



## 2049 Harbor Blvd

Costa Mesa, California 92627

### Property Highlights

- Auto Repair Facility +/- 5,431 SQFT Building situated on +/- 23,380 SQFT of Improved Land
- Well Maintained Office and Auto Servicing Department
- Fully Paved and Gated Yard
- Located at a T-Shape Intersection with Signalized Access from 3 Directions
- Turnkey Site with Extensive Parking for Immediate Occupancy
- Large Pylon Sign: High Visibility to daily traffic (VPD indicates over 35,000 vehicles)
- Convenient Access to the 55 and 405 Freeways
- Potential Auto Dealership Opportunity

### Property Profile

Building Size:

5,431 SF

Lot Size:

23,380 SF

### For More Information

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## Executive Summary

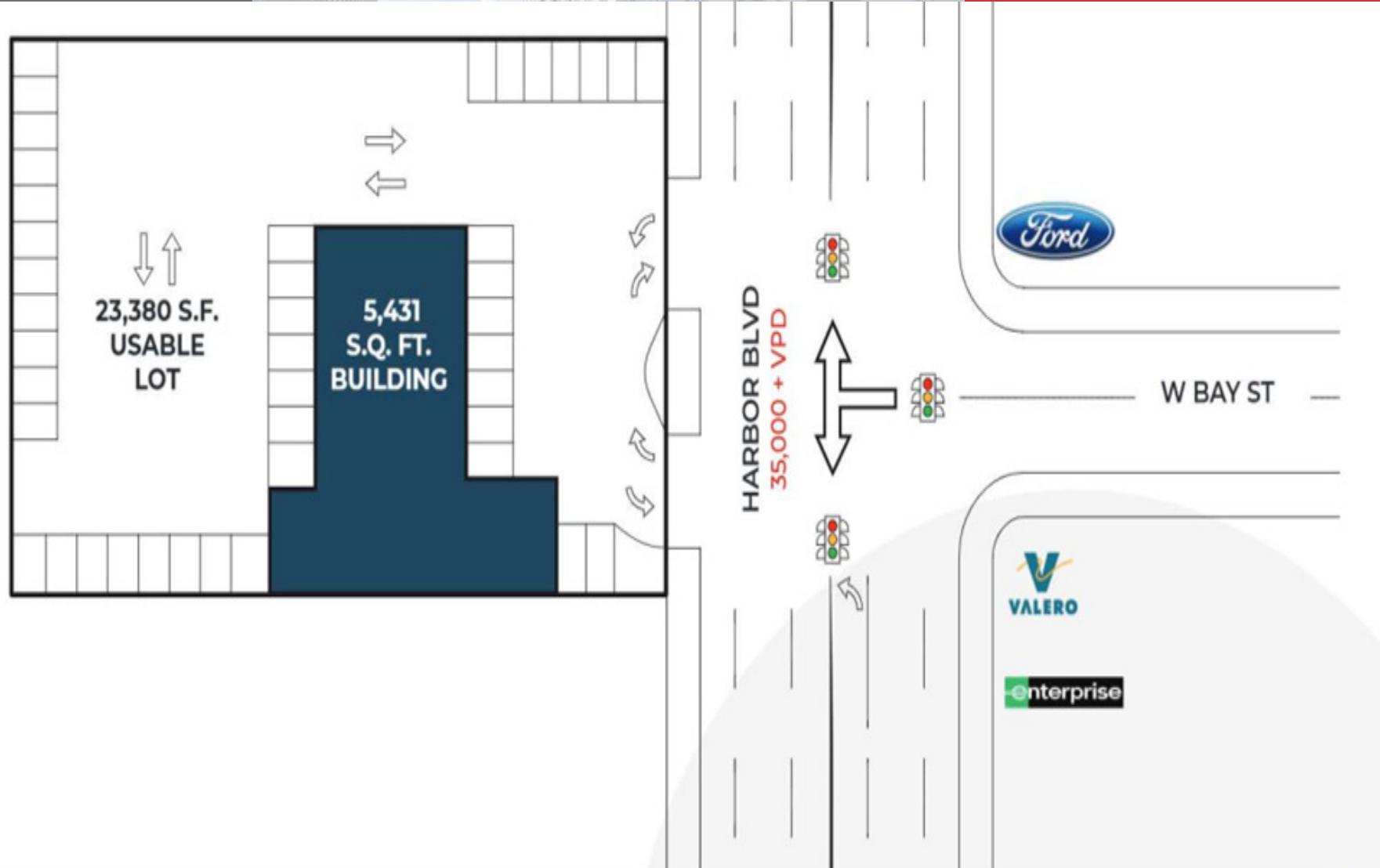
NAI Capital is pleased to offer the opportunity to lease an Automotive Repair Facility. 2049 Harbor Boulevard, Costa Mesa, CA 92627 features an approximately +/-5,431 square foot building situated on +/-23,380 square foot of improved land. The Automotive Repair Facility is in the dominant auto center of Costa Mesa, California and consists of the following: well-maintained office, auto servicing department with 5 bays, and abundant parking. The property is situated at a signalized T-Shape Intersection with access from 3 Directions. The ingress/egress of the property truly makes this a unique opportunity.

The property is strategically located 115' of frontage along Harbor Boulevard which benefits from high visibility. The location of the property has convenient access to the 55 and 405 freeways, making this a great thoroughfare for commercial traffic. The VPD indicates over 35,000 vehicles traveling daily through Harbor Boulevard. The tremendous upside of this property would be well suited for a Tenant who wants to take advantage of the Turnkey Automotive Repair Facility. Property tours are available by appointment.

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# For Lease

**AUTOMOTIVE REPAIR  
FACILITY**



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