



## East Side Costa Mesa Shops



55 FREEWAY (149,930 VPD)  
NEWPORT BLVD

## East Side Costa Mesa Shops

- Costa Mesa (**Newport Beach**), CA
- Rare Coastal Retail/Office/Owner/User Opportunity

**BLVD**

Real Estate  
Investment  
Co.



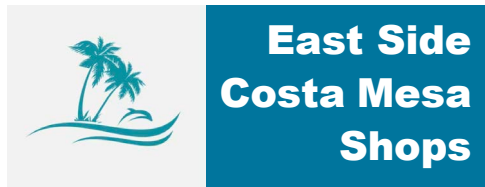
**HOME SMART**  
EVERGREEN REALTY

VICTORIA AVE (28,294 VPD)

**STATER BROS.**

55 FREEWAY (149,930 VPD)  
NEWPORT BLVD (16,124 VPD)





2146 Newport Blvd., Costa Mesa, CA 92627



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PRICING

Asking Price: \$3,995,000

PROPERTY SPECIFICATIONS

**Address:** 2146 Newport Blvd, Costa Mesa, CA 92627

**Buidling Size:** 6,000 square feet

**Land Size:** 0.54 acres (23,522 square feet)  
Potential Assemblage allowing 0.96 AC total

**Year Built:** 1980

**APN:** 426-121-40

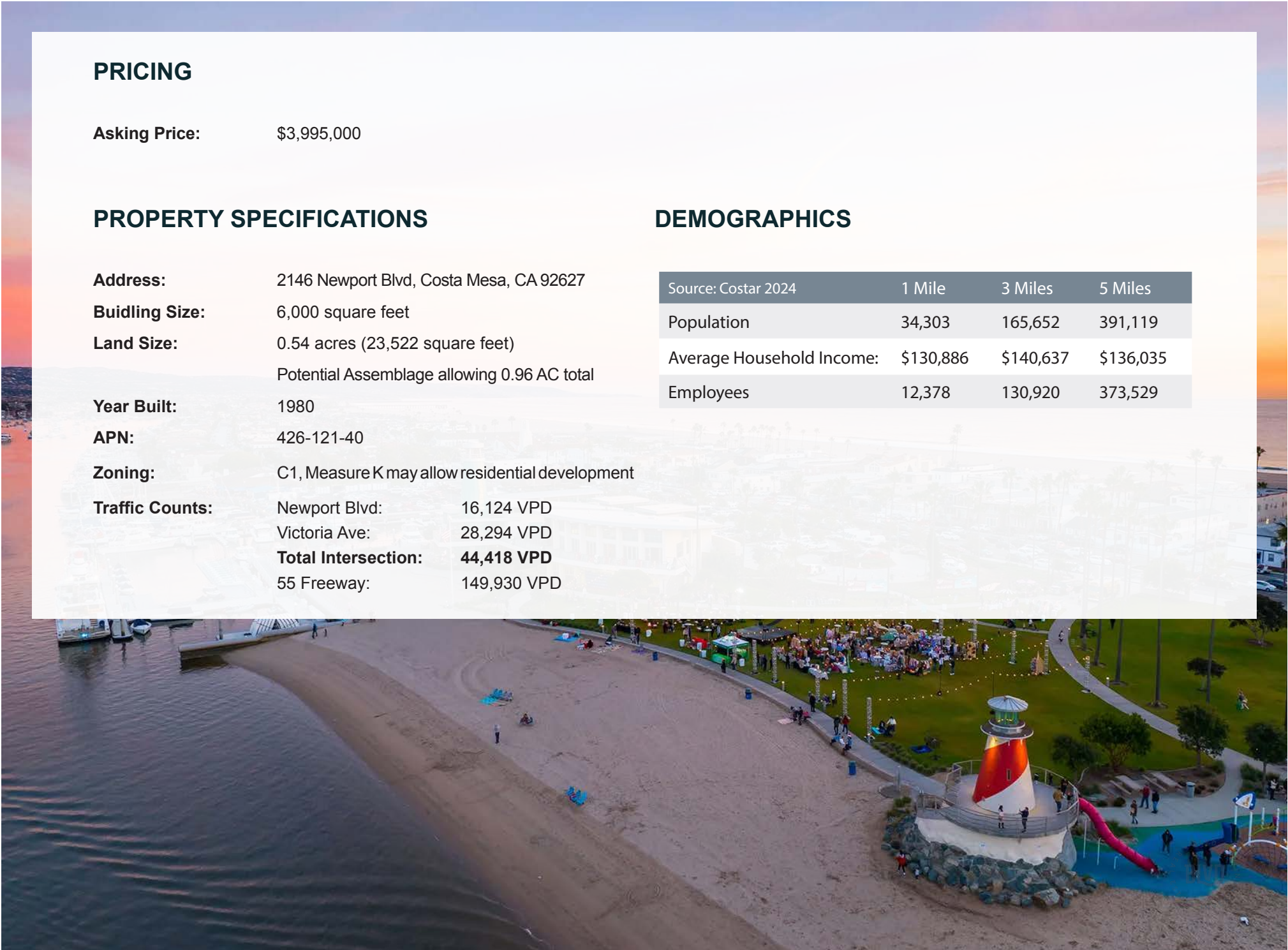
**Zoning:** C1, Measure K may allow residential development

**Traffic Counts:**

|                            |                   |
|----------------------------|-------------------|
| Newport Blvd:              | 16,124 VPD        |
| Victoria Ave:              | 28,294 VPD        |
| <b>Total Intersection:</b> | <b>44,418 VPD</b> |
| 55 Freeway:                | 149,930 VPD       |

DEMOGRAPHICS

| Source: Costar 2024       | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------|-----------|-----------|-----------|
| Population                | 34,303    | 165,652   | 391,119   |
| Average Household Income: | \$130,886 | \$140,637 | \$136,035 |
| Employees                 | 12,378    | 130,920   | 373,529   |



## Rare Coastal Southern California Investment Opportunity

- The subject property is located in the exclusive and affluent area of East side Costa Mesa, just outside of Newport Beach.
- In August 2024, the median listing price for a home in East side Costa Mesa, California was \$2.3 million.

## Highly Trafficked Freeway (On & Off Ramp) Location

- The subject property features excellent street frontage and visibility along Newport Blvd (16,124 VPD).
- Additionally, the property benefits from its close proximity to the 55 Freeway (149,930 VPD), which is the main freeway in Orange County leading directly to Newport Beach and other beach cities (Corona Del Mar, Huntington Beach, etc).
- Ease of Access from nearby freeway on & off ramps - would make an ideal office or destination location (ie. surf shop, doctor office, dental shop, cannabis, etc).

## Value-Add and/or Owner/User Opportunity

- Due to the approximate 50% physical occupancy as well as existing Month-to-Month tenancies, the property could be used in part or in whole by an Owner-User and may qualify for SBA financing. Buyer to verify.

## Recent Cannabis CUP Approval

- A CUP for Cannabis Dispensary was recently approved at this location by the planning commission by a previous buyer/applicant. However, this CUP may not be transferable to new Buyers. Buyer to verify the potential to use for Cannabis with the City of Costa Mesa.
- There are 34 cities within Orange County, and only 3 cities are allowed full cannabis use including: **Costa Mesa**, Santa Ana, and Stanton. These uses include: retail (storefront), retail (delivery), distribution, testing, and manufacturing.

## Significant Tenant Improvements for Potential Medical Office Use

- Suite D was recently extensively renovated for a potential medical office space use. Buyer may need to obtain an additional Modified CUP to allow medical use for this suite. Alternately, it is estimated that a change from massage to retail would reduce parking demand to allow medical use at Suite D. Buyer to verify the potential medical use with the City of Costa Mesa.

## Strong Demographics - Highly Affluent Area

- There are over 391,119 permanent residents living within a 5-mile radius of the subject property, with an average household income of nearly \$140,000.

## Costa Mesa - Central Orange County Location

- Costa Mesa, California, is a centrally located haven that seamlessly connects to all of Orange County's major attractions and events.
- As a coastal town, Costa Mesa offers the perfect fusion of beach charm and urban sophistication.
- Costa Mesa is located in the heart of Southern California, conveniently situated just minutes from Newport and Huntington Beach, 15 miles from Disneyland, 40 miles from Los Angeles, and 87 miles from San Diego.
- Distance from Top Orange County Attractions: **John Wayne Airport, Orange County (SNA):** 1 miles, **Newport Beach:** 1 miles, **Irvine:** 6 miles, **Huntington Beach:** 7 miles, **Laguna Beach:** 15 miles, **Disneyland:** 15 miles, **Honda Center:** 15 miles, **Angel's Stadium:** 15 miles, **Knott's Berry Farm:** 17 miles, **Aquarium of the Pacific:** 29 miles, **Downtown Los Angeles:** 40 miles, **Hollywood:** 45 miles, **San Diego:** 87 miles.





NEWPORT BEACH

HUNTINGTON BEACH



East Side  
Costa Mesa  
Shops

55 FREEWAY (149,930 VPD)

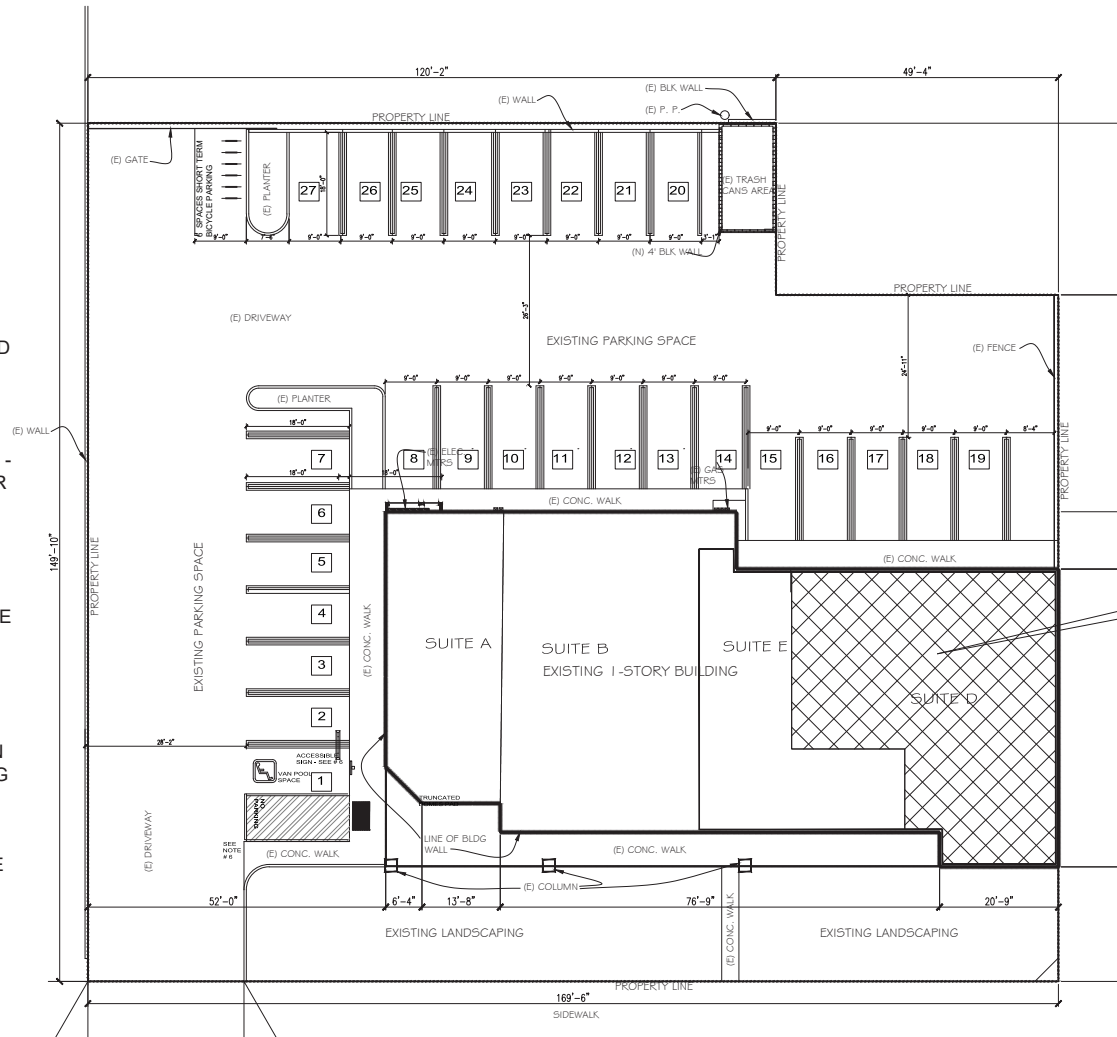
FWY OFF-RAMP  
NEWPORT BLVD (16,124 VPD)

STATER BROS.



# SITE PLAN

1. ALL ACCESSIBLE RAMPS SHALL BE SLIP RESISTANT FINISH.
2. ALL SLOPES IN THE PARKING LOT MUST NOT EXCEED 5% WITH 2% MAX. CROSS SLOPES.
3. TRUNCATED DOMES PAD MUST BE IN CONTRAST COLOR WITH THE BACKGROUND AND HAS A MAX. HEIGHT OF .02", 0.45" DIA., STAGGERED & AT 2.35" O.C.
4. FOR AREAS CROSSING PARKING LOT GUTTERS SLOPE SHOULD NOT EXCEED 2% - PROVIDE NEW PAD COVERING THE GUTTER WITH CROSSING SITE DRAINAGE PIPE (WHERE SLOPES EXCEEDS 2%).
5. ALL STRIPPING WILL BE 3'-0" O.C.
6. "NO PARKING" WILL BE 12" MIN. HIGH WHITE PAINTED LETTERS ALL STRIPPING WILL BE 4" WIDE IN BLUE COLOR FOR ACCESSIBLE PARKING SPACES.
7. PROVIDE 12" H. WRITING AT THE GREEN PARKING SPACE WITH THE WORDS : CLEAN AIR / EV IN GREEN COLOR (ALSO STRIPPING TO BE IN GREEN COLOR).
8. "NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY."



NEWPORT BOULEVARD

PLOT PLAN  
SCALE: 3/32" = 1'-0"

## PROJECT DATA

LOT AREA

EXISTING BUILDING

OFFICE BLDG 4 UNITS 6,015 S.F.

PROPOSED WORK

TENANT IMPROVEMENT SUITE D

## SCOPE OF WORK

TENANT IMPROVEMENT:  
Upgrade existing bathrooms.  
Create new three offices space.

## DEFERRED SUBMITTALS:

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY THE CITY SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY.

1- MEP

## Parking Analyses:

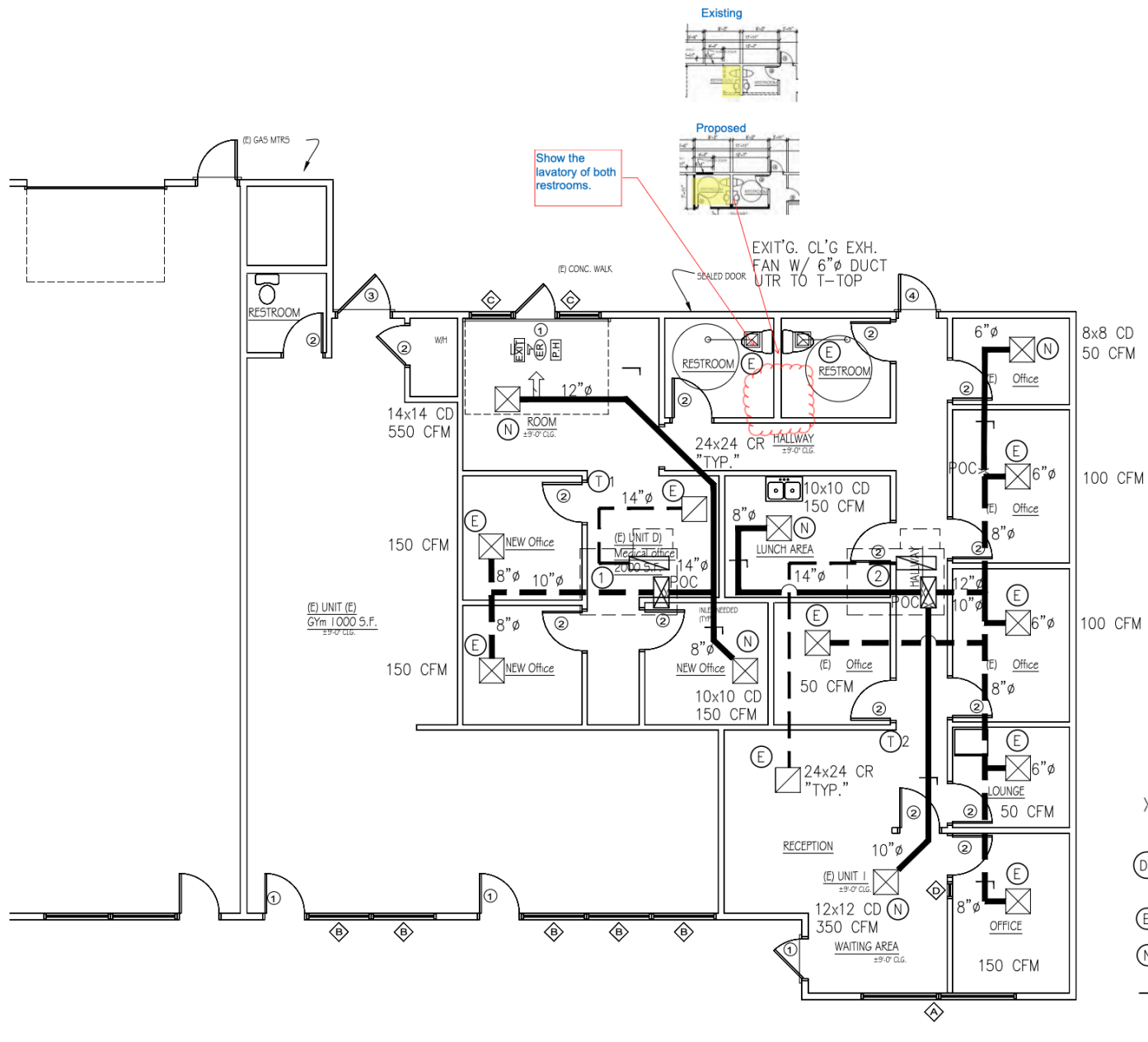
|                          |                                 |                   |
|--------------------------|---------------------------------|-------------------|
| Suite A                  | Existing Retail/massage         | (6 /1000)1000 = 6 |
| Suite B                  | Existing Car detailing Supplies | (4 /1000)2000 = 8 |
| Suite D                  | New office                      | (4 /1000) 2000 =8 |
| Suite E                  | Existing office                 | (4 /1000)1000 = 4 |
| Total parking required = |                                 | 26                |
| Parking provided =       |                                 | 27                |
| BICYCLE PARKING =        |                                 | 6                 |

REMODELED AREA  
(VERTICAL HATCH)  
= 2,000 S. F.

SURVEY NEEDED  
TO VERIFY  
PROPERTY LINES



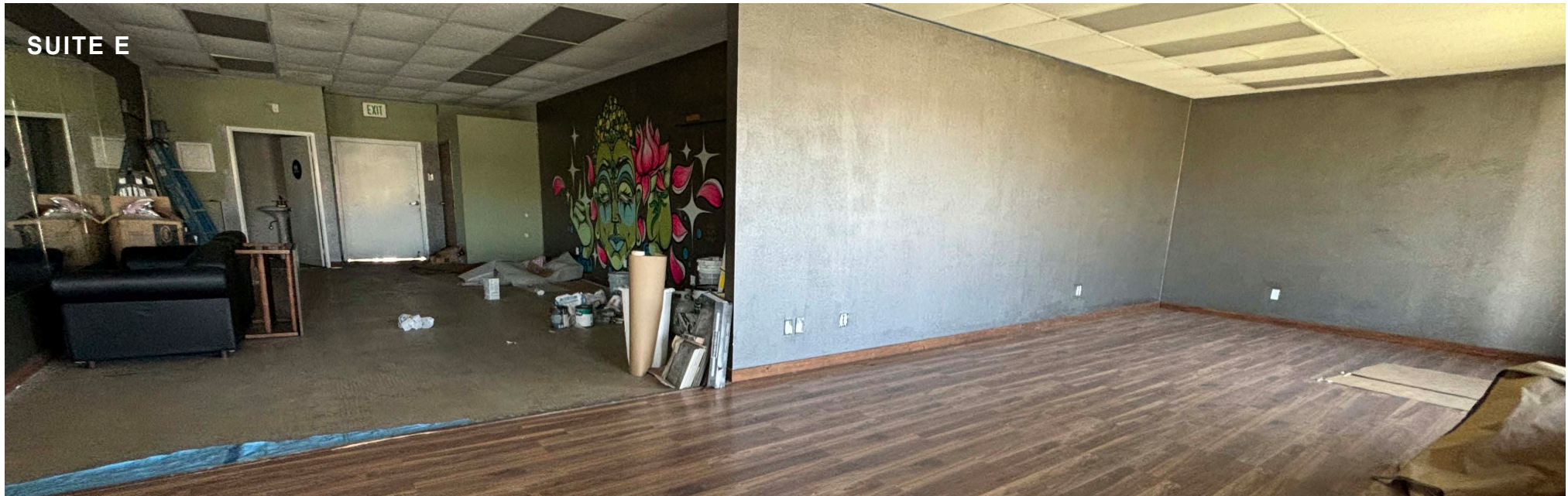
## FLOOR PLAN - SUITE D



①② EXIT'G. 2.5 TON PACKAGE GAS/ELEC  
ON ROOF CURB WITH S&R DUCT DROP  
POINT OF CONNECTION AS SHOWN.  
CARRIER MODEL 48SS030040

# INTERIOR PHOTOS

SUITE E



SUITE D



SUITE D



SUITE D









## C1 ZONING - COSTA MESA

The C1 zoning district in Costa Mesa, California is a Local Business District that allows a variety of small-scale businesses and neighborhood commercial activities:

### Purpose

To meet the local community's business needs by providing a range of goods and services.

### Development standards

To reduce the impact on surrounding properties, especially those with residential uses nearby.

### Permitted uses

Includes a wide range of businesses, such as bakeries, barber shops, bookstores, clothing stores, drugstores, florists, grocery stores, hardware stores, jewelry stores, restaurants, etc.

The city's commercial districts have other goals, including: Providing enough space for commercial development, Reducing traffic congestion, Avoiding overloading utilities, Protecting sensitive areas from objectionable influences, and Promoting high standards for site planning and landscape design.

### Measure K

The subject property is a Measure K site, which means it has the potential to be rezoned from commercial to residential use without a vote of the public. The site would need to be rezoned to a residential zoning district.

The highest density residential zone is R3 – Multiple Family Residential, which has a maximum density of 20 units per acre. The maximum height in the R3 zone is 2 stories/27 feet.

You will see residential developments in the City that are higher density or taller because they were developed through a master plan, specific plan, or urban plan that allowed additional density and/or height. There is also California Density Bonus Law, which allows new residential rental developments that meet specific affordability requirements to request deviations from some standards.



# LEASE SUMMARY

| Suite #           | Tenant                           | Size (SF) | % of Total (SF) | Scheduled Monthly Rent | Current Base \$/SF | % of Total (Rent) | CAM Recovery Type | Lease Start | Lease Expires | Lease Options |      |
|-------------------|----------------------------------|-----------|-----------------|------------------------|--------------------|-------------------|-------------------|-------------|---------------|---------------|------|
| A                 | Ziyi Jaing / Massage             | 1,000     | 16.7%           | \$2,319                | \$2.32             | 16.3%             | -                 | NNN         | 9/10/19       | 10/21/24      | None |
| B & C             | Marco Arqueta / Auto Detail Shop | 2,000     | 33.3%           | \$4,416                | \$2.21             | 31.0%             |                   | NNN         | 3/15/20       | MTM           | None |
| E                 | Vacant                           | 1,000     | 16.7%           | \$2,500                | \$2.50             | 17.6%             | .                 | NNN         | -             | -             | -    |
| D                 | Vacant                           | 2,000     | 33.3%           | \$5,000                | \$2.50             | 35.1%             | .                 | NNN         | -             | -             | -    |
| Total Occupied    |                                  | 3,000     | 50%             | \$6,735                | \$2.24             | 47%               |                   |             |               |               |      |
| Vacant            |                                  | 3,000     | 50%             | \$7,500                | \$2.50             | 53%               |                   |             |               |               |      |
| Total / Wtd. Avg: |                                  | 6,000     | 100%            | \$14,235               | \$2.37             | 100%              |                   |             |               |               |      |



## Why Orange County Is a Good Place to Invest

Orange County is widely regarded as a desirable location for real estate investment. With a strong real estate market and consistent appreciation rates over the years, Orange County has proven to be an excellent choice for real estate investors seeking long-term gains.

## High Demand

Orange County real estate is in high demand for several reasons. The region offers an exceptional quality of life with its picturesque beaches, pleasant climate, and abundant recreational activities. Additionally, Orange County boasts a strong economy with various industries, such as technology, healthcare, finance, education, and tourism, driving job growth.

The proximity to Los Angeles also significantly influences the demand for Orange County real estate. Many people are drawn to the county's more suburban lifestyle than the hustle and bustle of neighboring cities like LA while enjoying convenient access to urban amenities.

Furthermore, Orange County has well-regarded school districts that make it highly attractive for families looking for excellent educational opportunities for their children. The county is home to top-rated public schools as well as renowned private institutions.

## Beautiful Location

Its beautiful location along the Southern California coastline makes it an attractive destination for both residents and tourists alike. This natural beauty contributes to an ever-increasing demand for housing and commercial properties in the area, ensuring a consistent market for investors.

## Variety of Neighborhoods

From upscale communities like Newport Beach, Laguna Beach, Costa Mesa and Irvine to more affordable options in cities like Santa Ana or Anaheim, there is something for everyone seeking to invest in this region. This diversity allows investors to choose properties that align with their financial goals while also meeting the demands of prospective tenants or buyers.

## Great Place to Become a Landlord

Orange County has proven itself as a great place to become a landlord. The strong rental market offers opportunities for steady cash flow through leasing out properties. With an abundance of business centers and educational institutions in the area contributing to job growth and population influxes, including university students, there is always robust demand for rental properties.

In summary, Orange County's appealing location, high demand driven by tourism and population growth, diverse neighborhoods accommodating various budgets, and potential returns from becoming a landlord make it an attractive place to invest in real estate.





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