

±4,045 SF INDUSTRIAL/FLEX BUILDING FOR SALE

735

Ohms Way

COSTA MESA, CALIFORNIA 92627



# THE OFFERING

CBRE is pleased to present 735 Ohms Way. A freestanding, single-tenant industrial/flex building totaling 4,045 square feet on a 0.19-acre parcel.

Built in 1965, the property features 2,810 square feet of two-story office space, a 13'11" minimum warehouse clear height, one oversized ground-level door, 200 amps of power, nine parking stalls, and a large, fenced yard, providing a functional, versatile configuration well-suited for a wide range of owner-user or investment applications.

Westside Costa Mesa is a small, tightly held industrial submarket where freestanding buildings rarely come to market. Inventory is scarce, making this a unique opportunity to acquire a freestanding asset in one of Orange County's most supply constrained infill corridors. The property's manageable scale and single-tenant configuration make it a compelling fit for investors seeking a stable, low management asset or owner/users looking to plant a flag in a market with strong long-term fundamentals.



**Freestanding  
Industrial/Flex  
Building**



**Rare Westside  
Costa Mesa  
Location**



**Owner User  
or Investment  
Opportunity**

# PROPERTY HIGHLIGHTS



## BUILDING SIZE

±4,045 SF Freestanding,  
Industrial Building



## YARD

Large, Fenced



## APN

424-121-15



## LOADING DOORS

One (1) Oversized  
Ground Level Door



## LOT SIZE

±0.19 Acres



## CLEARANCE HEIGHT

13'11"



## ZONING

MG



## PARKING STALLS

Nine (9)



## YEAR BUILT

1965

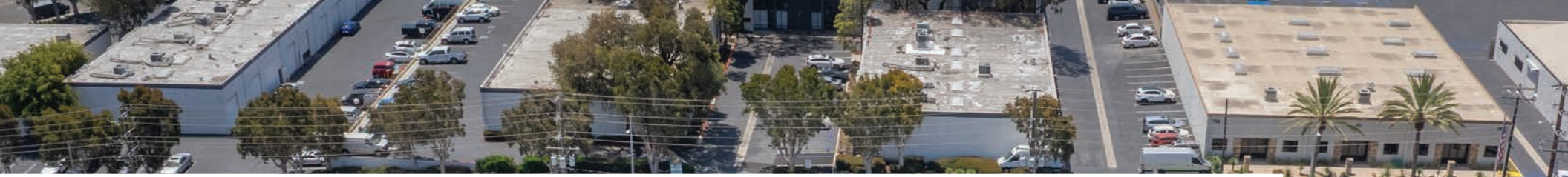


## POWER

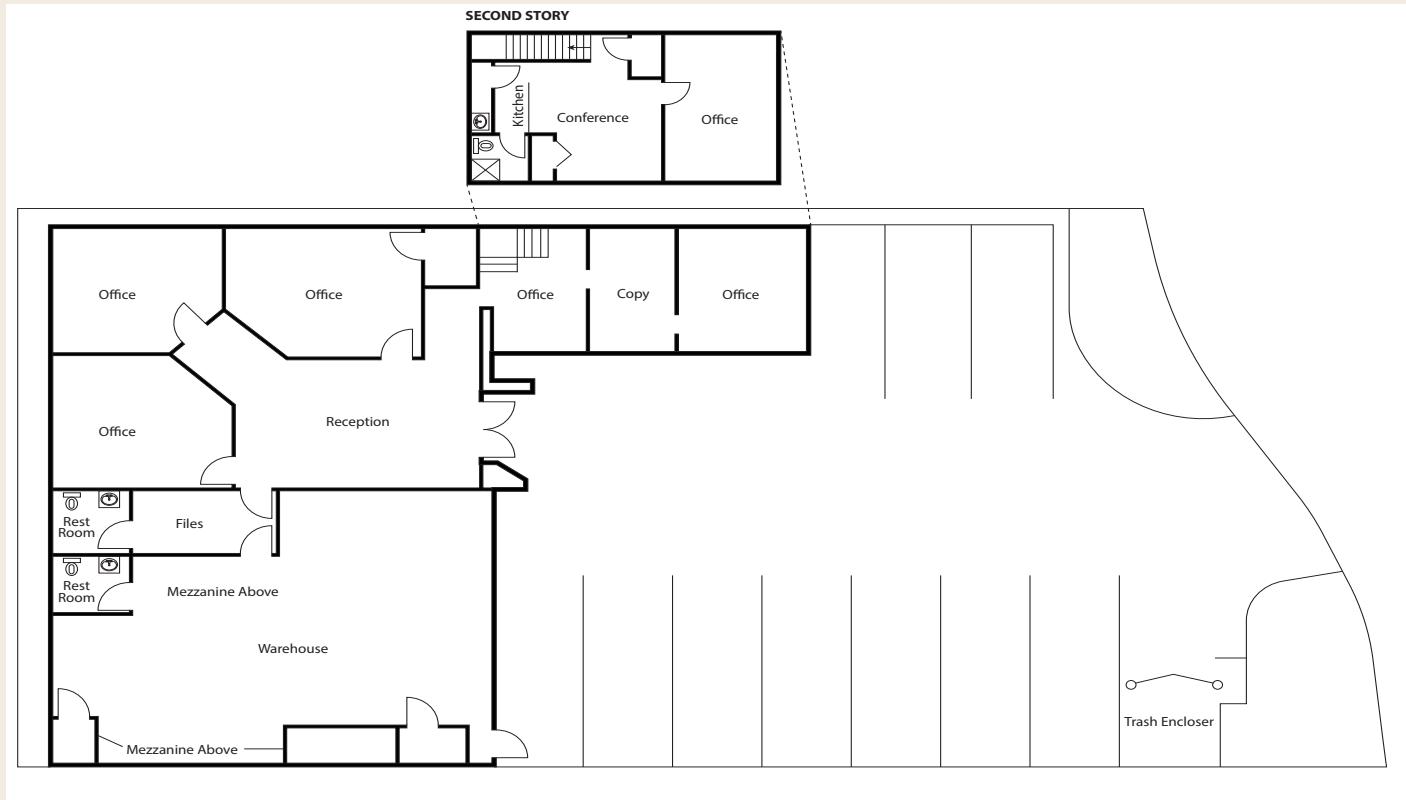
200 Amps (Verify)



735 OHMS WAY, COSTA MESA



# FLOOR PLAN







## AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	26,893	130,533	276,714
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$157,323	\$184,392	\$182,969
Median Household Income	\$109,929	\$124,036	\$126,579
<b>HOUSING VALUE</b>			
Median Home Price	\$1,213,295	\$1,386,494	\$1,306,131
Average Home Price	\$1,234,540	\$1,435,306	\$1,374,719
<b>PLACE OF WORK</b>			
Businesses	3,088	8,248	25,474
Employees	24,919	61,406	241,094



LIDO ISLE

BALBOA PENINSULA

NEWPORT PIER

HOAG HOSPITAL

PACIFIC COAST HIGHWAY

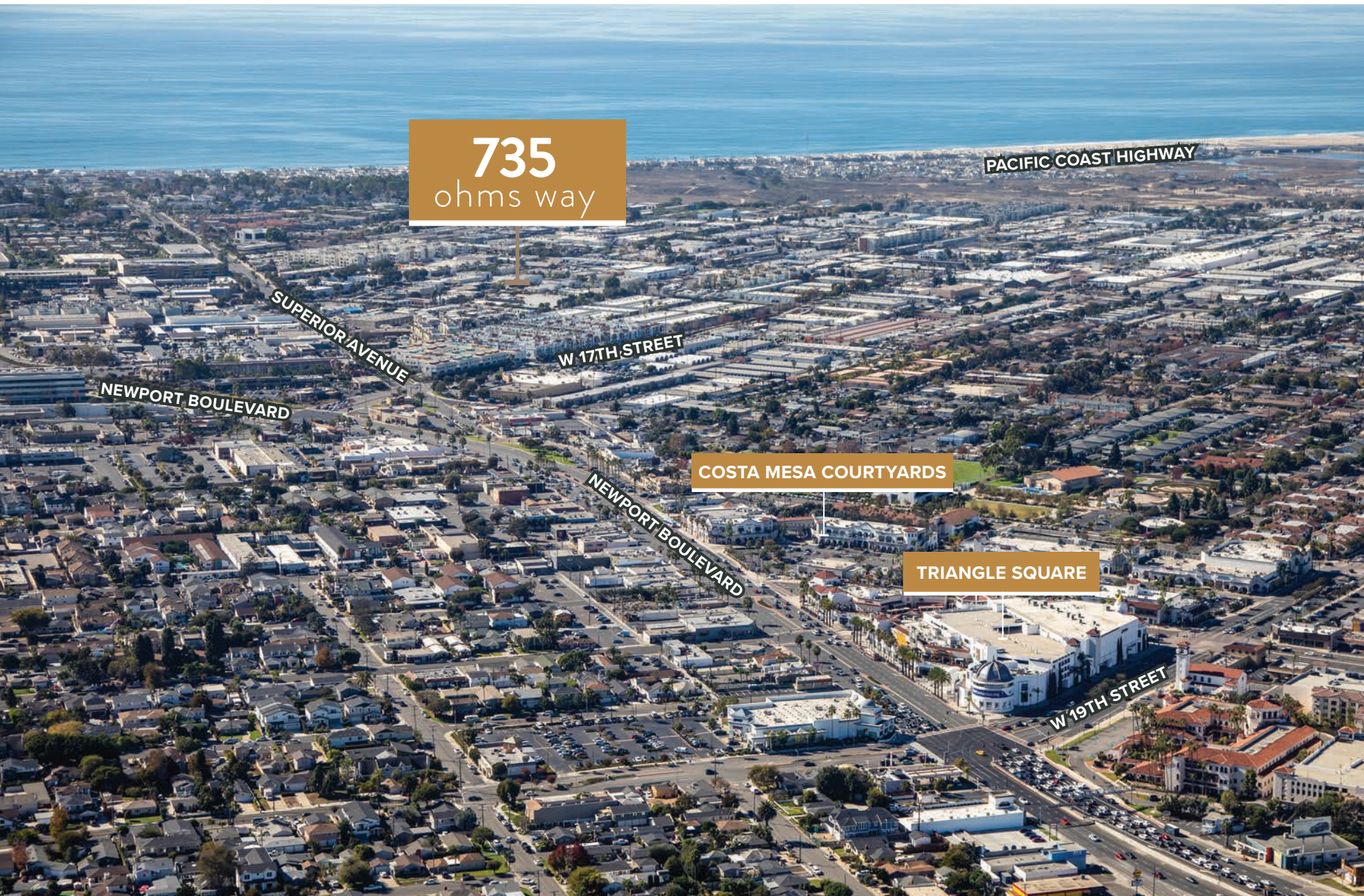
NEWPORT BOULEVARD

SUPERIOR AVENUE

735  
Ohms Way

OHMS WAY

735 OHMS WAY, COSTA MESA



**735**  
ohms way

**PACIFIC COAST HIGHWAY**

**SUPERIOR AVENUE**

**W 17TH STREET**

**NEWPORT BOULEVARD**

**COSTA MESA COURTYARDS**

**NEWPORT BOULEVARD**

**TRIANGLE SQUARE**

**W 19TH STREET**

735 OHMS WAY, COSTA MESA

# 735 Ohms Way

## INVESTMENT CONTACTS

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