



SALE PRICE
\$4,145,454

CAP RATE
5.5%

2013

NEWPORT BOULEVARD
COSTA MESA, CALIFORNIA

±3,571 SF
FULLY LICENSED
& OPERATIONAL
DISPENSARY

COMING SOON
STBAINE
EST. & DISPENSARY

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EST. & DISPENSARY

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IMAGE HAS BEEN DIGITALLY ENHANCED



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2013

NEWPORT BOULEVARD FULLERTON CALIFORNIA

FULLY
LICENSED
LEASED
INVESTMENT



LICENSED



±3,571 SF BUILDING



CLOSE PROXIMITY TO
RESTAURANTS AND
JOHN WAYNE AIRPORT



16 PARKING SPACES
4.50/1,000 SF



WOOD FRAME
CONSTRUCTION



SINGLE STORY
BUILDING



CENTRAL COSTA
MESA LOCATION

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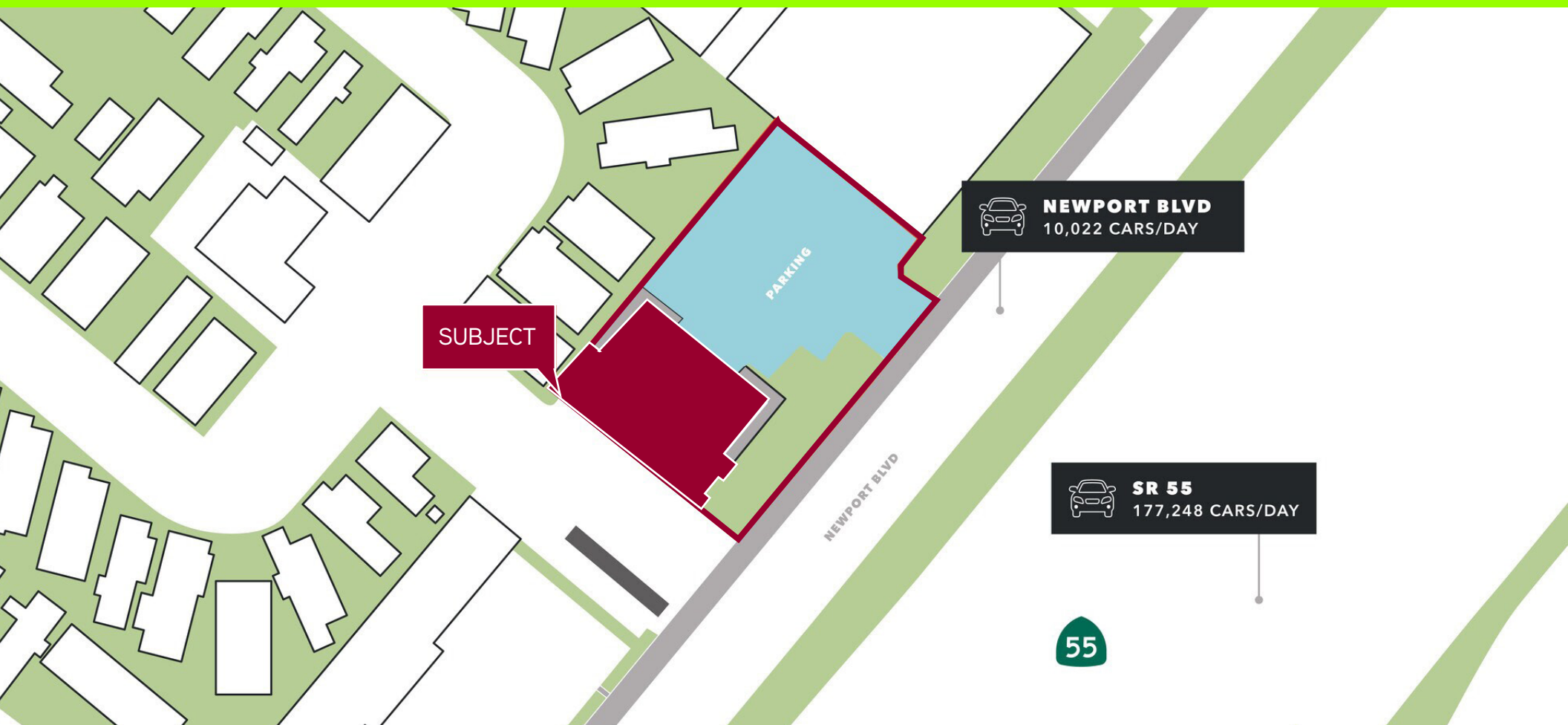
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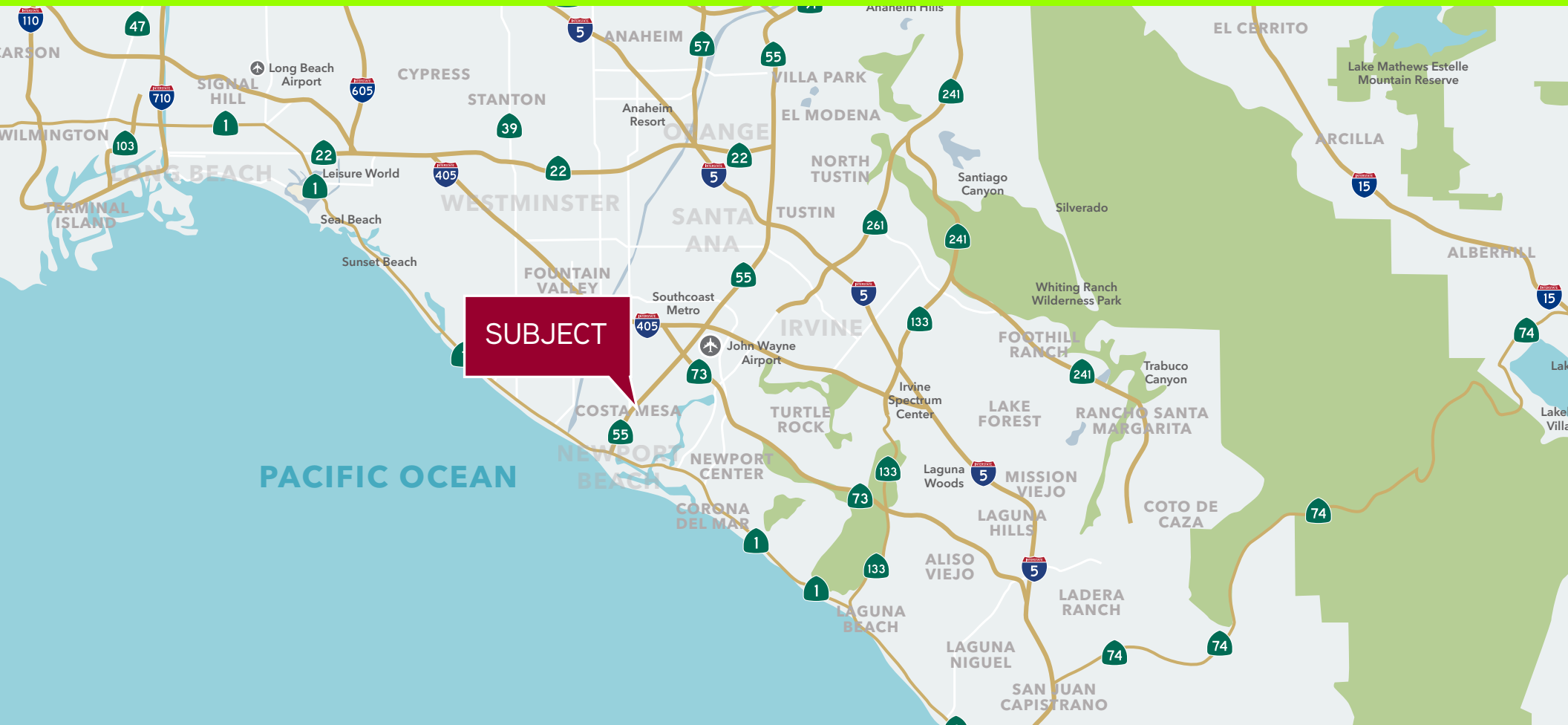
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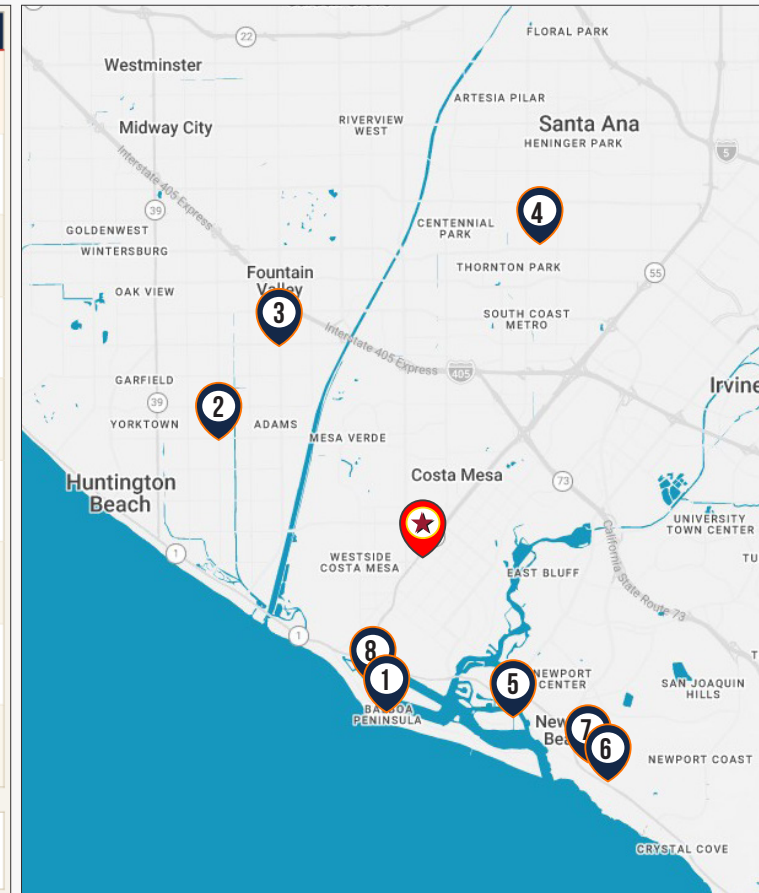
#	PROPERTY	SALE DATE	SALE PRICE	GLA	BUILT	CAP RATE
	2013 Newport Blvd SUBJECT — OFFERING Newport Beach, CA 92663 - Newport Beach Submarket SUBJECT · LISTED BY LEE & ASSOCIATES — NEWPORT BEACH	Currently Offered	\$4,145,454 \$1,161 / SF	3,571 SF	1990	5.50%
1	1920 W Balboa Blvd Newport Beach, CA 92663 - Newport Beach Submarket BUILT 1975 / RENO 2018 · 100% LEASED · MNN INVESTMENT	9/19/2025	\$5,239,000 \$1,138 / SF	4,636 SF	1975 / 2018	5.00%
2	9032 Adams Ave — Adams Marketplace Huntington Beach, CA 92646 - Huntington Beach Submarket BUILT 1998 · 1031 EXCHANGE	7/10/2025	\$2,300,000 \$916 / SF	2,511 SF	1998	4.50%
3	10044 Ellis Ave Fountain Valley, CA 92708 - Fountain Valley Submarket BUILT 1968 · 100% LEASED · MNN INVESTMENT	6/25/2025	\$2,200,000 \$894 / SF	2,460 SF	1968	4.70%
4	2222 S Bristol St Santa Ana, CA 92704 - Santa Ana Submarket BUILT 1990 · 50% LEASED · HIGH-VACANCY	4/17/2025	\$2,700,000 \$587 / SF	4,596 SF	1990	4.90%
5	308 Marine Ave Newport Beach, CA 92662 - Newport Beach Submarket BUILT 1948 · 100% LEASED · BALBOA ISLAND	8/22/2024	\$2,680,000 \$964 / SF	2,781 SF	1948	4.65%
6	3601-3617 E Coast Hwy Corona Del Mar, CA 92625 - Newport Beach Submarket BUILT 1962 · 83% LEASED · 1031 EXCHANGE	8/5/2024	\$7,250,000 \$1,572 / SF	4,612 SF	1962	5.25%
7	3555 E Coast Hwy Corona Del Mar, CA 92625 - Newport Beach Submarket BUILT 1949 · DEFERRED MAINTENANCE	7/31/2024	\$3,700,000 \$1,429 / SF	2,590 SF	1949	5.47%
8	3000-3002 Newport Blvd Newport Beach, CA 92663 - Newport Beach Submarket BUILT 1990 · IN ESCROW · 62 DAYS ON MARKET	In Escrow	\$2,995,000 \$1,498 / SF · ASK	2,000 SF	1990	4.80%

AVG. COMP CAP RATE
4.91%

MEDIAN COMP CAP RATE
4.85%

CAP RATE RANGE
4.50 – 5.47%

SUBJECT OFFERING
5.50%



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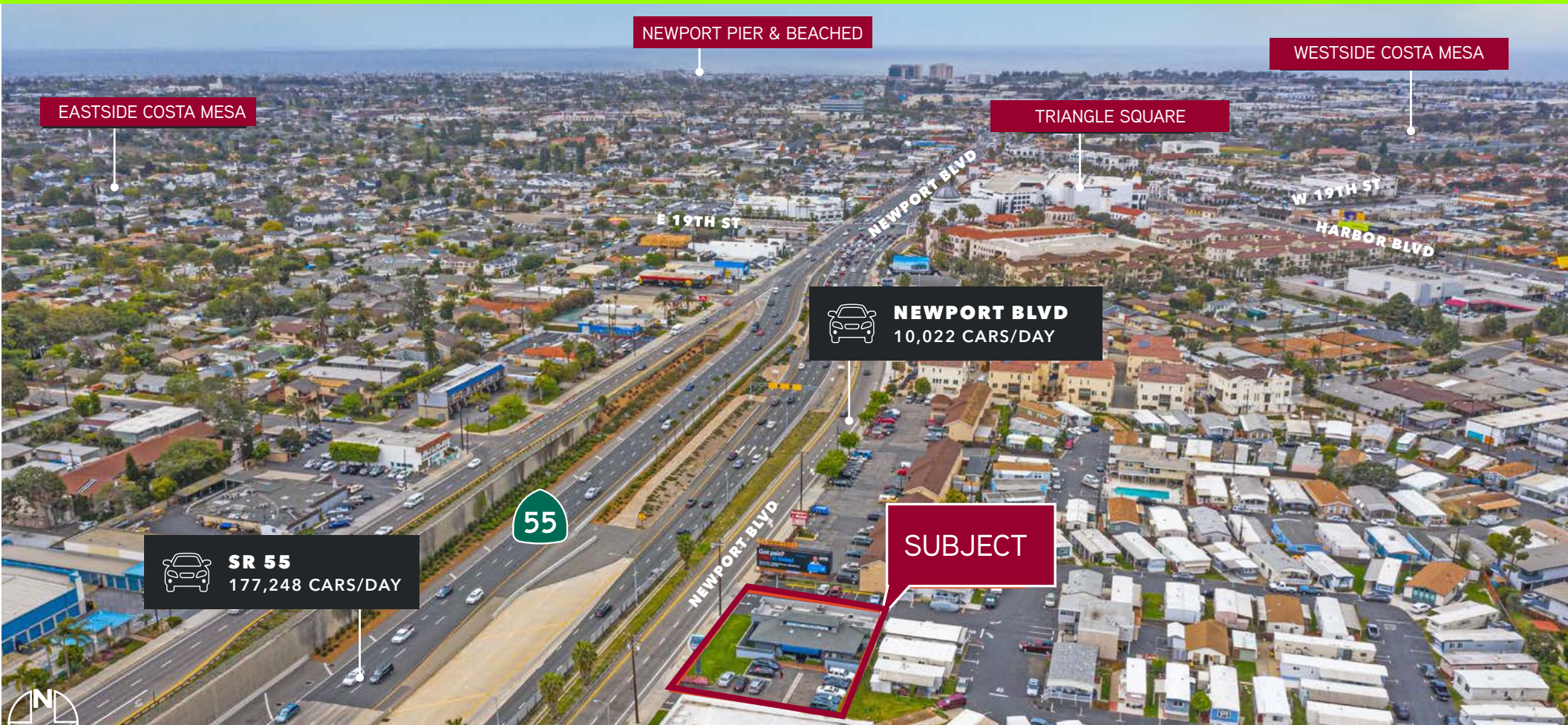
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