

29
27

BRISTOL
STREET
COSTA
MESA

±5,447 SF
RETAIL BUILDING
FOR SALE OR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

KEN GOULD

BRIAN BARSON

JOHN COLLINS

DIMITRE PETROV

GREG GILL

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THE OFFERING

Once in a lifetime opportunity to acquire one of the most prominent hard corner assets in all of Orange County. Located in the thriving Costa Mesa, SoBeCa (South on Bristol – Entertainment, Culture & Arts) District. The property is next to the specialty retail projects The LAB and The CAMP, and moments away from John Wayne Airport, South Coast Plaza, and Newport Beach.



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LOCATION

2927 Bristol Street allows for excellent access and visibility in a vibrant corridor of Costa Mesa. Surrounded by a number of unique eateries, independent galleries, and boutiques all creating an unparalleled environment in Orange County. The property is adjacent to the 405, 55, and 73 Freeways allowing for easy access to all areas within Los Angeles and Orange County.



PROPERTY HIGHLIGHTS

Address	2927 Bristol Street Costa Mesa, CA 92626
Offering Price	\$4,600,000
Lease Price	\$3.50 + NNN
Building Size	±5,447 SF
Lot Size	± 0.41 Acres
Built	1976
APN	418-173-02
Zoning	C2 (General Business District)



ADDITIONAL FEATURES

Monument Signage

Over 24,000 + Average Daily Traffic volume off Bristol Street / Randolph Avenue.

Private Parking Lot

Street Parking Available

Natural Lighting

Multi-Tenant Use Possibility

[Click to View Matterport 3D Tour](#)



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BRISTOL STREET

SITE PLAN

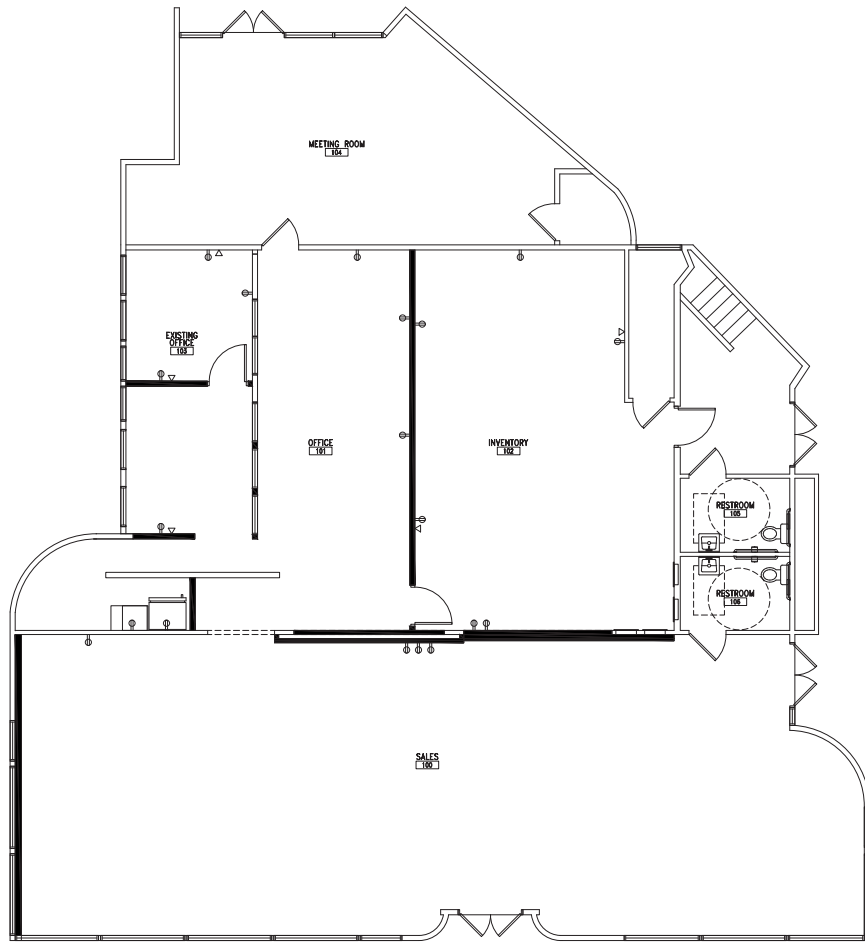
HIGHLIGHTS

- Prospective owner or tenant seeking incredibly high visibility, density, and fantastic demographics.
- Excellent company branding opportunity with hard corner exposure.
- Centrally located with easy access to all major markets of Orange County.
- Large glass windows with excellent natural light and design aesthetic.
- Private surface parking lot provides convenience and ease for daily use.

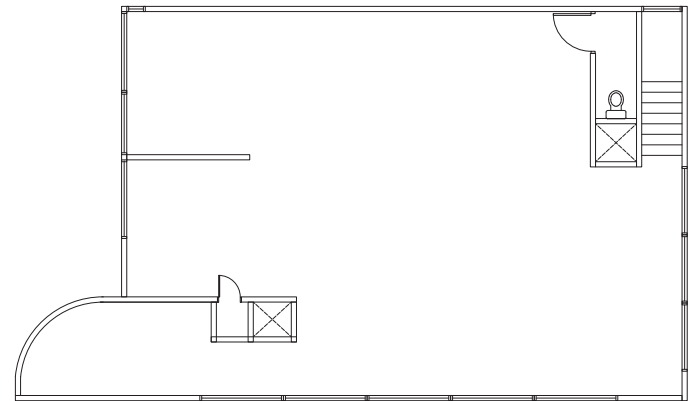


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FIRST FLOOR
3,959 SF



SECOND FLOOR
1,488 SF

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BRISTOL
STREET
COSTA
MESA

SOUTH
COAST
PLAZA

WESTIN
HOTELS & RESORTS

Interstate
Office Northridge

THE
KROWNE PLAZA

INTERSTATE
CALIFORNIA
405

Mitsuwa
MARKETPLACE

PAULARINO AVE

SALTY BEAR

GREEN
CHEEK
BREW CO

GUNWHALE

U
S
P

the lab

memphis

BRIDGEMAN
FRANCO

BAKER ST

PROCHETTER

RANDOLPH AVE

29
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BRISTOL
STREET
COSTA
MESA

CALIFORNIA
73

CALIFORNIA
55

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