

# Costa Mesa Potential Site

Sale/Lease  
1770-84 Newport Blvd. Costa Mesa CA



Land Use  
General Commercial  
Zoning  
General Business (C2)



## Property Highlights

Structure: Multi-tenant, multi-structure  
GLA: 14,000+  
Parcel Size: 48,949 SF  
Previous Use: Former Doggy Daycare  
Specific/ Urban Plan: None  
Measure K Area: Yes  
Parking Exempt: Yes  
Traffic: 85,000 cars per day

## Potential Uses

A wide variety of Commercial Uses

## Active Entitlement

2013 – CUP (PA-13-26) Dog Daycare

## Agent

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# ±14,000 SF AVAILABLE FOR LEASE

1770 NEWPORT BOULEVARD, COSTA MESA, CALIFORNIA 92627



## SHIREEN FOROOHAR

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## ***Voit***

REAL ESTATE SERVICES





# AVAILABLE FOR LEASE

FULL BUILDING »  $\pm 14,000$  SF

## PROPERTY FEATURES

- »  $\pm 14,000$  SF Freestanding Retail Building Available
- » Bonus Mezzanine on the 2nd floor
- » Ideal location in the heart of Costa Mesa & coastal Newport Beach
- » High traffic on Newport Boulevard
- » Great space for Retail, Showroom, Classroom & Service Center

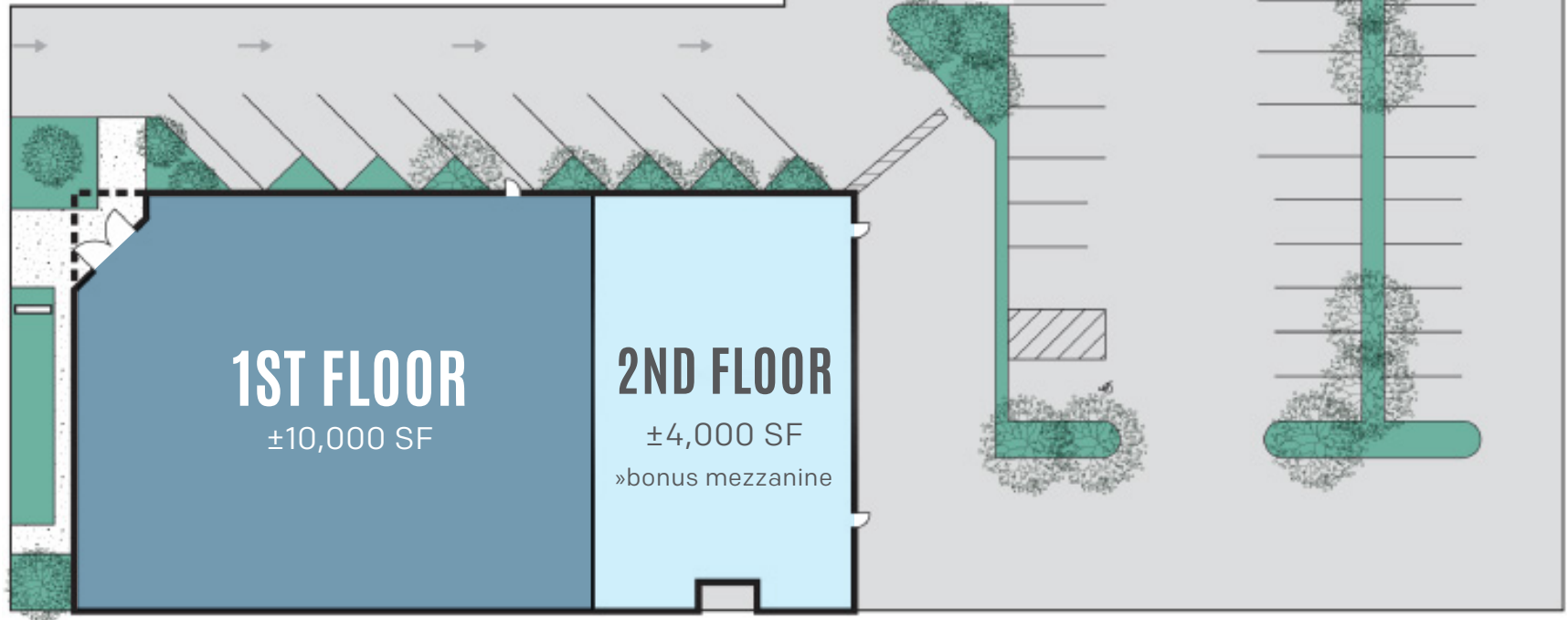


# FULL BUILDING

±14,000 SQUARE FEET

» with bonus mezzanine

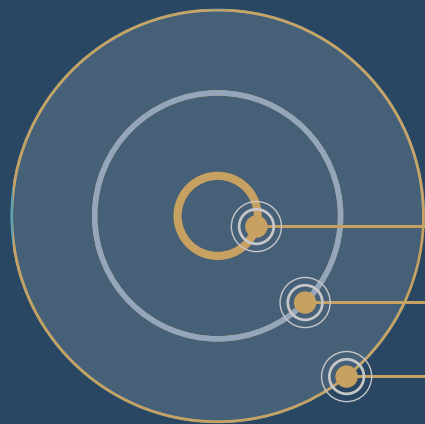
NEWPORT BOULEVARD







## DEMOGRAPHICS



	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	HOME VALUE	EMPLOYMENT
1 Mile	34,556	12,563	\$143,742	\$995,689	19,260
3 Miles	153,008	61,366	\$168,581	\$916,596	85,437
5 Miles	323,730	126,999	\$163,368	\$847,443	298,295





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