



FOR LEASE

711 W 17th Street

Unit J6

Costa Mesa, California

SIZE

±2,500 SF

TYPE

Flex Office / Warehouse

LEASE RATE

\$5,000 / Month + CAM

LEASE TERM

3 – 5 Years | 3.5% Increases



PROPERTY HIGHLIGHTS

- ▶ ±2,500 SF Flex Office / Warehouse Condo
- ▶ Located in Mesa Business Center
- ▶ Ground Level Loading
- ▶ Air-Conditioned Space
- ▶ Two (2) Story Office with Ground-Level Warehouse
- ▶ Two (2) Restrooms, One on Each Floor
- ▶ Excellent Access to CA-55, CA-405 and CA-73 Freeways
- ▶ Ideal for Showroom, Office, or Light Industrial User
- ▶ Costa Mesa / Newport Beach Submarket

LEASE TERMS

LEASE RATE

\$5,000 / Month + CAM

LEASE TERM

3 – 5 Years

ANNUAL INCREASES

3.5%

CONDITION

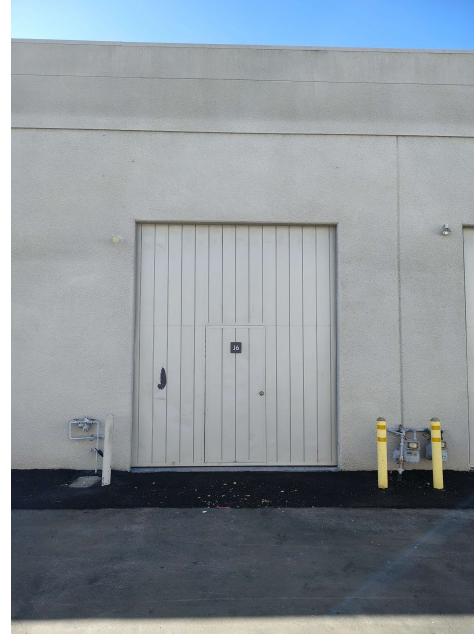
Broom Clean Delivery

PROPERTY SPECIFICATIONS

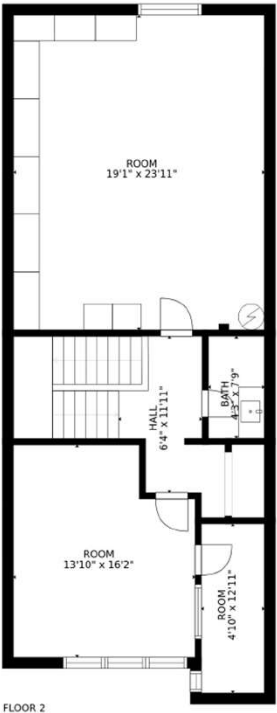
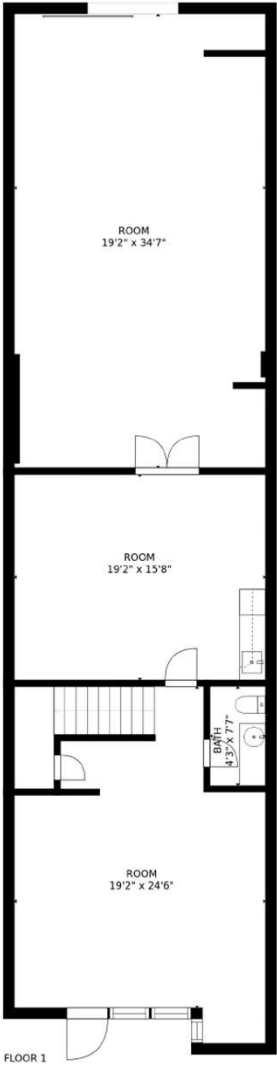
PROPERTY DETAIL	SPECIFICATION
Address	711 W 17th Street, Unit J6, Costa Mesa, CA
Property Type	Flex Office / Warehouse Condo
Building Size	±2,500 SF
Zoning	General Industrial
Year Built	1974
Clear Height	14'
Parking	2 Reserved plus Unserved Guest Spaces
Loading	Ground Level -- 8' x 12'
HVAC	Air-Conditioned
Power	200A
Restrooms	Two (2) with One (1) with Shower/Bath



UNIT J6



FLOOR PLAN



±2,500 SF Flex Office/Warehouse Layout

1,840 SF Offices/Showroom

660 SF Warehouse

Estimated areas

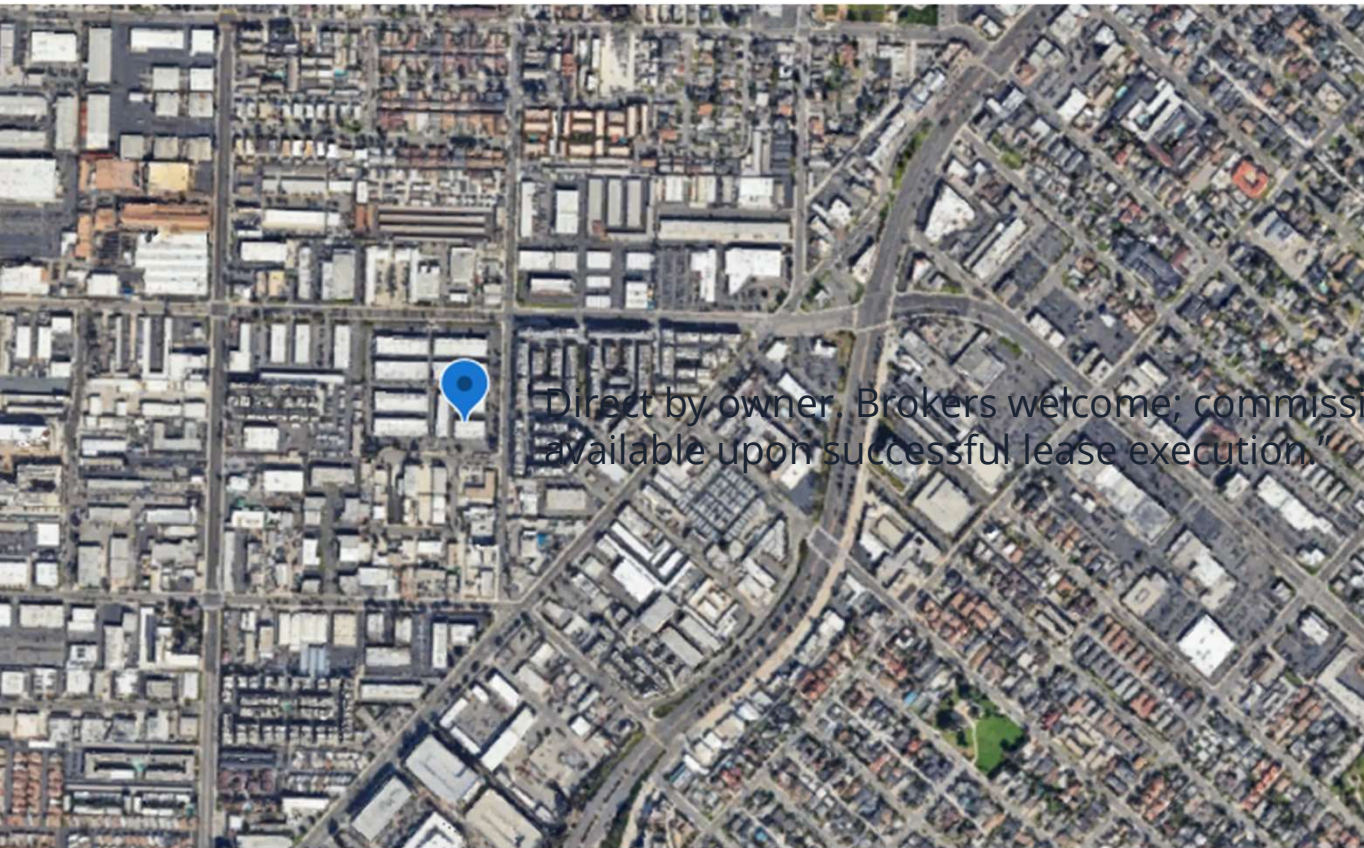
GLA FLOOR 1: 1627 sq. ft, excluded 0 sq. ft

GLA FLOOR 2: 1069 sq. ft, excluded 0 sq. ft

Total GLA 2696 sq. ft, total scanned area 2696 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PRIME COSTA MESA LOCATION



Direct by owner. Brokers welcome; commission available upon successful lease execution.

KEY ROADS

- 17th Street
- Newport Boulevard
- Harbor Boulevard
- CA-55 Freeway
- CA-73 Freeway

NEARBY

- Newport Beach
- John Wayne Airport (SNA)
- South Coast Metro
- Major OC Employment Centers

AREA DEMOGRAPHICS

Costa Mesa / Newport Beach Submarket | City-Wide and Area Demographics



109,131

POPULATION

City of Costa Mesa



\$112,288

MEDIAN HH INCOME

ACS 2024 1-Year Est.



64,562

EMPLOYED
RESIDENTS

95.1% Employment Rate



33,000+

ADT TRAFFIC

Newport Blvd Corridor

\$1.35M

AVG HOME VALUE

Zillow 2026 Estimate

48.4%

BACHELOR'S OR
HIGHER

ACS 2024 5-Year Est.

36.5

MEDIAN AGE

Young Professional Base

41,628

TOTAL HOUSEHOLDS

Avg HH Size: 2.6

Sources: U.S. Census Bureau ACS 2024 1-Year & 5-Year Estimates, Census Reporter, Point2Homes, Zillow, Redfin (2025-2026). Figures are approximate.

AREA AMENITIES



DINING

Numerous restaurants along
17th St and Newport Blvd
including fast-casual and
sit-down options



RETAIL

South Coast Plaza (3 mi)
The Camp / The Lab
Newport Beach shops
Target, Costco nearby



COFFEE

Starbucks, Peet's Coffee
Local specialty cafes
Multiple locations within
1 mile of property



BANKING

Chase, Bank of America
Wells Fargo, US Bank
All within 1 mile
of the property



TRAVEL

John Wayne Airport (SNA)
4 miles / 10 min drive
Direct flights nationwide
Full-service airport



FITNESS

Equinox, LA Fitness
24 Hour Fitness nearby
Yoga studios, CrossFit
Multiple gyms within 2 mi

LEASING CONTACT



Charles Rollins

Principal/Partner

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