

FRASER · ELLIOTT COMMERCIAL

The Firm Real Estate Services Inc.

For Sale

Prime Retail Asset
5 Units | 4,579 SF

2801 Harbor Boulevard,
Costa Mesa, CA



949.877.8827

sales@thefirmrealestate.com

Chas Patterson
DRE# 01935216

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

SALIENT FACTS

Address

2801 Harbor Boulevard, Costa Mesa, CA

GBA

4,579 SF

Land Size

0.36 AC

Year Built

1989 | Fully Renovated 2022

NOI

~ \$581,000*

CAP

~ 5.9%

Frontage

134 FT on Harbor Blvd

Zoning

C-1 - permits neighborhood commercial activities and small-scale freestanding businesses

* Estimated NOI based upon lease of final unit beginning 12/1/2022

949.877.8827

sales@thefirmrealestate.com

OPPORTUNITY

Beautifully renovated and highly profitable retail asset in the heart of Costa Mesa. Situated at a signalized intersection at one of the most highly trafficked locations in Orange County, this property commands premium rents and is poised for future income growth. The property has ample parking and is located at the corner of two major thoroughfares (Adams Ave and Harbor Blvd) with great corner signage, close proximity to freeway, top retailers, grocery, dining and schools.

Offered at \$9,850,000

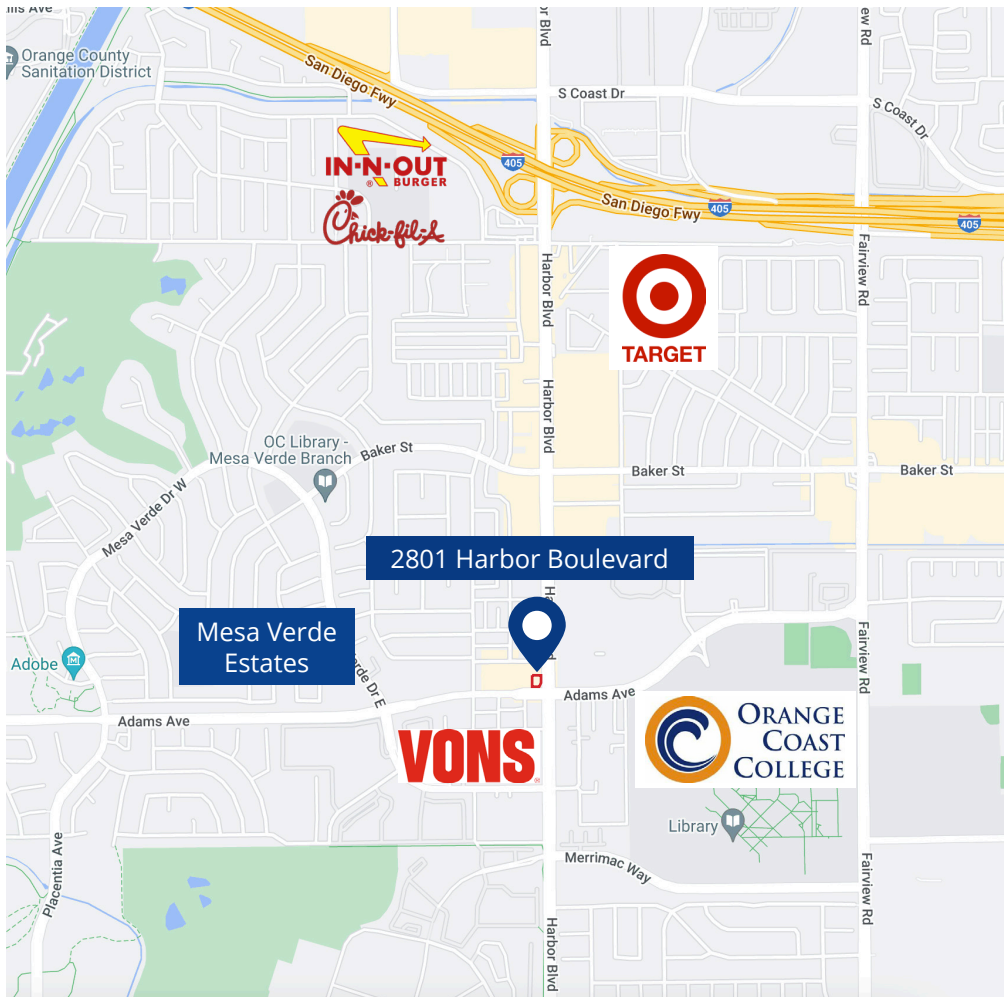


2801 Harbor Boulevard

FRASER · ELLIOTT
COMMERCIAL

LOCATION

- Located on the corner of Harbor Boulevard and Adams Avenue, which is one of the busiest intersections in Orange County and sees over 100,000 vehicles daily. *



*According to Orange County Register: <https://www.ocregister.com/>

949.877.8827

sales@thefirmrealestate.com

PROPERTY HIGHLIGHTS

- Fully renovated 2022
- End cap unit has outdoor seating
- Fantastic signage at major intersection
- Ample parking available
- Access from two major thoroughfares
- Popular location with strong demand



FRASER · ELLIOTT
COMMERCIAL



949.877.8827

sales@thefirmrealestate.com

FRASER · ELLIOTT
COMMERCIAL



949.877.8827

sales@thefirmrealestate.com

FRASER · ELLIOTT
COMMERCIAL

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS, COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.