



OFFERING MEMORANDUM

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT

777 W 19TH STREET, COSTA MESA, CA 92627

Marcus & Millichap
THE MOBIN GROUP

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID # ZAF0100222

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.



DISCLAIMER

Any rent or income information in this proposal, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Marcus & Millichap
THE MOBIN GROUP

EXCLUSIVELY LISTED BY

ALEX MOBIN

Managing Director Investments

Orange County Office

949-419-3276

alex.mobin@marcusmillichap.com

License: CA: 01845973, NV: S.0199954

PARKER BITTNER

Associate Investments

Orange County Office

949-419-3207

parker.bittner@marcusmillichap.com

License: CA: 02219202



TABLE OF CONTENTS

06 Executive Summary

15 Financial Summary

20 Market Overview

01

EXECUTIVE SUMMARY

Offering Summary

Location Maps

Property Photos

Marcus & Millichap
THE MOBIN GROUP

OFFERING SUMMARY

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT



LIST PRICE
\$5,450,000



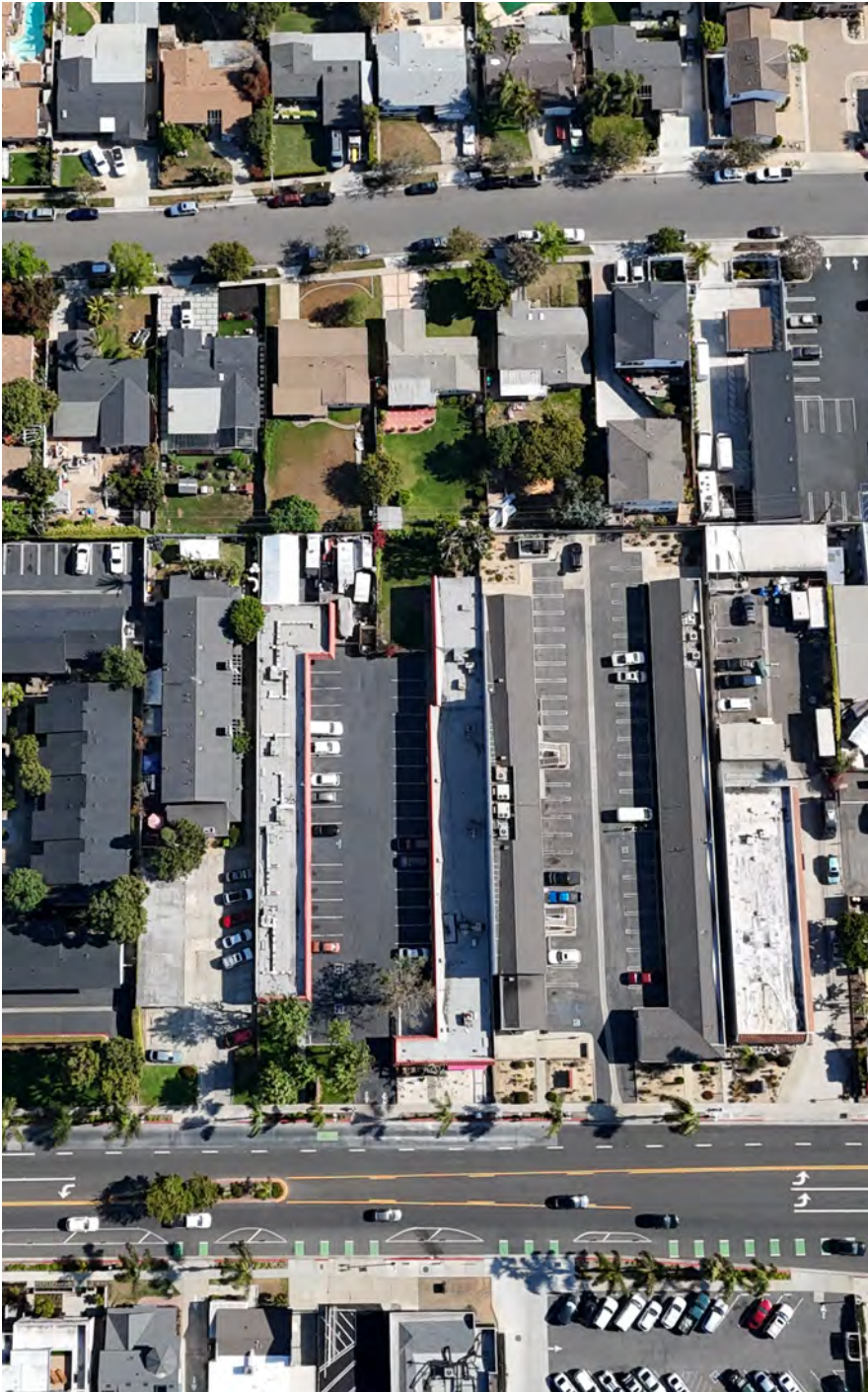
NOI
\$97,642

SITE DESCRIPTION

Tenant	\$5,450,000
Property Type	Office
Lot Size	0.73 Acres
Price Per SqFt	\$479.92
Rentable Building Area	11,356 SF
Occupancy	77.99%
NOI	\$97,642
Cap Rate	1.79%

CONSTRUCTION

Year Built	1986
Number of Suites	29



OFFERING SUMMARY

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT

Marcus & Millichap is pleased to present the opportunity to acquire a well-positioned, two-story professional office building totaling 11,356 square feet, located on a 0.73-acre parcel at 777 W 19th Street in Costa Mesa, California and just minutes from the coastal lifestyle and affluence of Newport Beach. Situated along a highly trafficked corridor with over 21,000+ vehicles passing daily and close to key transportation infrastructure, the property offers strong visibility and accessibility. The site includes 49 surface parking spaces and is well suited for a variety of uses, including professional office, retail, mixed-use, or hospitality. Located within close driving distance of Triangle Square—a premier destination for shopping, dining, and entertainment—the property benefits from adjacency to popular lifestyle amenities that drive foot traffic and reinforce long-term value. Surrounding businesses, fitness centers, and boutique retail enhance the area’s dynamic, consumer-oriented character. Zoned C1 (Local Business District), the property supports a flexible range of potential uses and adaptive reuse options.

Its strategic location near the CA55 Freeway and Pacific Coast Highway enables efficient access to key destinations throughout Orange County, including major employment and residential hubs in Newport Beach, Huntington Beach, and Irvine. Offered at \$5,450,000, this asset presents an outstanding opportunity for an owner-user, investor, or developer to secure a high-quality property in a prime and supply-constrained coastal submarket.

MARCUS & MILLICHAP



PROPERTY HIGHLIGHTS

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT

Prime Location

- Office Building Measuring 11,356 Square Feet Situated on a 0.73-Acre Lot
- Ideally Located on W 19th Street in the Heart of Costa Mesa, Just Minutes from Newport Beach
- Excellent Street Visibility with Over 21,000 Vehicles Per Day

Property Features

- Two-Story Professional Office Building with 49 Surface Parking Spaces
- C1 Zoning Allows for Professional Office, Retail, Mixed-Use or Hospitality Uses
- Ideal for Owner-Users, Investors, or Developers Seeking a Coastal Orange County Asset

Transit & Accessibility

- Immediate Access To CA-55 Freeway, Connecting To I-405, SR-73, Highway 1, and the Coast
- Centrally Located with Convenient Access to Major Employment Centers and Surrounding Residential Neighborhoods
- Strong Vehicular Connectivity and Parking Capacity to Support a Variety of Business Operations
- OC-3 (Opportunity Corridor) – Supports Revitalization and Mixed-Use Development Along Key Commercial Corridors
- T-2 (Transit-Oriented Community) Zone – Encourages Higher-Density, Pedestrian-Friendly Development Near Major Transit Routes

Zoning & Potential

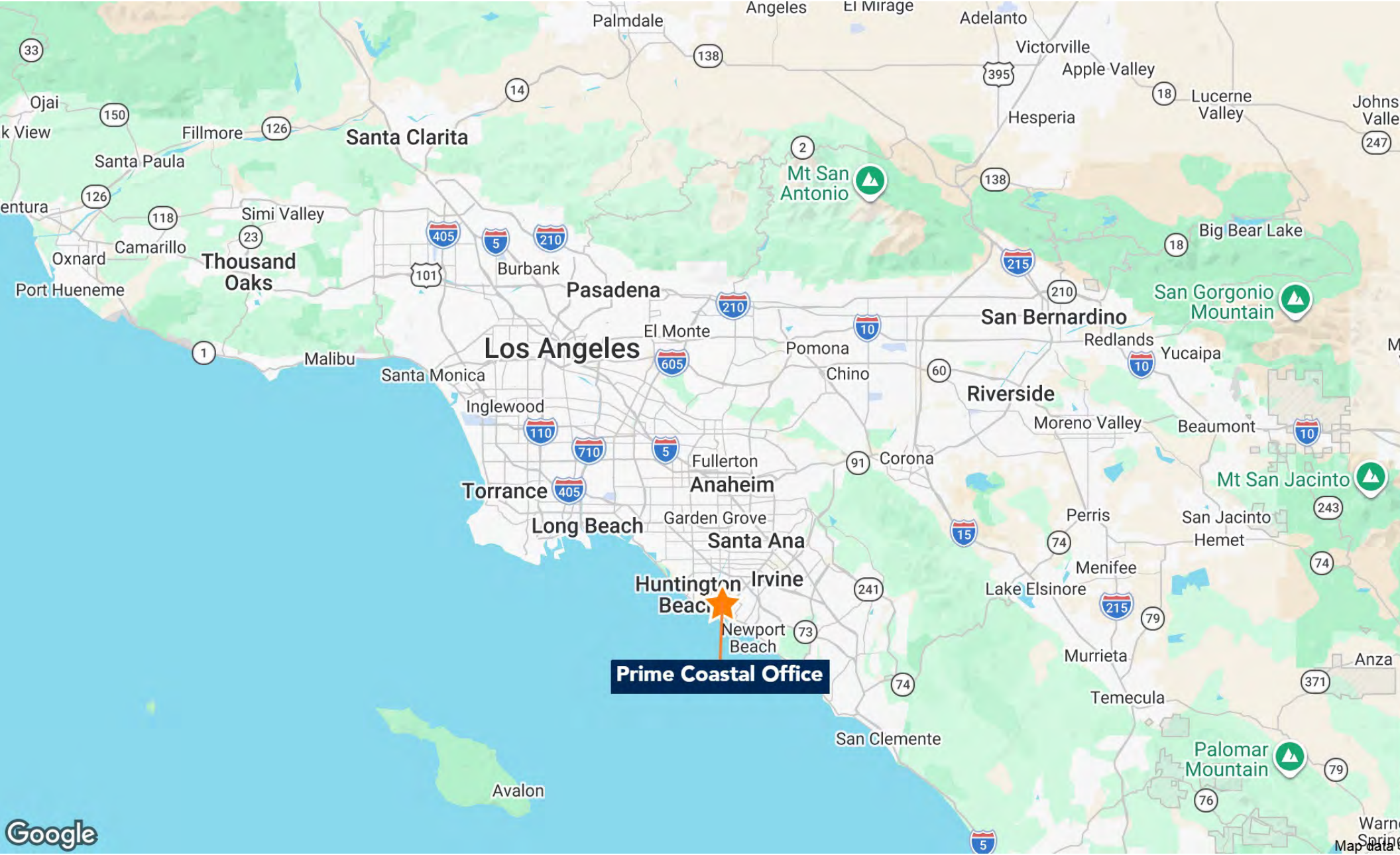
- C1 (Local Business District) Zoning Allows Broad Use Flexibility
- Great Opportunity for Adaptive Reuse, Redevelopment, or Long-term Investment in a Constrained Submarket
- Ample On-Site Parking Supports a Variety of Commercial or Hospitality Uses
- The Property is Located Within 2 Residential Overlay Districts, the W 19th Urban Plan and the Mesa West Bluff Urban Plan, as well as the Measure K Program, Allowing for a Variety of Residential Development Opportunities
- Cannabis Use is Permitted at the Property, Subject to Obtaining a Conditional Use Permit (CUP).

Neighborhood Appeal

- Located Near the Costa Mesa-Newport Beach Border in a Dense, High-Demand Area
- Thriving Commercial Corridor with a Mix of Restaurants, Boutiques, Fitness Centers, and Service Retailers
- Proximity to the Coast, Top Shopping Centers, and Lifestyle Amenities Enhances Long-Term Desirability

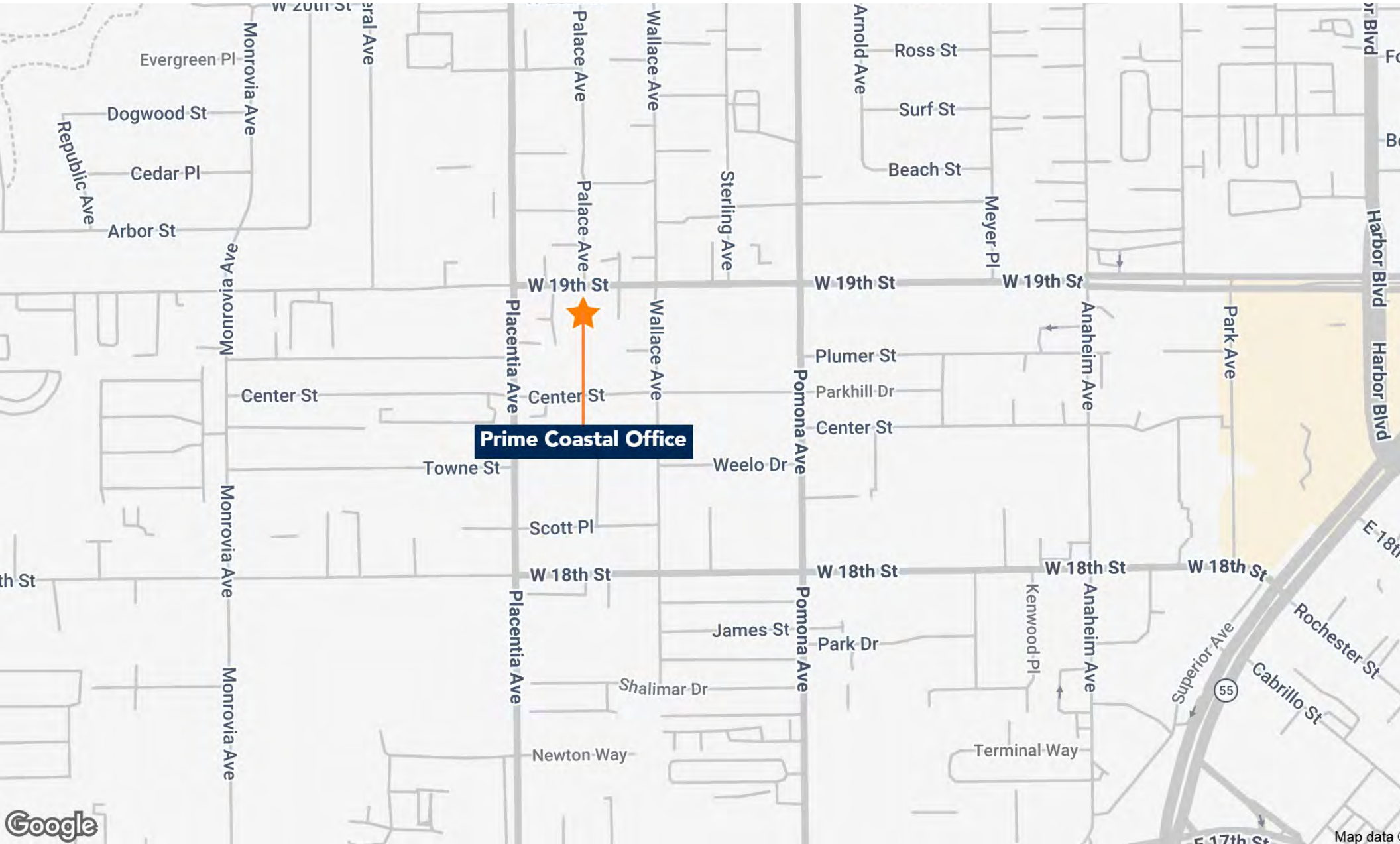
REGIONAL MAP

COSTA MESA, CA



LOCAL MAP

COSTA MESA, CA



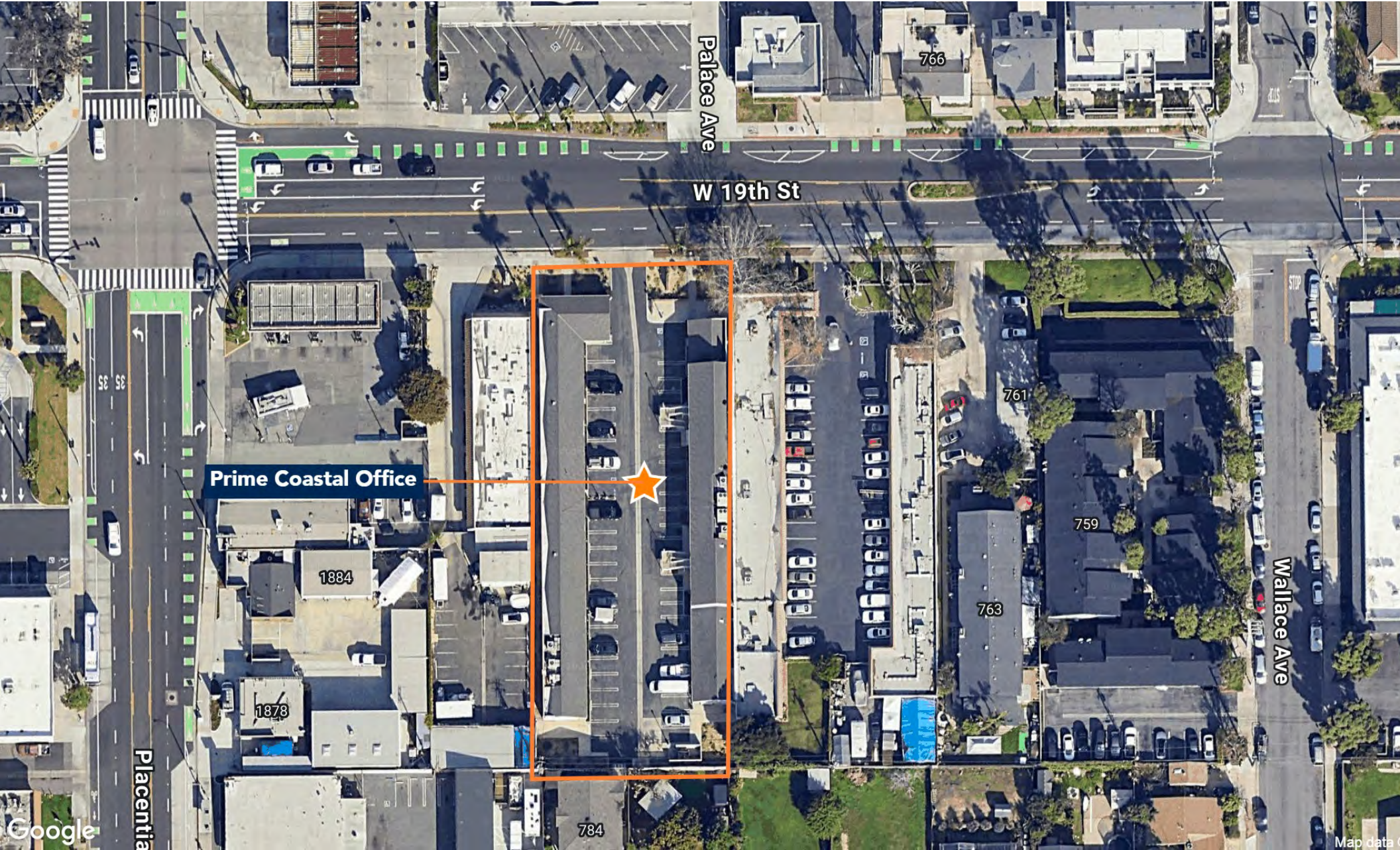
RETAILER MAP

COSTA MESA, CA



PARCEL MAP

COSTA MESA, CA



PROPERTY PHOTOS

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT



02

FINANCIAL SUMMARY

Rent Roll

Income & Expenses

Pricing Summary

Marcus & Millichap
THE MOBIN GROUP

RENT ROLL

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		ANNUAL RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	PRO FORMA RENT PER YEAR	CHANGES ON	RENT INCREASE	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.							
Angeles Place, LLC	777AB	486	4.3%	12/1/24	11/30/27	\$35.60	\$1,442	\$17,304	\$17,823	Dec-2026	\$1,485	Current rent is using 12/1/2025 rental increase
Michael And Kellie Long	777C	270	2.4%	2/1/23	MTM	\$34.67	\$780	\$9,360	\$9,360	-	-	
Anthony Pena	777D	270	2.4%	10/14/12	MTM	\$24.00	\$540	\$6,480	\$6,480	-	-	
Parvez Qadiri & Mousoud Hashemi	777E	270	2.4%	6/1/25	5/30/26	\$35.56	\$800	\$9,600	\$9,600	-	-	
Jeff Kingsley	777F	280	2.5%	3/1/24	MTM	\$35.31	\$824	\$9,888	\$9,888	-	-	
Joel Romero	777G	350	3.1%	9/1/12	MTM	\$25.20	\$735	\$8,820	\$8,820	-	-	
Berkeley Green	777HI	395	3.5%	9/1/21	MTM	\$25.82	\$850	\$10,200	\$10,200	-	-	
Angeles Place, LLC	777J	365	3.2%	7/1/25	11/30/27	\$26.30	\$800	\$9,600	\$9,888	Jul-2026	\$824	
Margarita Salazar	777K	160	1.4%	7/1/24	4/30/26	\$30.90	\$412	\$4,944	\$4,944	-	-	
Margarita Salazar	777LMN	630	5.5%	5/1/24	4/30/26	\$26.37	\$1,384	\$16,612	\$16,612	-	-	
Gabino & Maria Garcia	777O	460	4.1%	2/1/09	MTM	\$25.20	\$966	\$11,592	\$11,592	-	-	
Vacant	777P	270	2.4%							-	-	
Margarita Salazar	777QR	540	4.8%	9/1/24	4/30/26	\$22.22	\$1,000	\$12,000	\$12,000	-	-	
Margarita Salzar	777ST	640	5.6%	5/1/19	MTM	\$25.20	\$1,344	\$16,128	\$16,128	-	-	
Adam Davidson	777U	360	3.2%	3/16/23	MTM	\$30.00	\$900	\$10,800	\$10,800	-	-	
Vacant	777V	280	2.5%							-	-	
Omri Mizrachi	777W	280	2.5%	7/1/17	MTM	\$25.71	\$600	\$7,200	\$7,200	-	-	
Vacant	779AE	1,140	10.0%							-	-	
Vacant	779FG	540	4.8%							-	-	

RENT ROLL

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		ANNUAL RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	PRO FORMA RENT PER YEAR	CHANGES ON	RENT INCREASE	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.							
Luis Ceja & Araceli Ceja	779H	270	2.4%	2/1/18	MTM	\$25.20	\$567	\$6,804	\$6,804	-	-	
Jeff Kingsley	779J	300	2.6%	8/1/25	MTM	\$30.00	\$750	\$9,000	\$9,000	-	-	
Coastline Charging Llc	779K	270	2.4%	9/1/23	MTM	\$34.44	\$775	\$9,300	\$9,300	-	-	
Vacant	779L	270	2.4%							-	-	
Babak Nourbakhsh	779M	270	2.4%	3/1/13	MTM	\$25.60	\$576	\$6,912	\$6,912	-	-	
Payam Ansari	779N	260	2.3%	7/1/12	MTM	\$25.20	\$546	\$6,552	\$6,552	-	-	
Munneet Riar & Ghandi Negrete	779O	270	2.4%	11/1/17	MTM	\$24.44	\$550	\$6,600	\$6,600	-	-	
William Jack Knight	779P	270	2.4%	12/1/25	11/30/26	\$31.11	\$700	\$8,400	\$8,400	-	-	
Carlos Procopio	779QR	920	8.1%	5/1/17	MTM	\$18.71	\$1,434	\$17,212	\$17,212	-	-	
Carlos Procopio	779S	270	2.4%	5/1/17	MTM	\$18.70	\$421	\$5,048	\$5,048	-	-	
Total		11,356				\$20.81	\$19,696	\$236,356	\$237,163			
Occupied Tenants: 24			Unoccupied Tenants: 5			Occupied Rentable SF: 78.00%			Unoccupied Rentable SF: 22.00%			
Total Current Rents: \$236,745							Occupied Current Rents: \$236,745			Unoccupied Current Rents: \$0		

INCOME & EXPENSES

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT

INCOME	CURRENT	PER SF	PRO FORMA	PER SF
Scheduled Base Rental Income	236,745	20.85	237,163	20.88
Effective Gross Revenue	\$236,745	\$20.85	\$237,163	\$20.88
OPERATING EXPENSES	CURRENT	PER SF	PRO FORMA	PER SF
Direct Assessments	4,128	0.36	4,128	0.36
Janitorial	16,522	1.45	16,522	1.45
Janitorial Supplies	703	0.06	703	0.06
Landscaping	5,980	0.53	5,980	0.53
Fire Safety	468	0.04	468	0.04
Electricity	20,133	1.77	20,133	1.77
Water	8,437	0.74	8,437	0.74
Trash	7,990	0.70	7,990	0.70
Gas	2,642	0.23	2,642	0.23
Repairs & Maintenance	7,500	0.66	7,500	0.66
Insurance	7,500	0.66	7,500	0.66
Real Estate Taxes	57,101	5.03	57,101	5.03
TOTAL EXPENSES	\$139,103	\$12.25	\$139,103	\$12.25
EXPENSES AS % OF EGR	58.8%		58.7%	
NET OPERATING INCOME	\$97,642	\$8.60	\$98,060	\$8.64

PRICING SUMMARY

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT

SUMMARY

Price	\$5,450,000
Down Payment	\$5,450,000
Down Payment %	100%
Number of Suites	29
Price Per SqFt	\$479.92
Rentable Building Area (RBA)	11,356 SF
Lot Size	0.73 Acres
Year Built/Renovated	1986
Occupancy	77.99%

RETURNS

	CURRENT	PRO FORMA
CAP Rate	1.79%	1.80%
Cash-on-Cash	1.79%	1.80%

OPERATING DATA

INCOME		CURRENT		PRO FORMA
Scheduled Base Rental Income		\$236,745		\$237,163
Potential Gross Revenue		\$236,745		\$237,163
Effective Gross Revenue		\$236,745		\$237,163
Less: Operating Expenses	58.8%	(\$139,103)	58.7%	(\$139,103)
Net Operating Income		\$97,642		\$98,060
Net Cash Flow	1.79%	\$97,642	1.80%	\$98,060
TOTAL RETURN		1.79%		1.80%

EXPENSES

	CURRENT	PRO FORMA
CAM	\$74,502	\$74,502
Insurance	\$7,500	\$7,500
Real Estate Taxes	\$57,101	\$57,101
TOTAL EXPENSES	\$139,103	\$139,103
EXPENSES/SUITE	\$4,797	\$4,797
EXPENSES/SF	\$12.25	\$12.25

03

MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap
THE MOBIN GROUP

MARKET OVERVIEW

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT

Costa Mesa, California, is a vibrant city in the heart of Orange County, located just one mile from Newport Beach, a mile from the Pacific Ocean, and approximately 37 miles south of Los Angeles. Since its incorporation in 1953, Costa Mesa has evolved from a modest farming community into a dynamic urban center, now home to roughly 113,952 residents. Known as the “City of the Arts,” Costa Mesa is a cultural hub anchored by the Segerstrom Center for the Arts, which hosts Broadway productions, world-class dance companies, and performances by the Pacific Symphony and Pacific Chorale. Nearby, the Orange County Museum of Art showcases more than 4,500 works, with a focus on modern and contemporary pieces from California and the Pacific Rim.

Economically, Costa Mesa is robust and diverse, with a median household income of approximately \$126,979. The city’s economy is powered by a blend of retail, services, and light manufacturing. At its core is South Coast Plaza, the largest shopping center in California, featuring over 270 stores and generating more than \$1 billion in annual sales. Costa Mesa also serves as a headquarters for leading action sports brands including Vans, Volcom, and RVCA. The city’s culinary scene is equally dynamic. Costa Mesa is home to Michelin-starred Knife Pleat, offering upscale French cuisine at South Coast Plaza, along with a growing number of celebrated eateries and food halls such as Mercado Gonzalez, a vibrant Mexican marketplace featuring over 20 food vendors.

Recreational opportunities abound, with 28 parks, two municipal golf courses, and venues like the OC Fair & Event Center, which hosts more than 150 events annually. On the education front, institutions like Orange Coast College and Vanguard University offer higher education opportunities, while Newport-Mesa Unified School District serves the city’s K-12 population with programs like the Engineering & Design Signature Academy at Estancia High School.



MARKET OVERVIEW

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT

Costa Mesa is experiencing thoughtful, strategic development focused on revitalization, infrastructure upgrades, and sustainability. Neighborhoods like the Westside and SoBeCa District (South of Bristol Entertainment, Culture, and Arts) have been transformed into creative corridors featuring adaptive reuse projects, boutique retail, artisanal dining, and mixed-use communities that blend residential and commercial life.

Infrastructure improvements continue to enhance quality of life, with upgrades to roads, pedestrian walkways, and bike networks, as well as smart traffic systems that reduce congestion. Sustainability is central to Costa Mesa's long-term goals, guided by its Climate Action Plan, which promotes green building standards, renewable energy, and efficient waste management systems. With its combination of coastal proximity, economic vitality, and cultural depth, Costa Mesa offers a compelling environment for both residents and visitors, positioning itself as one of Southern California's most livable and forward-thinking cities.

- Prime Coastal Location One Mile from Newport Beach and the Pacific Ocean
- Thriving Cultural Hub Anchored by the Renowned Segerstrom Center for the Arts
- Strong And Diverse Economy Led by South Coast Plaza and Major Retail Brands
- Dynamic Culinary Scene Featuring Michelin-Starred Dining and Vibrant Food Halls
- Abundant Recreation with Parks, Golf Courses, and the OC Fair & Event Center
- Strategic Growth Focused on Sustainability, Infrastructure, and Creative Urban Development



DEMOGRAPHICS

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	33,141	154,305	332,134
2025 Estimate			
Total Population	32,923	152,836	328,591
2020 Census			
Total Population	33,205	154,434	329,939
2010 Census			
Total Population	33,059	154,391	323,060
Daytime Population			
2025 Estimate	26,411	137,602	425,909
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	11,884	62,032	137,210
2025 Estimate			
Total Households	11,741	61,456	135,664
Average (Mean) Household Size	2.8	2.5	2.5
2020 Census			
Total Households	11,469	60,376	132,748
2010 Census			
Total Households	10,378	59,573	128,782
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	17.4%	26.6%	25.4%
\$150,000-\$199,999	11.2%	12.4%	13.3%
\$100,000-\$149,999	18.2%	19.9%	20.1%
\$75,000-\$99,999	12.3%	11.0%	11.1%
\$50,000-\$74,999	13.3%	11.2%	10.9%
\$35,000-\$49,999	9.2%	6.4%	6.1%
\$25,000-\$34,999	6.3%	3.8%	3.9%
\$15,000-\$24,999	5.7%	3.8%	3.9%
Under \$15,000	6.3%	5.0%	5.4%
Average Household Income	\$121,189	\$153,703	\$152,332
Median Household Income	\$95,011	\$127,998	\$128,455
Per Capita Income	\$45,624	\$62,187	\$62,864

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	32,923	152,836	328,591
Under 20	23.5%	20.5%	19.5%
20 to 34 Years	26.3%	22.9%	21.6%
35 to 49 Years	21.6%	19.9%	19.5%
50 to 59 Years	12.3%	13.3%	13.7%
60 to 64 Years	4.9%	6.2%	6.6%
65 to 69 Years	3.8%	5.2%	5.7%
70 to 74 Years	2.7%	4.1%	4.8%
Age 75+	4.9%	7.8%	8.8%
Median Age	35.0	40.0	42.0
Population by Gender			
2025 Estimate Total Population	32,923	152,836	328,591
Male Population	51.7%	50.5%	49.9%
Female Population	48.3%	49.5%	50.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	25.0	27.0

DEMOGRAPHICS

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT



POPULATION

In 2025, the population in your selected geography is 328,591. The population has changed by 1.71 percent since 2010. It is estimated that the population in your area will be 332,134 five years from now, which represents a change of 1.1 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 42.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,183 people per square mile.



HOUSEHOLDS

There are currently 135,664 households in your selected geography. The number of households has changed by 5.34 percent since 2010. It is estimated that the number of households in your area will be 137,210 five years from now, which represents a change of 1.1 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$128,455, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 70.99 percent since 2010. It is estimated that the median household income in your area will be \$151,537 five years from now, which represents a change of 18.0 percent from the current year.

The current year per capita income in your area is \$62,864, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$152,332, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 186,315 people in your selected area were employed. The 2010 Census revealed that 70.9 percent of employees are in white-collar occupations in this geography, and 12.2 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 26.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 66,071.00 owner-occupied housing units and 62,711.00 renter-occupied housing units in your area.



EDUCATION

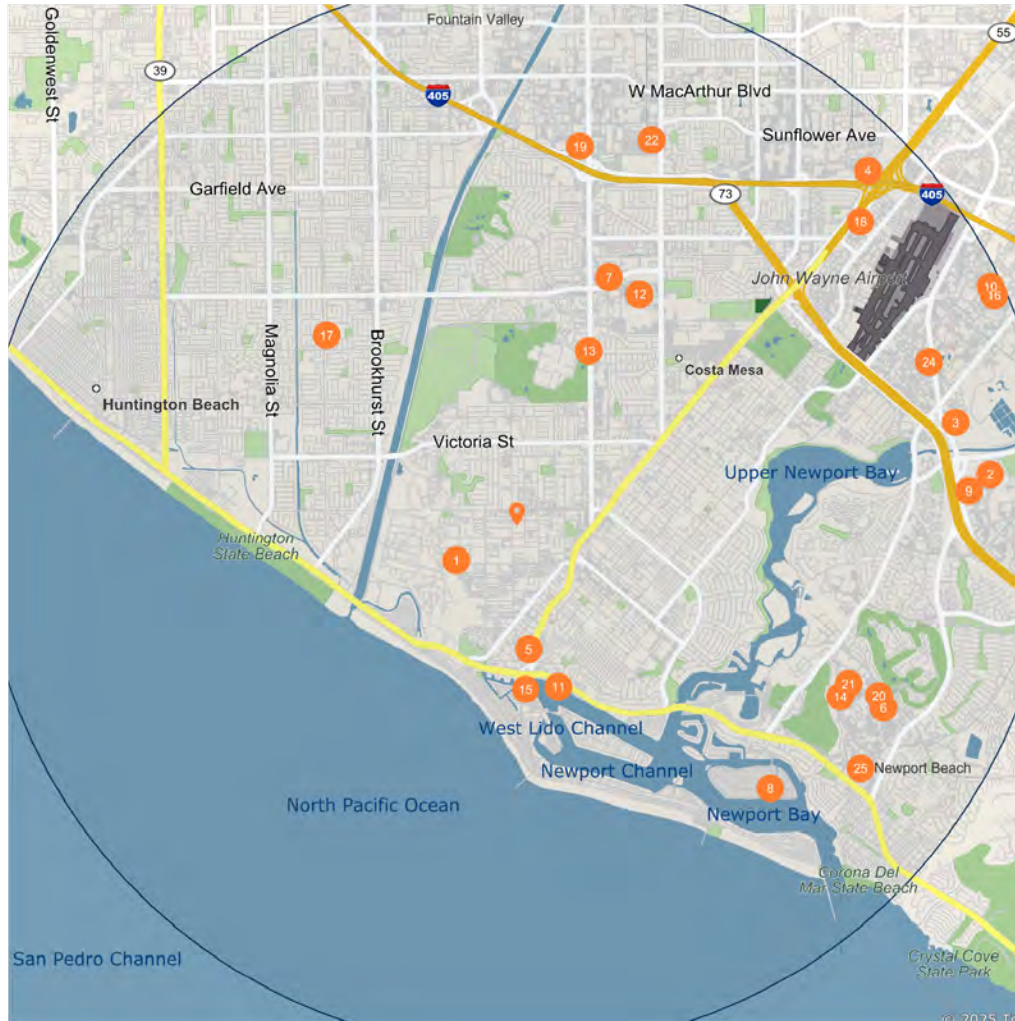
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 48.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.7 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is equal to the average for the nation, at 19.6 percent.

DEMOGRAPHICS

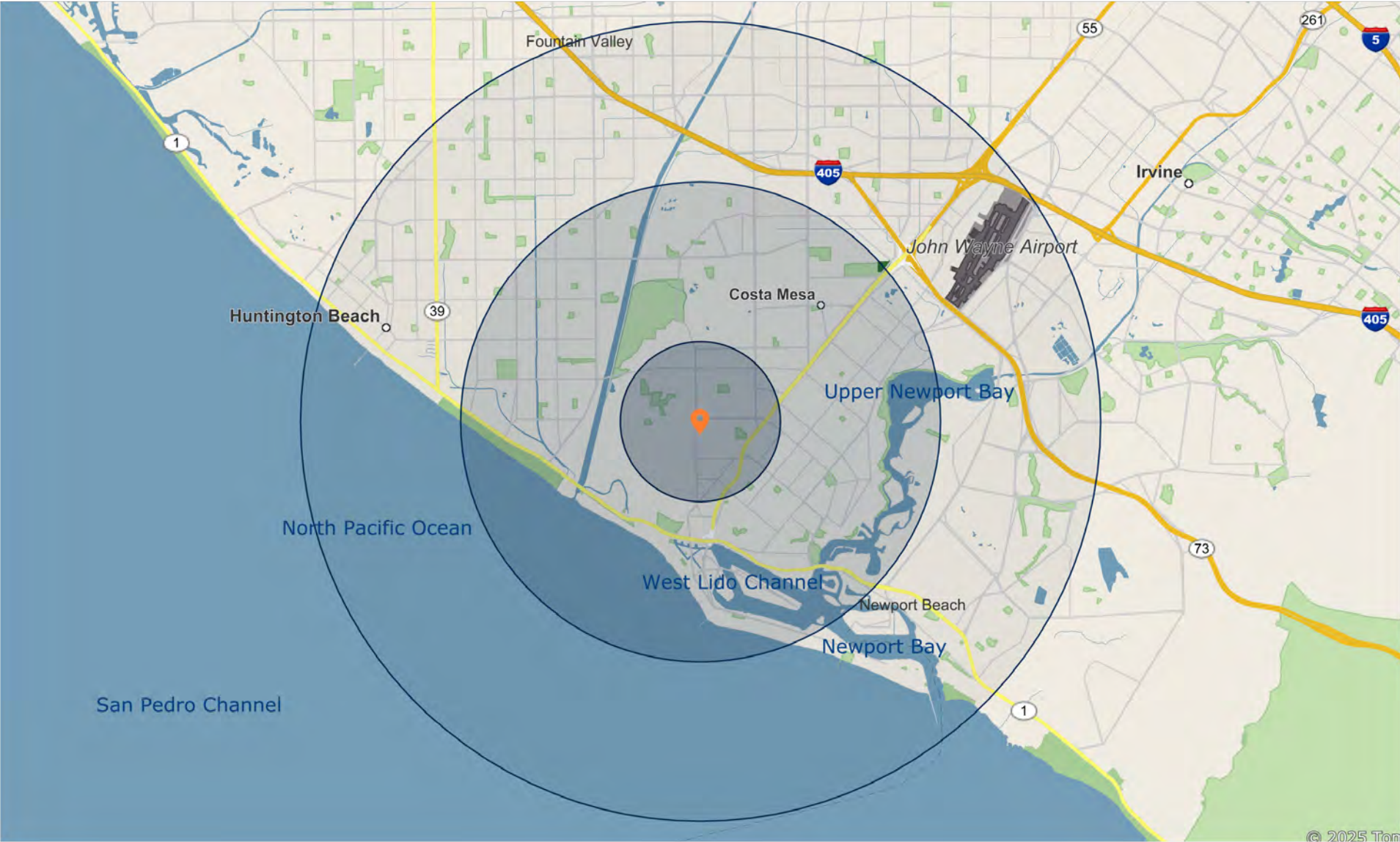
PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT



	Major Employers	Employees
1	Winfield Locks Inc-Computerized Security Systems	5,005
2	Mflex Delaware Inc-	4,933
3	Temporary Staffing Union-	4,000
4	Experian Info Solutions Inc-Experian	3,700
5	Hoag Memorial Hospital Presbt-	3,600
6	Irvine Eastgate Office II LLC-Irvine Company Office Property	3,000
7	Coast Community College Dst-	2,900
8	Coldwell Bnkr Rsdntial Rfral-Coldwell Banker	2,457
9	Exult Inc-	2,424
10	Pacific Pharma Inc-	2,000
11	Rusty Pelican Restaurants Inc-Newport Beach Rusty Pelican	1,983
12	Orange Coast College-Orange Coast College Snack Bar	1,900
13	Califnrnia Dept State Hospitals-Fairview Developmental Center	1,795
14	C B Coast Newport Properties-Coldwell Bnkr Rsdntial Rfral	1,638
15	LOreal USA Products Inc-	1,589
16	Allergan Spclty Thrpeutics Inc-Allergan	1,500
17	Bsw Consultants Inc-	1,336
18	Culture Kings Usa Inc-	1,320
19	Samsara International LLC-	1,244
20	Chipotle Mexican Grill Inc-Chipotle	1,233
21	Absolute Return Portfolio-	1,217
22	Auto Club Enterprises-	1,200
23	Fountain Vly Rgnal Hosp Med CT-TENET	1,200
24	James R Gldwell Dntl Crmics In-Glidewell Laboratories	1,100
25	Vintage Senior Management Inc-Vintage Senior Living	1,022

DEMOGRAPHICS

PRIME COASTAL OFFICE | RESIDENTIAL DEVELOPMENT





EXCLUSIVELY LISTED BY

ALEX MOBIN

Managing Director Investments
Orange County Office
949-419-3276
alex.mobin@marcusmillichap.com
License: CA: 01845973, NV: S.0199954

PARKER BITTNER

Associate Investments
Orange County Office
949-419-3207
parker.bittner@marcusmillichap.com
License: CA:02219202

MarcusMillichap.com

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.