

3505 **N3**
CADILLAC
COSTA MESA, CA

PRICE REDUCED \$15 PSF
NEW SALE PRICE:
\$2,010,250
(\$425 PSF)



FOR SALE ±4,730 SF | FLEX/INDUSTRIAL CONDO
INTERIOR RENOVATIONS COMPLETE!

NEWMARK

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LOCATION

Cambridge Business Park is in Costa Mesa's South Coast Metro/ Airport Area, a centrally located employment hub with quick access to the I-405, SR-55, and SR-73 freeways. The park sits within a mature industrial/creative-flex corridor near major arterials such as Harbor Boulevard, Bristol Street, Baker Street, and Paularino Avenue, offering convenient connectivity for employees, clients, and light logistics.

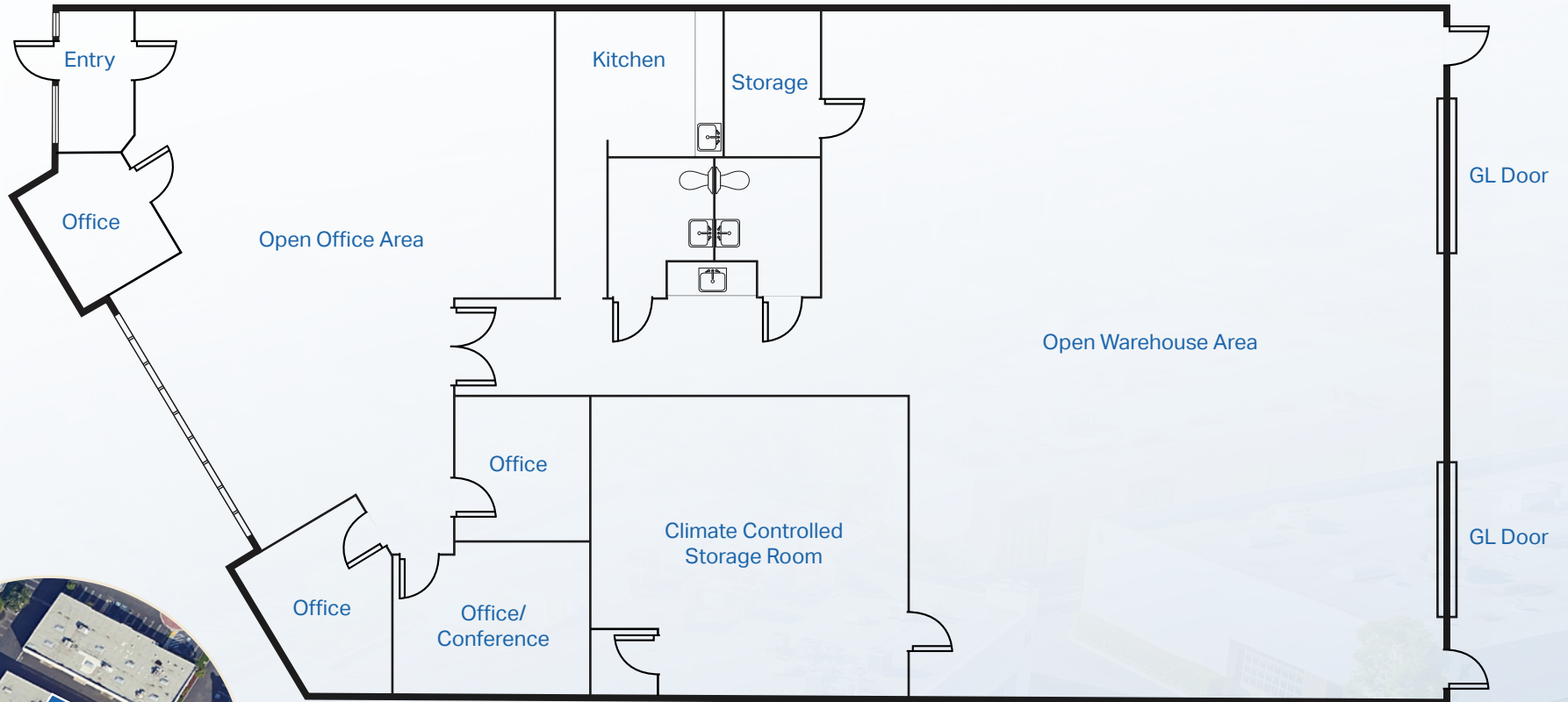
HIGHLIGHTS

- ±4,730 SF flex/industrial condo
- ±1,500 SF functional office area
- **Brand new restrooms, kitchen, lighting, flooring and interior paint**
- Built in 1982
- APN #139-662-02
- 2 GL doors
- 2 exterior man-doors
- 16' ceiling height
- 3:1 parking ratio
- 400 amps, 120/208 Volt 3 Phase (verify)
- Located in the Cambridge Business Park
- Walking distance to SOCO shops and restaurants
- Excellent access to 405, 55, and 73 freeways
- Located within Costa Mesa's "Green Zone"



FLOOR PLAN - CONDO N3

±4,730 SF



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ONE METRO WEST

SUNFLOWER AVENUE
soco MiX
THE OC

CADILLAC AVENUE


**7 MINUTE WALK
AND 0.3 MILES
FROM BUILDING**



soco ^{the}OC **MiX**

3505-N3 Cadillac Avenue is located within walking distance of SOCO and The OC Mix. Featuring over 300,000 square feet of showrooms, restaurants, artisan food purveyors, boutiques, creative studios and home to Orange County's largest Farmers Market. Discover your inner designer, chef, foodie, fashionista or event pioneer. Partake in design lectures and instruction, cooking demonstrations and classes or just browse our showrooms for inspiration to living on your terms. The inspiration is endless.





**2 MINUTE WALK
AND 0.1 MILES
FROM BUILDING**

ONE | METRO | WEST

One Metro West is a mixed-use community that brings multifamily residences, creative office space, retail, a park, and an event plaza to Costa Mesa. Located on 16 acres in the northwest corner of the city, adjacent to the 405 Freeway, this development will become the new northern gateway to Costa Mesa.

1,057 residential units distributed across three buildings with distinctive architecture feature an "Equinox"-style 24/7 fitness center, yoga and aerobic studio and wellness room with oxygen stations and cryotherapy, multiple rooftop amenity terraces and open spaces for recreating and lounging. Three resort-style, saltwater swimming pools, including a rooftop junior Olympic-sized pool, all with spas and cabana areas are positioned throughout the master plan. The project also features a 1.7-acre park and event plaza designed to hold intimate musical performances, outdoor theatrical productions, community-sponsored meetings and celebrations. A 25,000 SF "jewel box" creative office with a roof garden and event space within the park is complimented by 6,000 SF of specialty retail.



Visit
Website



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FOR SALE ±4,730 SF | FLEX/INDUSTRIAL CONDO

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NEWMARK

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