

±32,035 SF ON 1.48 ACRES FOR SALE

1770-1784 NEWPORT BOULEVARD, COSTA MESA, CALIFORNIA 92627



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Voit

REAL ESTATE SERVICES

This confidential Offering Memorandum (this "Memorandum") is being delivered subject to the terms of the Confidentiality Agreement personally or electronically signed by you (the "Confidentiality Agreement") and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of property address (the "Property"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the "Owner" or Voit Real Estate Services ("Broker").

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other "Evaluation Material", including any computer diskettes or files distributed to you via email from Broker accessible online through Broker's website) are for general reference only. They are based on assumptions relating to the general economy and local market, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing and since the Property will be sold on an "As-Is, Where-Is" basis, a prospective purchaser must make its own independent investigations, projections and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Evaluation Material. Although additional Evaluation Material, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing progresses, prospective purchasers should seek advice from their own attorneys, accountants, and engineering and environmental experts.

Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time with or without written notice. Owner shall have no legal commitment or obligations to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations therein have been satisfied or waived.

Owner has retained Broker as its exclusive broker and will be responsible for any commission due to Broker in connection with a sale of the Property pursuant to a separate agreement. Broker is not authorized to make any representation or agreement on behalf of Owner. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

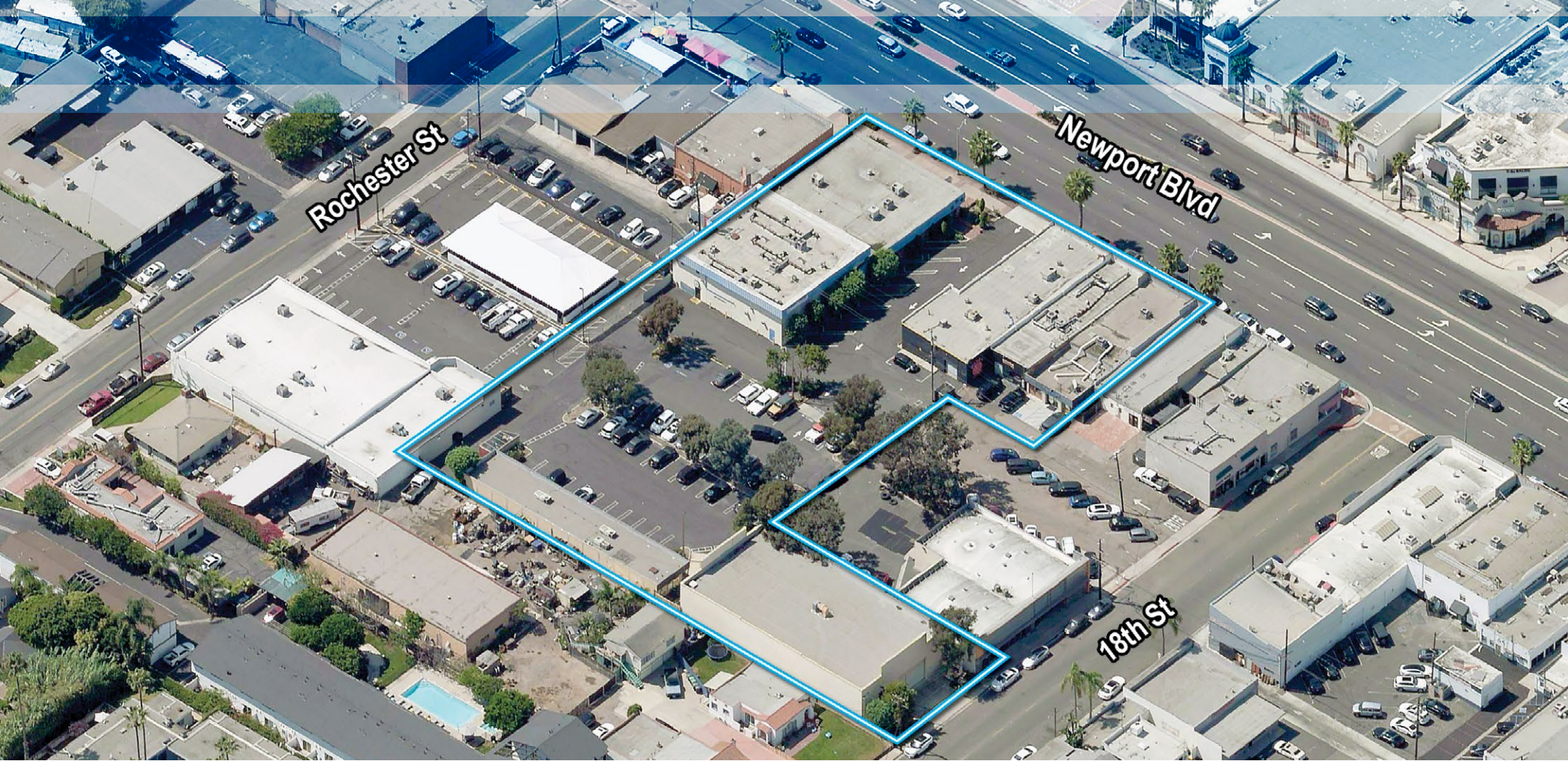
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**EXCLUSIVELY
OFFERED BY:**

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AVAILABLE FOR SALE

Address: 1770-1784 Newport Blvd.
Costa Mesa, CA 92627

APN: 425-443-14
425-443-17
425-443-19
425-443-20

Parcel Size: 1.48 Acres

Year Built: 1954

Voit Real Estate Services is pleased to announce the offering of 1770-1784 Newport Blvd. in Costa Mesa, California. This opportunity is a 32,035 square-foot retail property located in the heart of Costa Mesa and coastal Newport Beach. Located within walking distance of the iconic Triangle Square. The property boasts a traffic count on Newport Boulevard of more than 92,000 cars per day. We have recently renewed leases at the Property providing a unique opportunity for an investor or owner user to acquire the property and drive significant value through the tenancing of the largest vacancies in the project and the repurposing of an existing industrial building offering a unique opportunity to acquire a trophy asset with the ability to create value and increase net operating income by filling vacancies.

SITE PLAN

1784 NEWPORT BOULEVARD
Occupancy: Occupied
Size: 2,700 SF
Lease Exp: 6/30/26
APN: 425-443-20

1780 NEWPORT BOULEVARD
Occupancy: Occupied
Size: 2,136 SF
Lease Exp: 11/30/27
APN: 425-443-19

1778 NEWPORT BOULEVARD
Occupancy: Occupied
Size: 1,037 SF
Lease Exp: 11/30/27
APN: 425-443-18

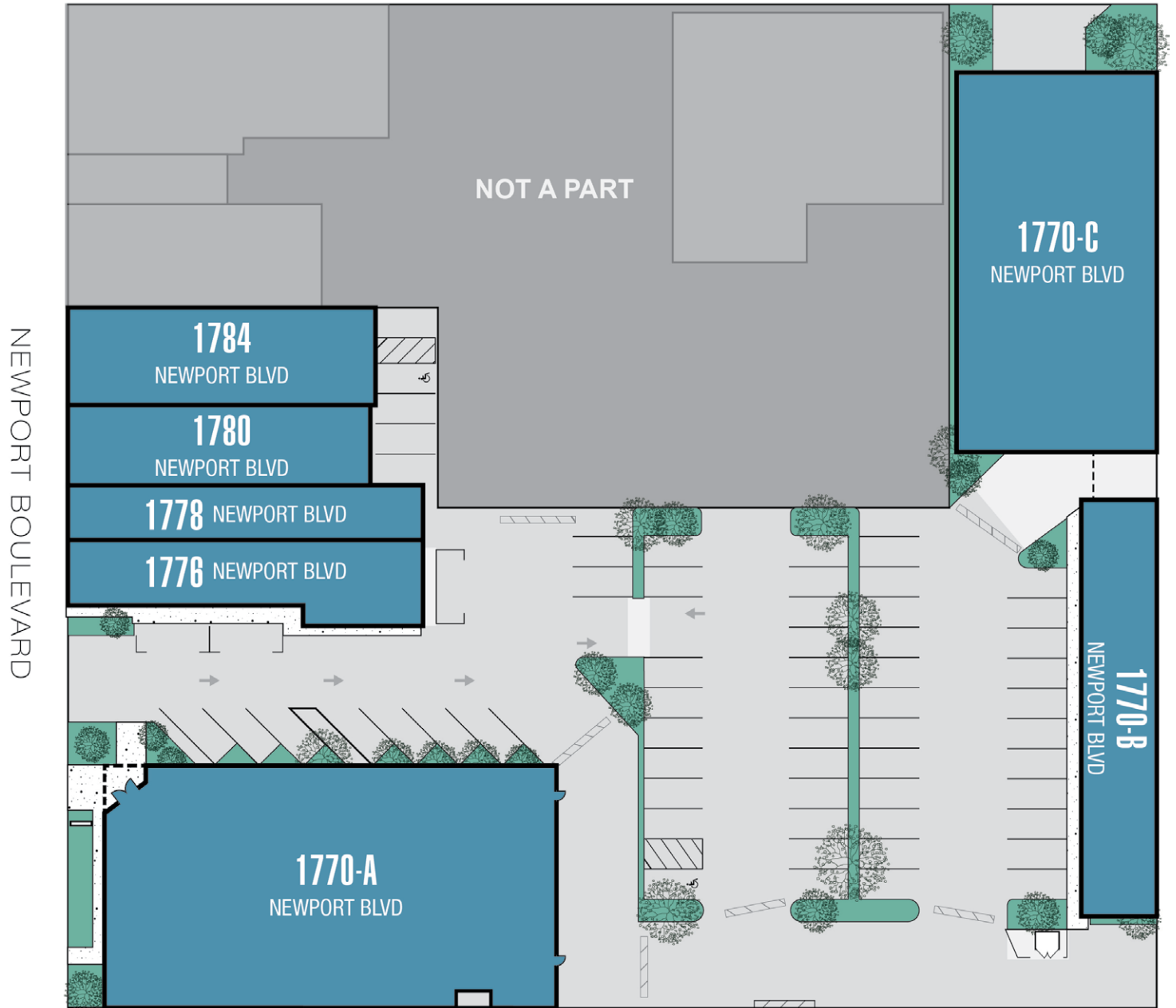
1776 NEWPORT BOULEVARD
Occupancy: Occupied
Size: 2,777 SF
Lease Exp: 11/30/27
APN: 425-443-18

1770-A NEWPORT BOULEVARD
Occupancy: Vacant
Size: 14,100 SF
Lease Exp: N/A
APN: 425-443-17

1770-B NEWPORT BOULEVARD
Occupancy: Occupied
Size: 2,445 SF
Lease Exp: 5/31/27
APN: 425-443-17

1770-C NEWPORT BOULEVARD
Occupancy: Vacant
Parking Garage
Size: 6,840 SF
APN: 425-443-14

18th STREET



RENT ROLL

| ADDRESS | BUSINESS | LEASE EXP. | APPROX. SIZE (SF) | RATE (PSF) | ANNUAL NET OPERATING INCOME | PRO-FORMA RENT PSF | PRO-FORMA NOI |
|----------------------|--------------------------------|------------|-------------------|------------|-----------------------------|--------------------|--------------------|
| 1784 Newport Blvd. | Natural Health Sports Therapy | 6/30/26 | ± 2,700 | \$2.34 GRS | \$55,080** | \$3.75 NNN | \$121,500 |
| 1780 Newport Blvd. | Rapor Salon & Barber | 11/30/27 | ± 2,136 | \$3.63 NNN | \$93,000 | \$3.75 NNN | \$96,120 |
| 1778 Newport Blvd. | Designer Tickets & Tours, Inc. | 11/30/27 | ± 1,037 | \$3.45 NNN | \$42,912 | \$3.55 NNN | \$44,176 |
| 1776 Newport Blvd. | OC Discount Nutrition | 11/30/27 | ± 2,777 | \$3.45 NNN | \$114,968 | \$3.70 NNN | \$123,299 |
| 1770-A Newport Blvd. | Vacant | | ± 14,100 | | | \$3.00 NNN | \$507,600 |
| 1770-B Newport Blvd. | Beyond Wellness | 5/31/27 | ± 2,445 | \$3.35 NNN | \$98,216 | \$3.45 NNN | \$101,223 |
| 1770-C Newport Blvd. | Vacant* | | ± 6,840 | | | \$2.50 NNN | \$205,200 |
| TOTALS | | | ± 32,035 | | \$404,176 | | \$1,199,118 |

* Currently this structure is zoned/entitled for parking and has various easements encumbrance in it. Please consult with your counsel about changing the zoning/entitlement.

** This figure is an estimate based on in place gross rents, less operating expenses and new tax base at \$16,500,000 (estimated to be \$0.64 OPEX)



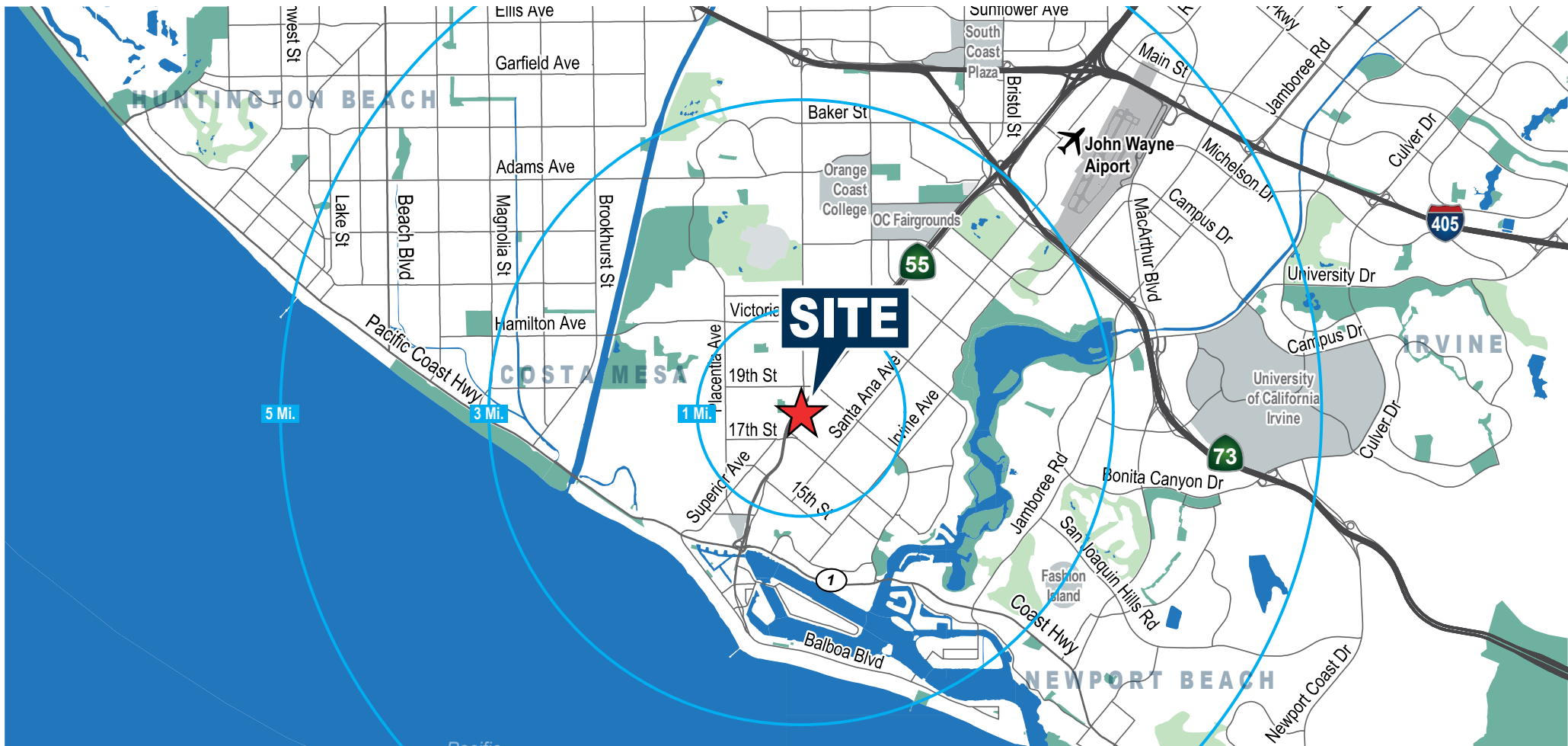
DETAILS

- » First time ever offered on the market for sale
- » Prime 6 - 7 tenant nonconforming retail center with exceptional mix of retail & service
- » Potential rezoning and adding additional square footage for lease with existing building
- » 3 points of ingress and egress provide vehicular circulation
- » Contract rents expiration dates within the same time frame for future development

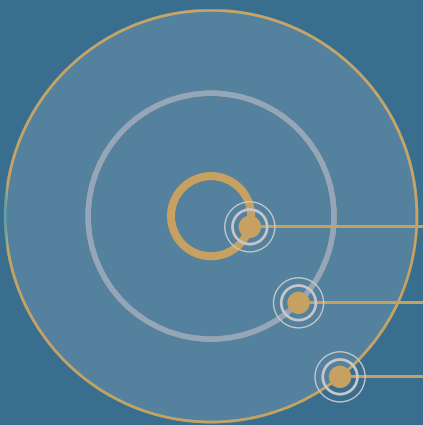
EXTERIOR PHOTOS



1770-1784 NEWPORT BOULEVARD, COSTA MESA, CA 92627



DEMOGRAPHICS



| | POPULATION | HOUSEHOLDS | HOUSEHOLD INCOME | HOME VALUE | EMPLOYMENT |
|---------|------------|------------|------------------|------------|------------|
| 1 Mile | 34,556 | 12,563 | \$143,742 | \$995,689 | 19,260 |
| 3 Miles | 153,008 | 61,366 | \$168,581 | \$916,596 | 85,437 |
| 5 Miles | 323,730 | 126,999 | \$163,368 | \$847,443 | 298,295 |



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