

the healing
plant
OF CALIFORNIA

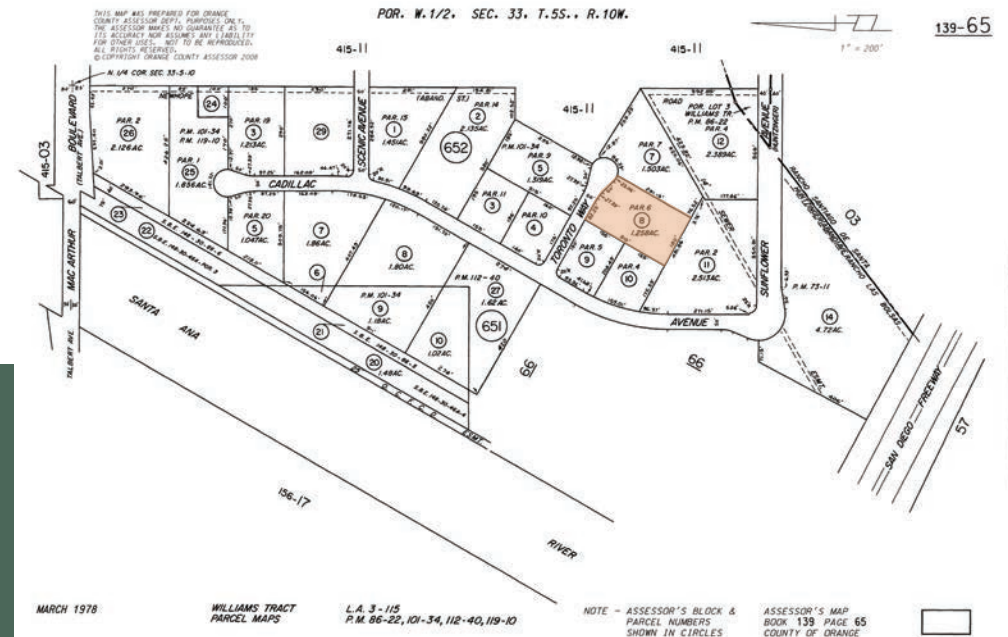
1685

1685 TORONTO WAY

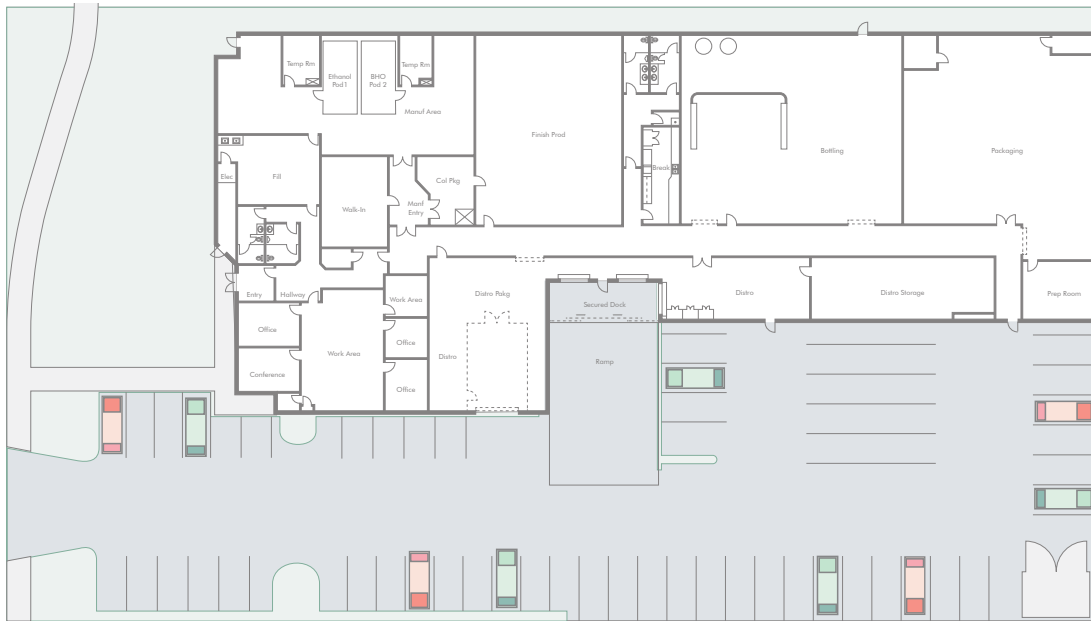
COSTA MESA, CALIFORNIA 92626

BUILDING SPECIFICATIONS

Building Size	±22,933 SF
Parcel Size	±1.3 Acres
APN #	139-652-08
Office SF	±2,872 SF
Ground Level Doors	Three (3)
Dock High Doors	Two (2)/Three (3) Loading Positions
Warehouse Clear Height	20' Minimum
Power	800 Amps, 277/480 Volts (Verify)
Parking	2.26:1 (52 Parking Stalls)
Fenced Yard	±11,250 SF
Sprinklers	.38 GPM/3,000 SF
Location	South Coast Metro
Zoning	MG - General Industrial

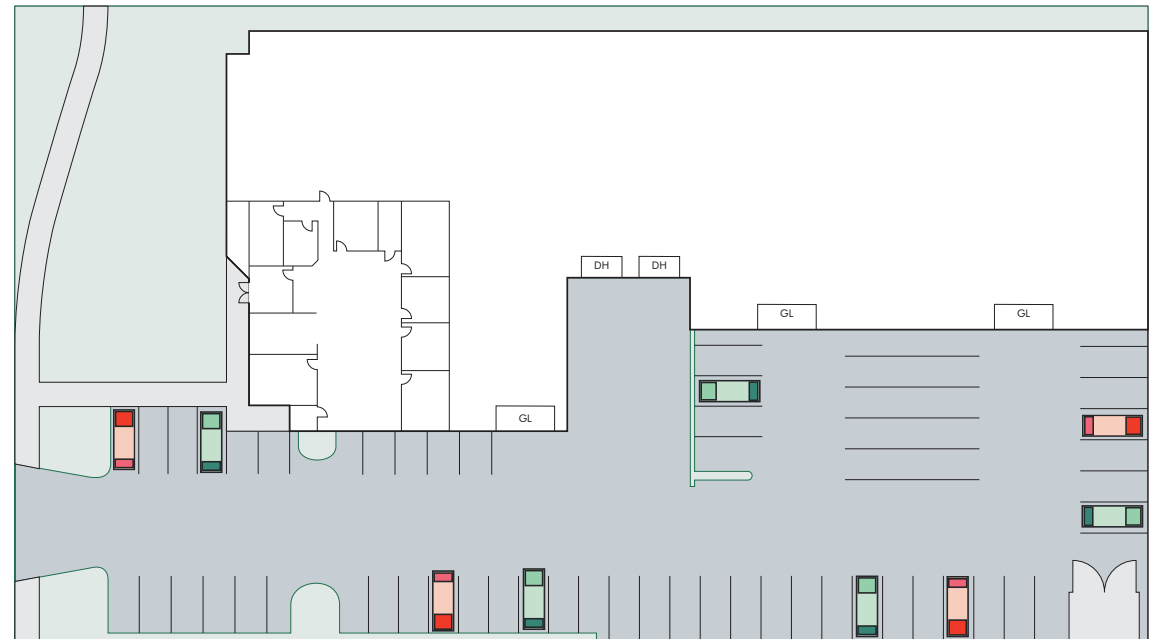


FLOORPLAN



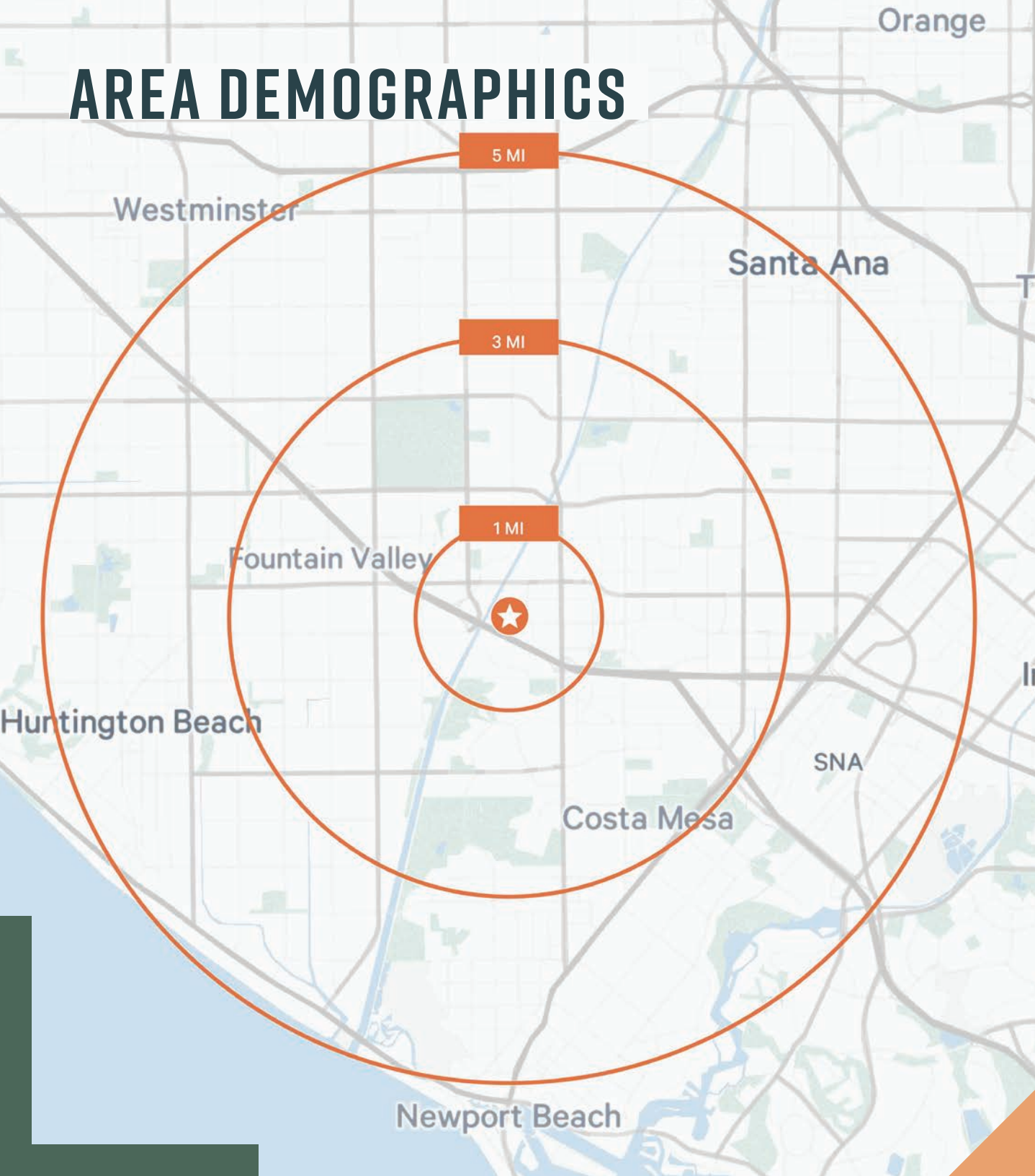
Current

Hypothetical





AREA DEMOGRAPHICS



DEMOGRAPHICS W/IN 5 MILES

Businesses	43,378
Employees	380,448
2029 Population Estimate	626,129
Households	203,167
Housing Units	212,741
Owner Occ. Housing Units	100,926
Median House Value	\$928,525
Avg House Value	\$1,002,272
Avg Household Income	\$140,265
Median Household Income	\$103,466

POPULATION



1 Mile
7,606

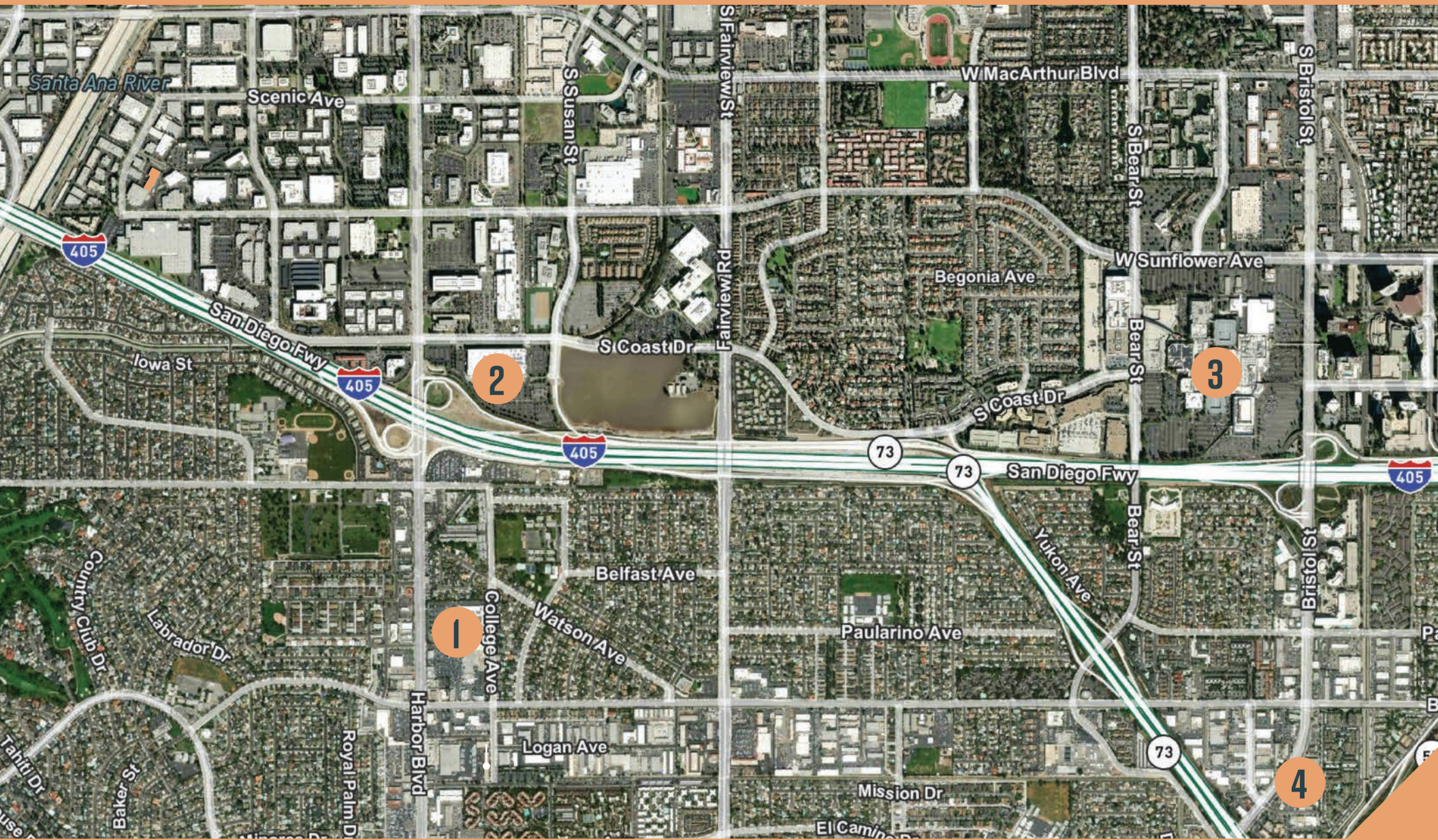


3 Miles
197,540



5 Miles
627,003

AMENITY MAP



1 COSTA MESA SHOPPING CENTER

5.11 Tactical
Board & Brew
Breeze Lagree
Chronic Tacos
CVS Pharmacy
Dave's Hot Chicken
F45 Training
Massage Envy
Nekter Juice Bar
Ninja Warrior Gym
Rance's Chicago Pizza
Shoe City
Skin Perfect Medical Aesthetics
Sprouts Farmers Market
Starbucks
Target

2 SOCO / THE OC MIX

ARC Food & Libations
Arc Pizza House
Bang & Olufsen
Birdie Bowl & Juicery
Butcher's House
Coco Republic
Design Within Reach
Famosa
La-Z-Boy
Lovesac
Moulin
Paul Mitchell the School
Portola Coffee
Roche Bobois
Shuck Oyster Bar
SoCo Farmers Market
The Cheese Shop

3 SOUTH COAST PLAZA

AnQi Bistro
Apple Store
Bloomingdale's
CALO Kitchen + Tequila
Capital Grille
Corner Bakery
Crate & Barrel
Dior
Fendi
John Varvatos
Louis Vuitton
lululemon
Knife Pleat
Maje
Mochinut
Morton's Steakhouse
MOULIN
Nike
Outpost Kitchen
Ralph Lauren
Rolex
Ruby's Diner
Saks Fifth Avenue
Seasons 52
Sur La Table
Tableau Kitchen & Bar
Tumi
Wahoo's Fish Tacos
Water Grill
West Elm
Westin South Coast Plaza
Williams Sonoma

4 THE CAMP / LAB ANTI-MALL

Ahba
Barbonzai
Blackmarket Bakery
Boba Guy's
Cowboys and Poodles
East Borough
Folks
Goodtown Doughnuts
Habana
Mesa
Milk & Honey
Salty Bear
Slurpin' Ramen Bar
The Taco Stand
The Plot
Vitaly Caffè
Wine Lab





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CONTACTS

Ross Bourne
Executive Vice President
+1 949 725 8537
ross.bourne@cbre.com
Lic. 01436669

Ross Fippinger
Senior Vice President
+1 949 725 8481
ross.fippinger@cbre.com
Lic. 01450571

Joe Czech
Associate
+1 949 725 8529
joe.czech@cbre.com
Lic. 02159112

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