

AVAILABLE

±5,183 SF BUILDINGS ON ±17,159 SF LOT

±30,000 CARS DAILY
TRAFFIC!



LOCATED IN HOUSING OVERLAY

1984 PLACENTIA AVE. COSTA MESA, CA

Voit

REAL ESTATE SERVICES

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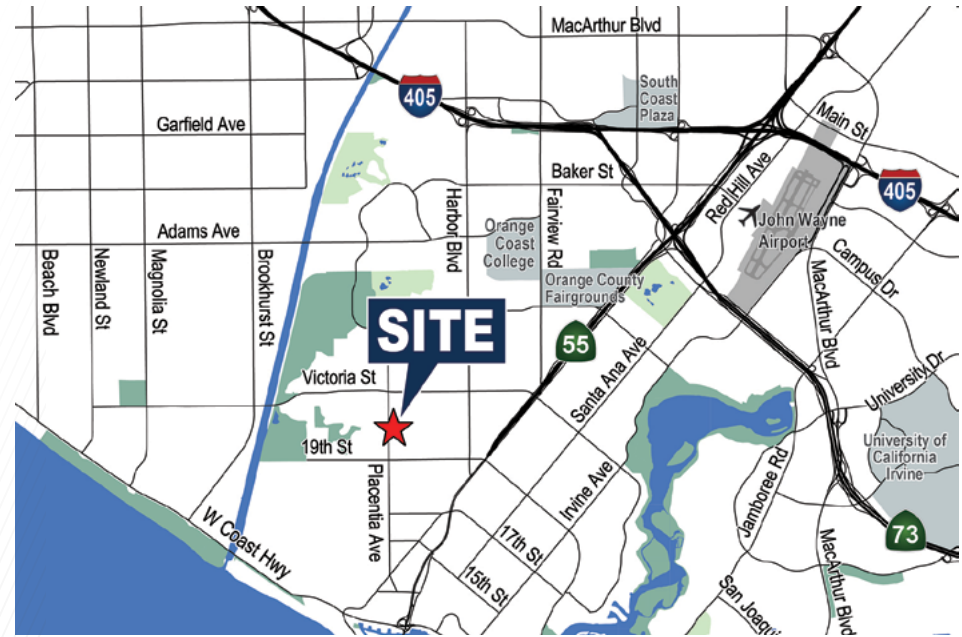


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PROPERTY FEATURES

- RARE OPPORTUNITY IN WEST SIDE COSTA MESA
- ±5,183 SF OF BUILDINGS CONSISTING OF:
 - ±1,880 SF WAREHOUSE
 - ±2,800 SF MANUFACTURING
 - ±500 SF OFFICE
- 0.394 ACRE LOT (STREET TO STREET)
- APN# 422-272-03
- MAJOR STREET VISIBILITY & SIGNAGE
- **GROUND LEVEL LOADING**
- ±16' CLEAR HEIGHT
- FENCED YARD
- LOCATED IN AN OPPORTUNITY ZONE



WALKING DISTANCE TO MULTIPLE RETAIL AND DINING AMENITIES:

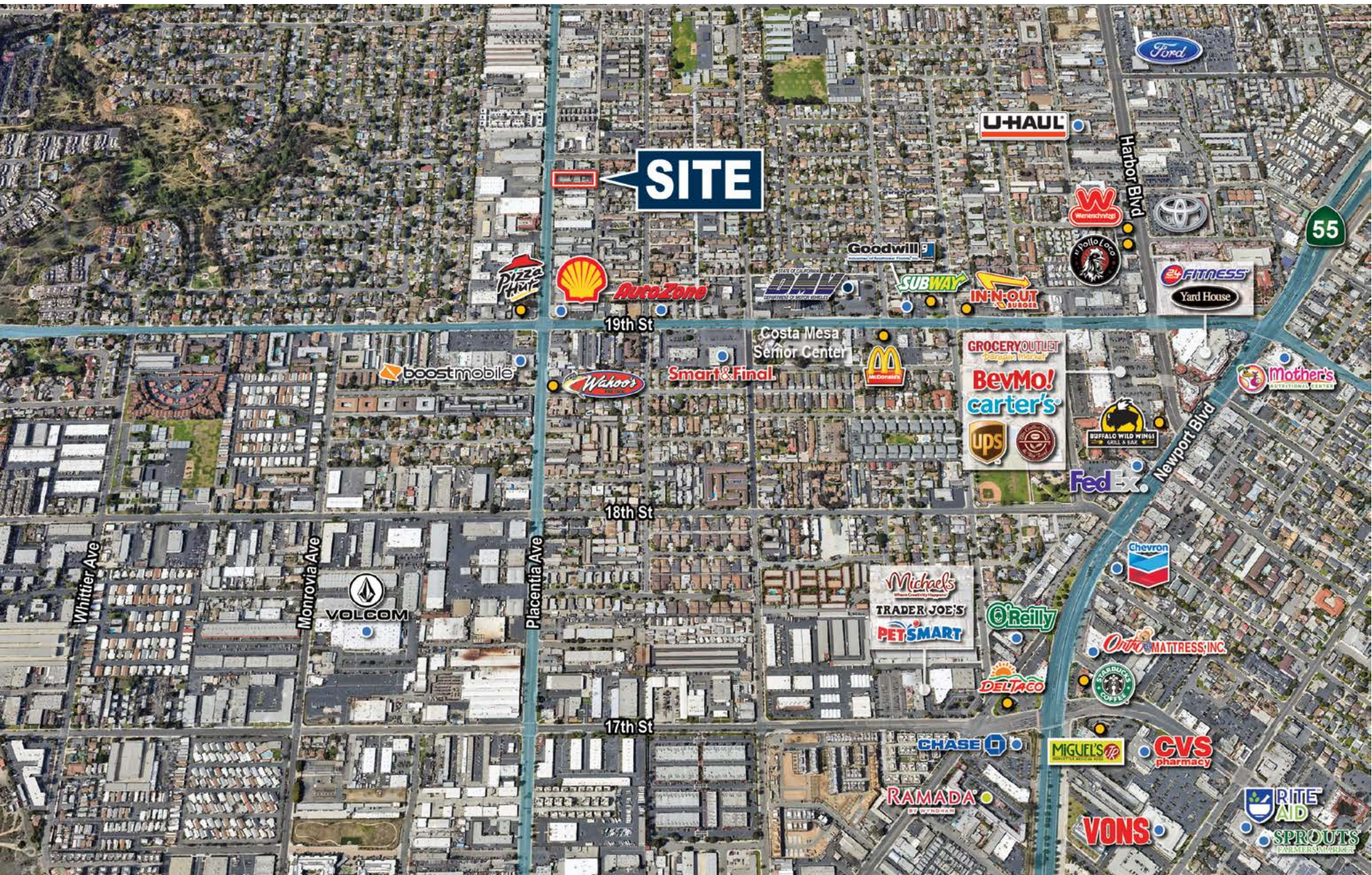
- MOONGOAT COFFEE ROASTERS
- ELLER BAKERY
- TOAST KITCHEN
- WAHOO'S FISH TACO
- COMMON ROOM ROASTERS
- DAYDREAM SURF
- CHASE BANK

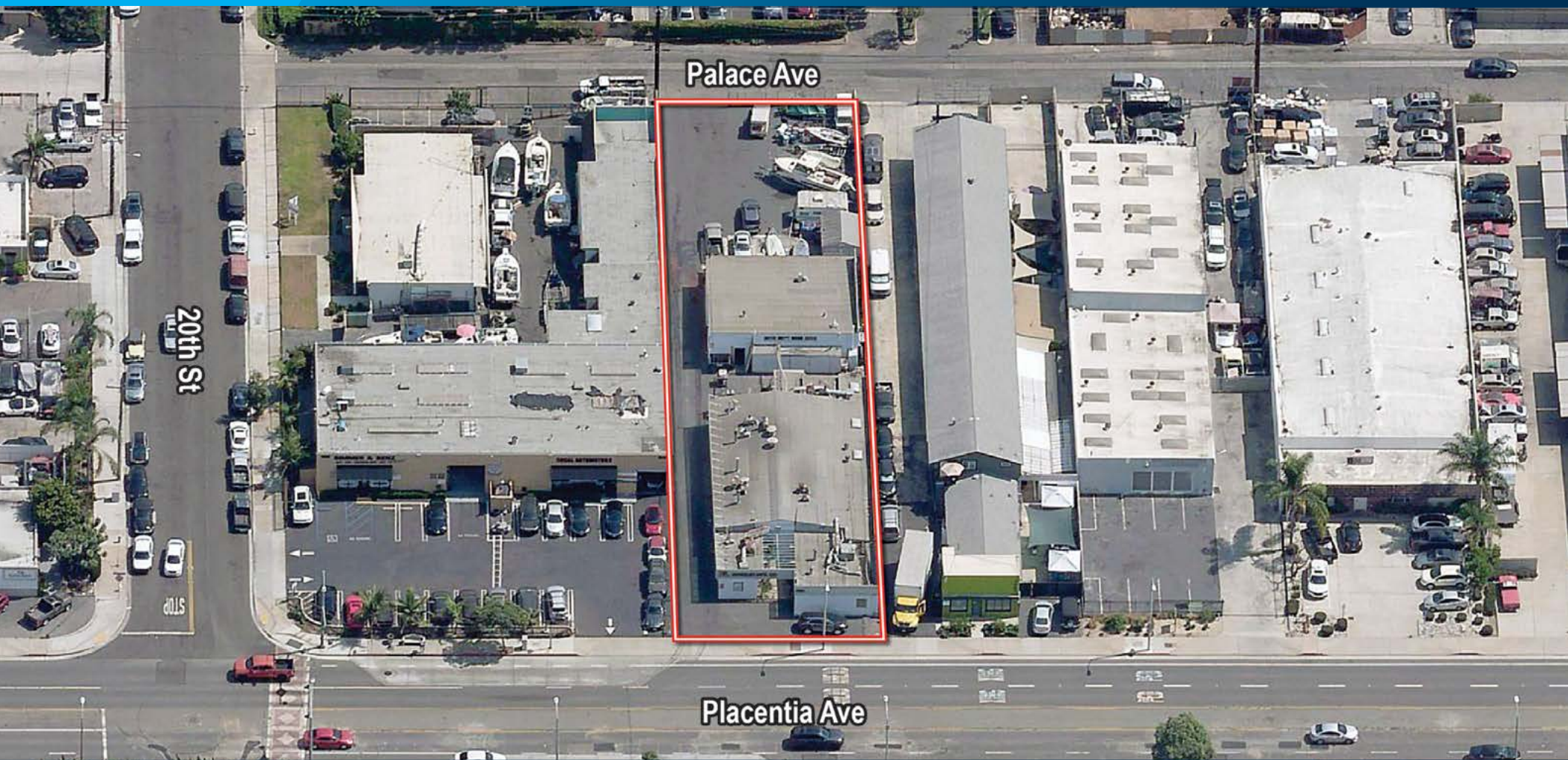
WALKING DISTANCE TO NEW HOUSING DEVELOPMENT:

- FOUR (4) NEW HOUSING DEVELOPMENTS PLANNED NEARBY
- 17 WEST - THE GALLERY
- EBB TIDE
- WESTSIDE WALK
- THE BOATYARD
- THE LIGHTHOUSE

JUST OVER TWO (2) MILE FROM THE PACIFIC OCEAN AND WALKING DISTANCE TO NEWPORT BEACH

AMENITIES MAP





POTENTIAL SMALL BUSINESS HQ FACILITY

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