



3005 Harbor Blvd
Costa Mesa
CA 92626



Long-Term NNN Investment Opportunity
with Durable Income and
Upside Potential

FOR
SALE



Costa Mesa continues to rank among Southern California's most resilient and high-performing retail markets, driven by its central location, affluent consumer base, and limited supply of well-positioned retail assets.



EXECUTIVE SUMMARY

Avant Real Estate is pleased to present the exclusive offering of **3005 Harbor Boulevard**, a premier **net-leased retail investment opportunity** located along one of Costa Mesa's most active commercial corridors in Orange County, California.

The property is anchored by a **recently executed 10-year lease extension (commenced September 1, 2025)**, providing investors with **long-term income security and stability**. This extension demonstrates the tenant's continued commitment to the location and reinforces the asset's strength within a highly desirable retail trade area.

Strategically positioned on **Harbor Boulevard**, the property benefits from **exceptional visibility, strong daily traffic counts, and direct access to major transportation routes**, including the 405 and 55 Freeways. The surrounding area is densely populated and supported by **high household incomes, strong consumer spending, and a well-established retail ecosystem**.



TOTAL CONSUMER SPENDING

\$2,646,677,777

3-MILE RADIUS



DAYTIME POPULATION

113,693

3-MILE RADIUS



AVERAGE INCOME

\$110,000+

3-MILE RADIUS



POPULATION

~250,000+

3-MILE RADIUS

INVESTMENT SUMMARY

3005 Harbor Blvd, Costa Mesa, CA 92626

Purchase Price

\$6,042,667

Current NOI

\$271,920

Cap Rate

4.50%

Building Size

±8,402 SF

Land Area

±25,535 SF

APN

139-201-10

Bays

9

Parking

12 Stalls



INVESTMENT HIGHLIGHTS

Long-Term Lease Stability

Newly extended 10-year lease ensures predictable income through 2035

Tenant Commitment

Recent extension signals strong performance and long-term viability at the site

Prime Harbor Blvd Location

High-exposure corridor with significant daily traffic

NNN Investment Profile

Minimal landlord responsibilities (if applicable)

Strong Orange County Demographics

Dense, affluent population driving retail demand

Proximity to Major Retail Drivers

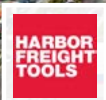
Minutes from South Coast Plaza and surrounding commercial hubs



MAJOR AREA AMENITIES



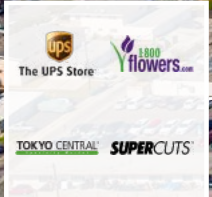
SUBJECT PROPERTY



58,519 CARS/DAY



BAKER ST



5-Miles Consumer Household Expenditures SNAP SHOT

COSTA MESA SQUARE



FOOD AND ALCOHOL
\$4.5B



TRANSPORTATION
\$3.7B



HOME EXPENDITURES
\$14B



ENTERTAINMENT
\$2.5B



APPAREL EXPENDITURES
\$912



HEALTH CARE
\$2.3B



EXCELLENT LOCATION



Located within Orange County's highly sought-after **Airport Area submarket**, Costa Mesa represents one of the region's most desirable and active retail trade areas. The subject property is strategically positioned at the **northwest corner of a signalized intersection along two major thoroughfares**, offering excellent visibility and direct access from Harbor Boulevard.

The location benefits from exceptional regional connectivity, with immediate proximity to **CA-22** and convenient access to

Highways 73 and **55**, providing seamless linkage throughout Orange County and surrounding markets. The property is further enhanced by strong surrounding retail and institutional anchors, including **Orange Coast College, Stater Bros. Markets, and IKEA**, all of which drive consistent traffic and consumer activity to the area.



5.8 MILES

TO JOHN WAYNE
AIRPORT

6.6 MILES

TO HUNTINGTON
BEACH

19 MILES

TO LONG
BEACH

VACANT PRIME COSTA MESA LOCATION PERFECT
FOR AUTO BODY/AUTO REPAIR





Costa Mesa, CA

Centrally located between San Diego and Los Angeles, the town (also home of summer's OC Fair) combines a vibrant arts scene, renowned shopping, and a burgeoning foodie culture, all a mile from the Pacific Ocean.



Even if you play at the beach (or shop) by day, make time for a show at night in the acclaimed arts and theater district. At the center of the performing arts scene is the Segerstrom Center for the Arts, the home stage for the American Ballet Theatre's Gillespie School of Dance, the Pacific Symphony, and the Philharmonic Society. It's also the only place you can see a Broadway show in Orange County, and will be the home, starting in 2021, of the Orange County Museum of Art expansion site. Whether or not you're able to snag tickets to a performance, you can take a free, behind-the-scenes tour of the center by day to take to the stage and see the hall from the point of view of a performer, or what it's like backstage.

While you're near Segerstrom, leave yourself a few hours to check out the Costa Mesa Art Walk. The free, self-guided audio tour, accessible via smartphone, guides you through 20-plus pieces of public art in and around the theater complex, including one-of-a-kind works by Isamu Noguchi and Joan Miró. Adding to the city's stage offerings is the summer concert series at the Pacific Amphitheater and the South Coast Repertory, which produces Tony Award-winning plays, features upcoming playwrights, and creative children's theatre.



COSTA MESA OFFERS 26 PARKS, A MUNICIPAL GOLF COURSE, 26 PUBLIC SCHOOLS AND 2 LIBRARIES.



Known as the “City of the Arts,” Costa Mesa has a renowned fine and performing arts scene, as well as colorful murals and public art installations scattered throughout the city.



TOP EMPLOYERS

| # | Employer | # of employees |
|----|---|----------------|
| 1 | Winfield Locks, Inc. | 5,009 |
| 2 | El Pollo Loco | 3,998 |
| 3 | Experian | 3,700 |
| 4 | Coast Community College District Foundation | 1,313 |
| 5 | Contech Engineered Solutions Inc. | 1,288 |
| 6 | Automobile Club of Southern California | 1,200 |
| 7 | IBM FileNet | 1,131 |
| 8 | Deloitte & Touche LLP | 700 |
| 9 | Dynamic Cooking Systems | 700 |
| 10 | Sure Haven | 550 |

AREA DEMOGRAPHICS

| Population | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2020 Population | 20,679 | 196,041 | 557,937 |
| 2024 Population | 19,913 | 191,750 | 552,669 |
| 2029 Population Projection | 19,755 | 190,933 | 551,934 |
| Annual Growth 2020-2024 | -0.9% | -0.5% | -0.2% |
| Annual Growth 2024-2029 | -0.2% | -0.1% | 0% |
| Median Age | 38.3 | 39.7 | 39.1 |
| Bachelor's Degree or Higher | 40% | 36% | 35% |
| U.S. Armed Forces | 28 | 97 | 419 |

| Households | 1 mile | 3 miles | 5 miles |
|-----------------------------------|----------|---------|---------|
| 2020 Households | 7,882 | 69,881 | 186,853 |
| 2024 Households | 7,576 | 68,136 | 186,341 |
| 2029 Household Projection | 7,512 | 67,800 | 186,398 |
| Annual Growth 2020-2024 | 0.1% | 0.5% | 0.9% |
| Annual Growth 2024-2029 | -0.2% | -0.1% | 0% |
| Owner Occupied Households | 3,073 | 32,764 | 88,210 |
| Renter Occupied Households | 4,440 | 35,036 | 98,187 |
| Avg Household Size | 2.5 | 2.7 | 2.8 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spending | \$290.4M | \$2.6B | \$7.2B |

| Housing | 1 mile | 3 miles | 5 miles |
|-------------------|-------------|-------------|-----------|
| Median Home Value | \$1,071,548 | \$1,014,220 | \$982,564 |
| Median Year Built | 1968 | 1971 | 1973 |

| Income | 1 mile | 3 miles | 5 miles |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income | \$142,174 | \$137,420 | \$136,910 |
| Median Household Income | \$114,846 | \$110,484 | \$109,304 |
| < \$25,000 | 630 | 5,820 | 18,692 |
| \$25,000 - 50,000 | 547 | 7,381 | 20,312 |
| \$50,000 - 75,000 | 983 | 8,733 | 23,463 |
| \$75,000 - 100,000 | 997 | 8,693 | 22,533 |
| \$100,000 - 125,000 | 1,060 | 8,205 | 21,956 |
| \$125,000 - 150,000 | 606 | 6,429 | 16,112 |
| \$150,000 - 200,000 | 1,154 | 9,004 | 24,088 |
| \$200,000+ | 1,596 | 13,871 | 39,187 |



LAX

Torrance

Long Beach

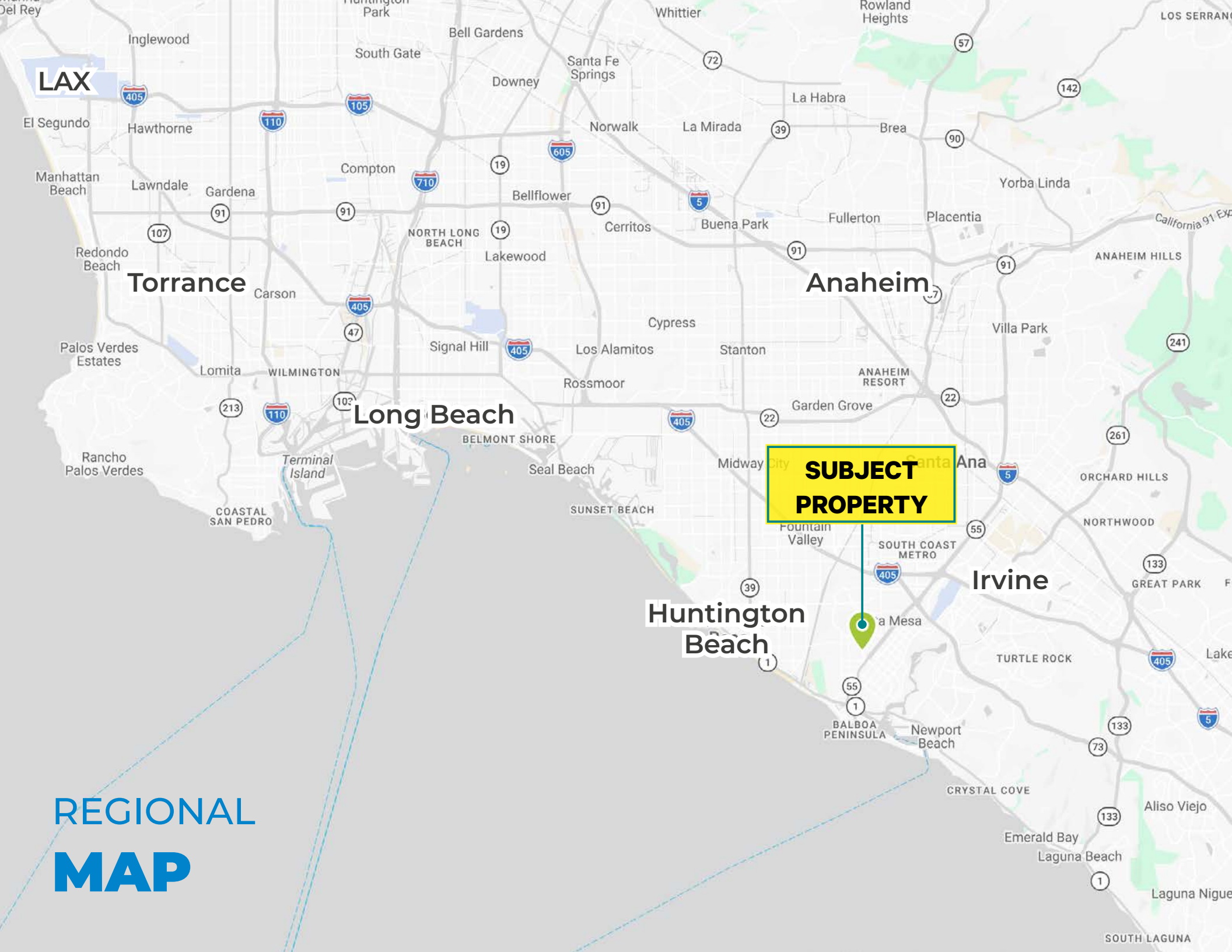
Anaheim

**SUBJECT
PROPERTY**

Huntington
Beach

Irvine

REGIONAL
MAP





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