

FOR SALE

2900 Bristol St, B300, Costa Mesa, CA 92626
±7,862-SF Owner-User Office Condo Near John Wayne Airport


ECONOMOS DEWOLF
— COMMERCIAL REAL ESTATE BROKERAGE & INVESTMENTS —



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Property. This section opens with a brief property description followed by the property's compelling highlights, and an aerial showcasing its prominent location and a nearby amenities map. **Pages 3-6**

Images. Here you'll find attractive photographs of 2900 Bristol St, B300 and a floor plan. **Pages 7-10**

Market. This section contains a Purchase vs. Lease analysis, loan illustration, potential depreciation scenario, and key sale comps demonstrating 2900 Bristol St, B300 is priced attractively. **Pages 11-14**

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SUMMARY

| | |
|--------------------|---|
| Offering | 2900 Bristol St, B300, Costa Mesa, California 92626 An office condo comprising the entire third floor of Building B, built in 1982, in “The Waters at Creekside” with high-end finishes, multiple private offices, dual entry, elevator served, and walking distance to amenities. |
| Size | ±7,862 square feet |
| Sale Price | \$2,350,000 (±\$299 per square foot) |
| Parking | Parking is free and in common in “The Waters at Creekside” |
| Association | The association dues are \$4,192 per month. The association covers water, ground maintenance, parking lot, elevators, roof, painting, and building structure. |
| Condition | The property has undergone recent interior renovations and is in true turn-key condition, allowing a buyer to be fully operational from day one. A comprehensive security system with coded access is already in place. The roof is maintained by the association, while the HVAC systems are in good working order under a current maintenance plan. Two HVAC units have been replaced during the current ownership. |



HIGHLIGHTS

What Makes 2900 Bristol St B300 Unique?

- **Incredible Costa Mesa location** within walking distance to The Camp and The Lab shopping centers, minutes to John Wayne Airport, and directly adjacent to the 55 and 73 freeway intersection.
- **Ownership conducted a renovation of the condo**, adding a spacious executive office, a private executive bathroom with shower, a gym, additional private offices, and upgraded high-end finishes throughout.
- High-image interior buildout with **modern and creative finishes**.
- Incredible opportunity to own and **occupy a turn-key office condo with dual entry and elevator access, full private floor**, and within walking distance to endless dining, shopping, and transportation.
- **Buyer can occupy the entire condo**. There are short-term office leases in place in two suites and can be terminated by Buyer.
- Opportunity to lease out two suites with their own exterior entrances, **providing income to offset ownership costs**.
- **Restaurants and amenities are extremely close by** as can be seen on the amenities map (Page 6).
- **Priced to sell at \$299/SF**, this offering is an attractive value compared to the sale comps on Page 14.



LOCATION

Surrounded by Major Freeways and Adjacent to John Wayne Airport



AMENITIES

First Class Amenities Within Walking Distance



The Camp
Dining and Shopping



The Lab Anti-Mall
Dining and Shopping



More Dining in the Immediate Area:

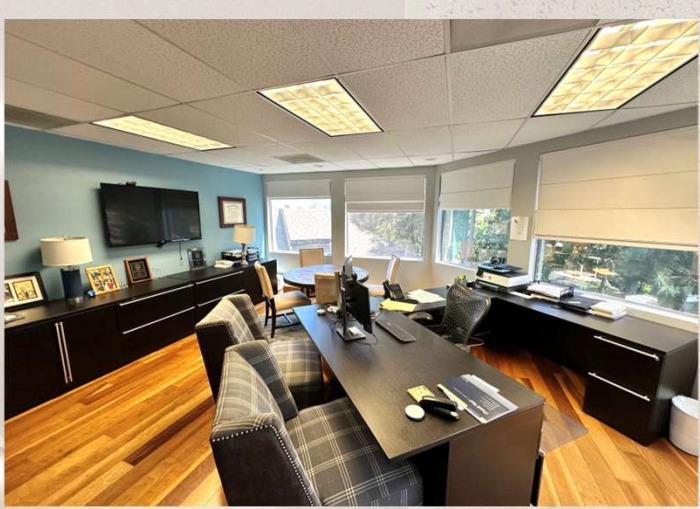
- Rooster Café
- Bar Tinto
- Bootleggers Brewery
- Memphis Café
- TK Burgers
- The Taco Stand
- Milk and Honey
- Mesa
- Sushi K's Bistro



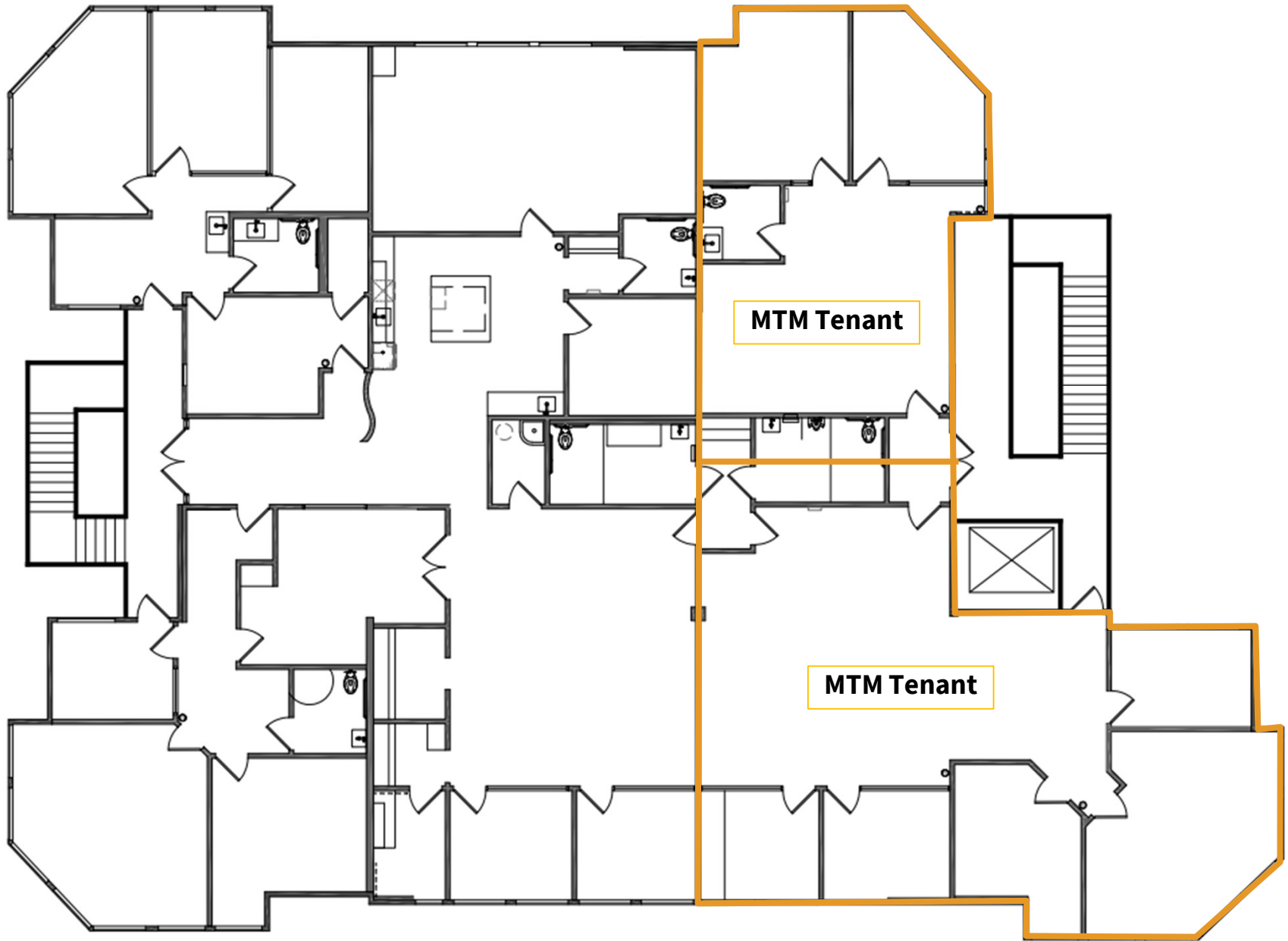
PHOTOGRAPHS







FLOOR PLAN



PURCHASE VS. LEASE



Estimated 10-Year Savings of over \$750K Plus Appreciation and Depreciation

Situation: Business owner purchases and occupies 2900 Bristol St B300 for \$299/SF, with an initial investment of \$30/SF (10% down + estimated closing costs).

Estimated Monthly Costs

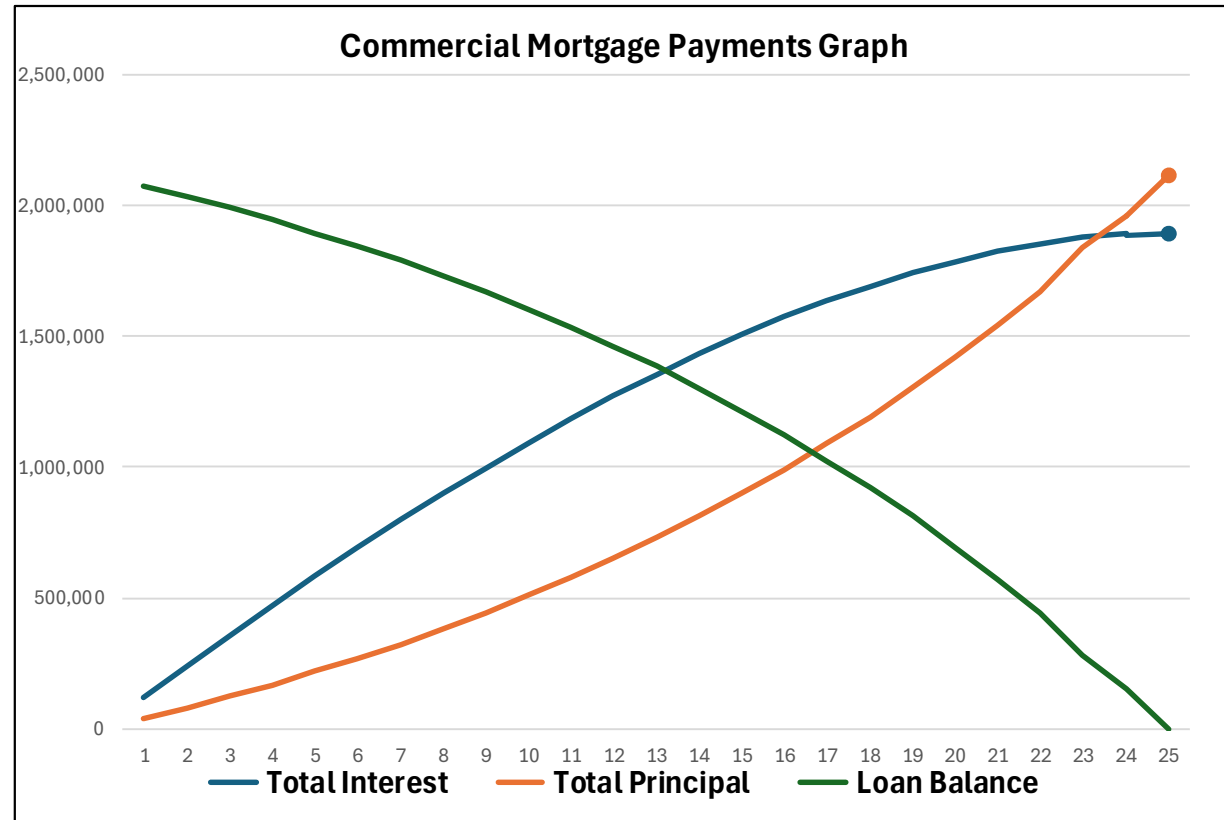
| | |
|--|--------|
| Typical Operating Expenses | \$0.80 |
| Mortgage Payment | \$1.70 |
| Amount of Principal in Mortgage Payment* | \$0.40 |

*This money is simply cash being converted to savings

| | |
|---|---------------|
| Estimated Monthly Cost to Own Year 1 | \$2.10 |
| Estimated Starting Lease Rate | \$2.50 |

The advantage of owning over leasing increases every year. Assuming lease rates increase by 3% annually and operating expenses increase by 2.5% annually, below is a ten-year comparative analysis of purchasing vs. leasing (per square foot):

| Year | Lease Rate | Ownership Cost | Annual Savings | Cumulative |
|------|------------|----------------|----------------|------------|
| 1 | \$2.50 | \$2.10 | \$4.80 | \$4.80 |
| 2 | \$2.58 | \$2.10 | \$5.74 | \$10.54 |
| 3 | \$2.65 | \$2.09 | \$6.73 | \$17.27 |
| 4 | \$2.73 | \$2.09 | \$7.75 | \$25.02 |
| 5 | \$2.81 | \$2.08 | \$8.82 | \$33.84 |
| 6 | \$2.90 | \$2.07 | \$9.93 | \$43.76 |
| 7 | \$2.99 | \$2.06 | \$11.08 | \$54.84 |
| 8 | \$3.07 | \$2.05 | \$12.28 | \$67.12 |
| 9 | \$3.17 | \$2.04 | \$13.53 | \$80.65 |
| 10 | \$3.26 | \$2.03 | \$14.83 | \$95.49 |



LOAN ILLUSTRATION



| | |
|------------------------------------|-------------|
| Purchase Price \$2,350,000 | SBA 7(a) |
| Down Payment | \$235,000 |
| Combined LTV% | 90% |
| Loan Amount | \$2,115,000 |
| Financed Fee | \$0 |
| Rate (%) | 5.80% |
| Amortization (Years) | 25 |
| Term (Years) | 25 |
| Total Monthly Loan Payments | \$13,370 |

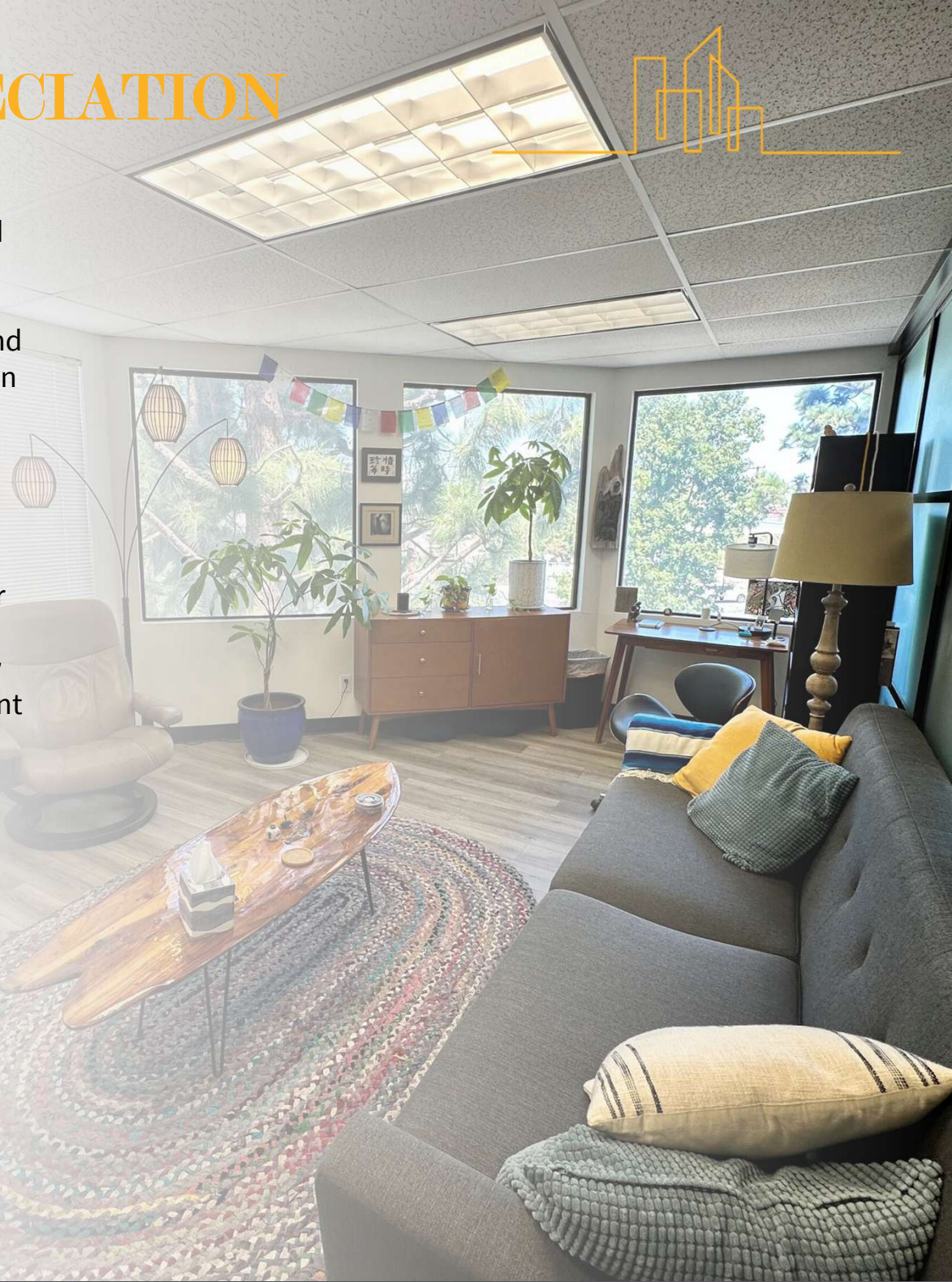
| | |
|------------------------------------|----------|
| Estimated Closing Costs | SBA 7(a) |
| SBA Guaranty Fee (Financed) | TBD |
| Apraisal | TBD |
| Environmental Report | TBD |
| SFR | TBD |



BENEFITS OF DEPRECIATION






- **A cost segregation study** can reclassify an estimated 10–30% of the basis into short-life assets eligible for **100% bonus depreciation**, made permanent under the One Big Beautiful Bill Act for property acquired and placed in service after January 19, 2025. This allows an owner to immediately expense those components in year one, often generating **substantial federal tax savings** and stronger early cash flow. Buyers should consult their tax advisor.
- For example, if 20% of the purchase price qualifies for **100% bonus depreciation**, a 37% federal tax rate could generate approximately **\$175,000 in first-year tax savings**. Combined with a 10% SBA down payment of \$235,000, the **net first-year cash outlay would be only about \$222,000**.
- *This example is for informational purposes only and may not reflect your specific situation. Tax laws and regulations are subject to change. Please consult a qualified tax professional, CPA, or tax attorney to determine how these concepts apply to your circumstances.



SALE COMPS

2900 Bristol St B300 is a Clear Value



| Property | Sale Date | Size | Price P.S.F. | Market Insight |
|--|-------------|--------------|---------------------------------------|--|
|  17701 Cowan #150 Irvine | Mar 2026 | 4,276 SF | <u>\$1,750,000</u> \$409/sf | This Irvine office condo sold to an owner-user for \$409/SF in March of 2026. As a similar offering, 2900 Bristol St, Ste B300 is offered over \$100 per square foot less, providing a clear value. |
|  5160 Campus Dr Newport Beach | Jul 2025 | 5,600 SF | <u>\$2,850,000</u> \$509/sf | This Newport Beach office building sold to an owner-user for \$509/SF in July of 2025. By comparison, 2900 Bristol St, Ste B300 is located less than two miles away, features a superior interior buildout, and is in true turn-key condition - yet it is priced at \$210 less per square foot, presenting a compelling value opportunity. |
|  2787 Bristol St Costa Mesa | Jan 2025 | 11,315 SF | <u>\$6,400,000</u> \$566/sf | This Costa Mesa office building sold to an owner-user in January 2025 for \$566/SF and was much larger than 2900 Bristol St B300. As a smaller offering in turn-key condition, 2900 Bristol St B300 is priced very attractively at a \$267 per square foot discount. |



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