

AUTO SALES/SERVICE OPPORTUNITY

FOR LEASE

2049 Harbor Blvd | Costa Mesa, CA



Conceptual Rendering

PROPERTY HIGHLIGHTS

- High Visibility Auto Dealership Opportunity
- Located at a T-Shape Intersection with Signalized Access from 3 Directions
- Heavy Traffic counts in Excess of 35,000 Vehicles Per Day
- Situated on a 23,380 S.F. Usable Lot
- 115 Feet of Frontage Along Busy Harbor Boulevard
- **5,431 S.F. Building**

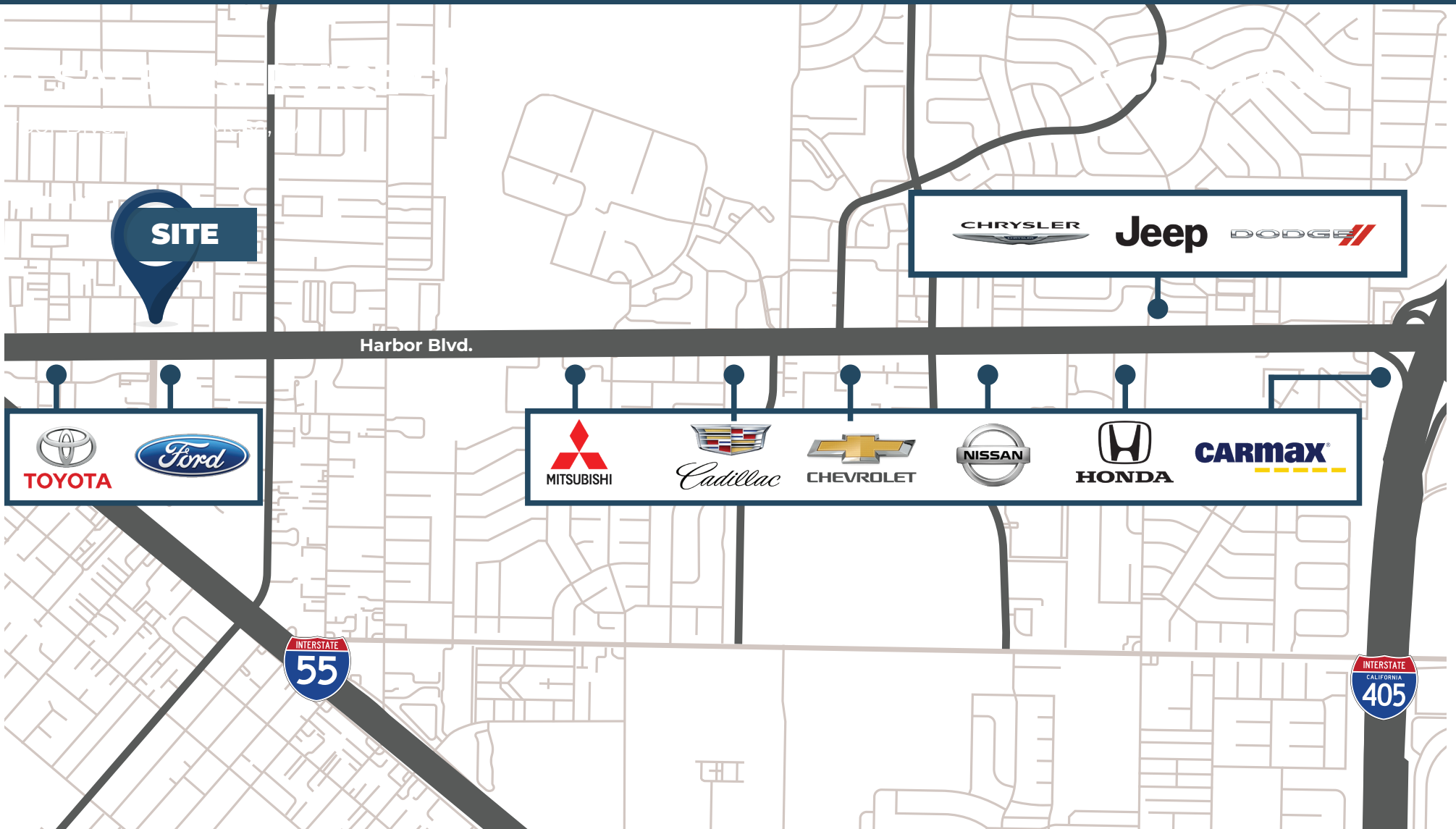


Existing Structure

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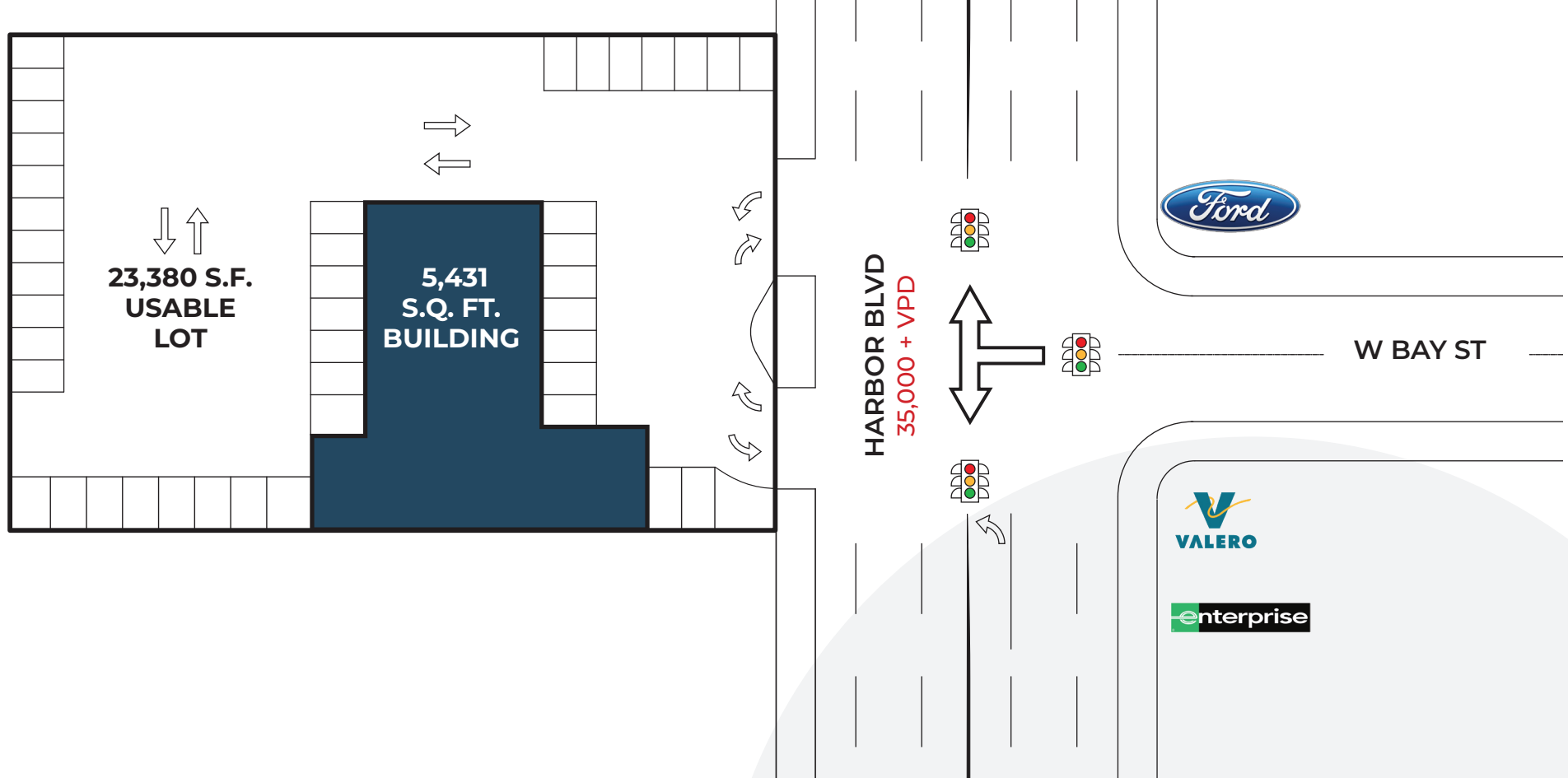
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Demographics

2022	1 MILE	3 MILES	5 MILES
Average Household Income	\$109,745	\$135,252	\$132,443
Population	41,010	164,200	369,213
Households	13,193	62,469	141,875

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ABOUT COSTA MESA

One of California's most eclectic and vibrant cities The City of Costa Mesa - just one mile from the Pacific Coast in the heart of Orange County-is one of California's most eclectic and vibrant cities. The city is home to South Coast Plaza, one of the nation's largest shopping centers, and the world-class Segerstrom Center for the Arts and South Coast Repertory theater. Costa Mesa is also the capitol of the action sports industry and the headquarters for companies such as Hurley International, Volcom, RVCA and Vans.

The city has a diverse dining scene and is home to The Lab and The Camp, two counter-culture retail developments, and the SoCo Collection, a cutting edge, environmentally friendly shopping center.

Costa Mesa encompasses 16 square miles and has a population of about 112,780. Since its incorporation in 1953, Costa Mesa has evolved from a semi-rural farming community of 15,000 to a city with robust local economy that generates tax revenues of about \$118 million annually. A general law city, Costa Mesa has a council-manager form of government and staff of approximately 450 full-time employees.

Costa Mesa offers 28 parks, two municipal golf courses, 20 public schools and three libraries. Orange Coast College, Coastline Community College and Vanguard University have their campuses in Costa Mesa. The Orange County Fair and Event Center is also within the city limits.

The 9.5-acre Costa Mesa Civic Center at 7 Fair Drive. City Hall is a five-story, mid-century modern building. The complex also includes the Council Chambers, Police Department Headquarters, a 91 Dispatch building and Fire Station No. 5.

Costa Mesa residents enjoy a mild Southern California climate. The City's location provides easy access to many of Southern California's major attractions, including beaches, mountain areas, high and low deserts, Disneyland, Knott's Berry Farm, Palm Springs and Los Angeles.

Sources: *<https://www.costamesaca.gov/community/about>

NOTABLE LOCATION ATTRIBUTES



4 MILES
to John Wayne
Airport



2 MILES
to Newport
Beach



BUSY
Signalized
Intersection

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Sources: *City of Costa Mesa 2023, Google Earth

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LEARN MORE ABOUT THIS PROPERTY

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