

FOR LEASE



BUILDING SF  
**5,300 SF**

YARD  
**1,932 SF**

CLEAR HEIGHT  
**20-30 FT**

PARKING RATE  
**10 SPOTS \$2.80/SF GROSS**

THE SPACE

## A rare canvas on the iconic Westside.

Built in 1947, this freestanding light industrial building brings soaring vaulted ceilings, a dramatic glass roll-up door, private retail/showroom front, and a secured exterior yard.

Minutes from the beach and John Wayne Airport. Surrounded by independent restaurants, surf shops, and studios. Maximum flexibility.

PROPERTY DETAILS

POWER  
**200A Three-Phase**

ZONING  
**Light Industrial**

YEAR  
**1947**

USE  
**General Industrial**

SIGNAGE  
**Street Frontage**

TYPE  
**Freestanding**

IDEAL FOR

Coffee + Café

Surf Brand

Art Studio

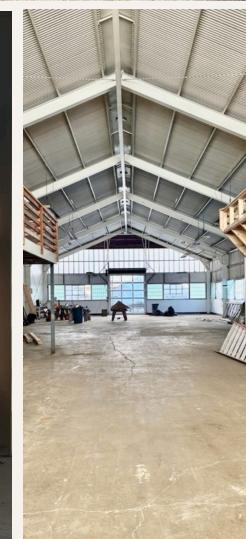
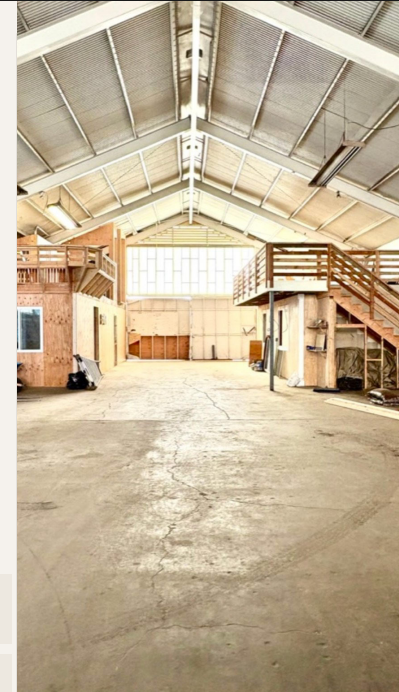
Creative Agency Sh

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Light Mfg

Fabrication A

## CUP IN PLACE FOR DOGGY DAYCARE



# 126 E 16TH ST

Costa Mesa, California 92627

COFFEE • SURF BRAND • ART STUDIO • SHOWROOM • CREATIVE

ZONING Light Industrial

POWER 200A Three-Phase

FEATURES Freestanding · Street Signage · 10 Parking Spots

EXCLUSIVE LISTING

## Denny Pender

Gillett Commercial

(949) 331-2077