

VACANT 6,000SF RETAIL BUILDING FOR SALE OR LEASE



OWNER/USER OR INVESTMENT OPPORTUNITY
518 W 19TH ST, COSTA MESA, CA

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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THE OFFERING

Lee & Associates – Newport Beach is pleased to exclusively offer for sale or lease the single tenant retail property located at 518 W 19th St in Costa Mesa, CA. The building is ±6,000 square feet with parking in front and rear. It's vacant and ready for move-in, making it ideal for an owner/user to move in immediately or investor to re-tenant. The interior is currently built out for a retail/showroom use with a large showroom in front, a large warehouse/storage room and several offices. The building has HVAC distributed via rigid ducting throughout.

Click here for a video walkthrough of the building:



CONTACT

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DISCLAIMER: The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.





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PROPERTY HIGHLIGHTS

Offering Sale Price	\$2,950,000 (\$492PSF)
Asking Lease Rate	\$2.25psf + \$0.35psf NNN
Address	518 W 19th St Costa Mesa, CA 92627
Building Size	+/- 6,000 Sq Ft
Parcel Size	+/- 0.28 Acres
Built	1955 (Renovated 2023)
APN	422-103-15
Zoning	C2 (General Business + 19 West Urban Plan)

THE LOCATION

Located on 19th Street at Harbor Blvd, just off Newport Boulevard at the end of the 55 Freeway, in the heart of the Costa Mesa-Newport market. Directly across from the property is the Costa Mesa Courtyards (Grocery Outlet, CVS, Bevmo & 24 Hour Fitness) and Triangle Square (Yard House, Tavern + Bowl, 24 Hour Fitness). The property is part of a multi-owner retail strip and is highly visible from the signalized intersection of 19th St & Harbor Blvd with its large signage fascia and red painted storefront mullions.

The property is surrounded by dense residential to the north and west, with Lions Park and the Downtown Recreation Center just across 19th St to the south. It's located just around the corner from the major retail thoroughfares of Harbor Blvd, Newport Blvd and 17th St.

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Harbor Boulevard

19th Street

Subject Property



SPECIALIZED

Bank of America



24 HOUR FITNESS



Regional Map



TJ-maxx
THE HOME DEPOT
HomeGoods
MERCADO
MONTGATE MARKET

planet fitness
at home
The Home Decor Superstore
PartyCity

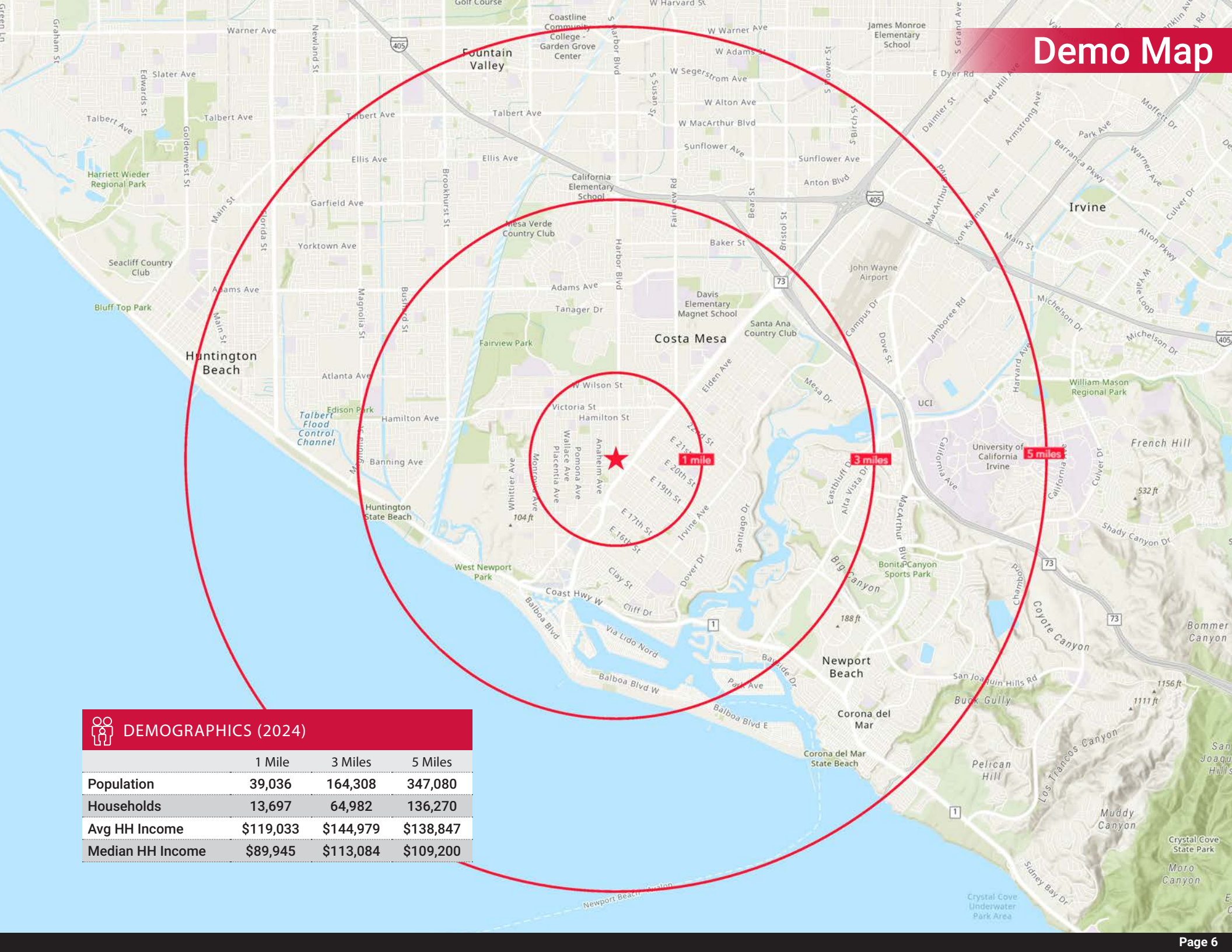
McDonald's
IN-N-OUT BURGER


Ford

GROCERY OUTLET
BevMo!
CVS pharmacy
24 FITNESS

TRIANGLE SQUARE
Yard House
24 FITNESS
TAVERN+BOWL





 DEMOGRAPHICS (2024)	1 Mile	3 Miles	5 Miles
Population	39,036	164,308	347,080
Households	13,697	64,982	136,270
Avg HH Income	\$119,033	\$144,979	\$138,847
Median HH Income	\$89,945	\$113,084	\$109,200

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