COSTA MESA, CA 92627

FOR SALE



OCAP
REAL ESTATE & FINANCIAL

OWNER-USER OR INVESTOR OPPORTUNITY

SHOPS ON NEWPORT

INVESTMENT OVERVIEW

- Rare Opportunity to Acquire Eastside Costa Mesa Retail Strip
- Convenient Access to 55, 405 and 73 Freeways
- Prominent Pylon & Building Signage Along Newport Boulevard
- Upside in Restructuring Leases to NNN and Bringing Rents to Market
- Trophy Location with Access to Schools, Recreation, Jobs, and Entertainment
- Coveted Gated Storage Yard Generates Additional Income
- Recent Upgrades to Facade and Signage
- Exceptional Parking (6.22 Parking Ratio)



PROPERTY ADDRESS	2428 NEWPORT BLVD COSTA MESA, CA 92627
APN	439-281-04
PRICE	3,095,000.00
PRICE PER SQUARE FOOT	\$550
YEAR BUILT / RENOVATED	1961 / 2015
GROSS LEASABLE AREA	±5,625
LOT SIZE	±19,602
PARKING SPACES	±35 (6.22 Parking Ratio)

PROPERTY PHOTOS





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DONN E. YU

DRE# 01977460

☎ 714 267 7777

✉ yu@ocaprealestate.com

🌐 ocaprealestate.com

17875 Von Karman Avenue
Suite 150 Irvine CA 92614