

1770 Orange Ave

COSTA MESA, CA



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OFFERING SUMMARY

The Parham Group at Marcus & Millichap is pleased to present the opportunity to acquire 1770 Orange Ave, a ±3,500 SF medical office building located in Costa Mesa. The property occupies a highly desirable coastal Orange County location near the southern terminus of the 55 freeway, providing convenient connectivity throughout Costa Mesa, Newport Beach and the surrounding Orange County communities.

The building's efficient, small format design provides a compelling opportunity for a medical practitioner, healthcare provider or professional owner user seeking control of its occupancy costs and a long term presence in an established coastal market. The property may also appeal to a private investor seeking a manageable medical office asset in a supply constrained infill location.

Positioned in Eastside Costa Mesa's 17th Street commercial corridor and Newport Beach, 1770 Orange Ave benefits from proximity to an affluent residential population, established retail and dining amenities, and a broad network of healthcare providers. Hoag Hospital Newport Beach, one of Orange County's prominent healthcare institutions, is located nearby and supports the area's established medical ecosystem.

With its boutique building size, medical office identity and exceptional coastal location, 1770 Orange Ave represents a rare opportunity to acquire an owner-user or investment property within one of Southern California's most desirable infill submarkets.

Address	1770 Orange Ave, Costa Mesa, CA 92627
Price	\$2,100,000
Building SF	3,500 SF
Land SF	9,148 SF
Price Per SF	\$600
APN#	425-392-36
Zoning	AP - Administrative & Professional



PROPERTY HIGHLIGHTS

- ±3,500 SF Medical Office Building
- A+ Coastal Orange County Location near Costa Mesa and Newport Beach
- Boutique Owner User Opportunity offering an alternative to leasing space in a larger multitenant medical building
- Established Medical Office Use suitable for a variety of healthcare and professional service users
- Strategic Proximity to Hoag Hospital Newport Beach and the surrounding coastal Orange County healthcare network
- Convenient Access to the 55 freeway, connecting the property with the 405 and the greater Orange County freeway system
- Near the 17th Street Commercial Corridor, offering convenient access to restaurants, retail, fitness and daily needs services
- Minutes from Newport Beach and one of Southern California's most affluent areas, enhancing the property's appeal to physicians, employees and patients
- Dense, Affluent and Highly Desirable Trade Area supported by Costa Mesa, Newport Beach and surrounding coastal communities
- Small Building Scarcity within a predominantly built out and supply constrained infill market
- Potential Long Term Occupancy Cost Control for an owner user seeking to build equity through real estate ownership
- Flexible Exit Strategy with potential appeal to future medical, professional or owner user purchasers



INVESTMENT OVERVIEW

RARE COASTAL ORANGE COUNTY ACQUISITION OPPORTUNITY

1770 Orange Ave offers investors and owner users the opportunity to acquire a freestanding, boutique scale medical office property in one of Southern California's most desirable coastal markets. Small commercial buildings in Costa Mesa and neighboring Newport Beach are difficult to replicate due to limited land availability, high barriers to new development and the area's predominantly built out character.

COMPELLING OWNER-USER ECONOMICS

At approximately 3,500 SF, the property is appropriately sized for a private medical practice, specialty healthcare provider or professional firm seeking a dedicated facility. Ownership may provide a qualified user with greater control over occupancy costs, building improvements, branding and long term real estate strategy than would typically be available through a conventional lease.

ESTABLISHED HEALTHCARE ENVIRONMENT

The property is positioned within an established coastal Orange County healthcare market anchored by Hoag Hospital Newport Beach. Hoag describes its Newport Beach campus as a leading nonprofit acute-care hospital serving the Orange County coastline. The broader area includes medical practices, urgent-care facilities, imaging services and specialized healthcare providers, creating a strong referral and employment ecosystem for medical users.

EXCEPTIONAL COASTAL LOCATION AND ACCESSIBILITY

The property is located near the 55 freeway, a primary north/south transportation corridor connecting coastal Costa Mesa and Newport Beach with the 405 freeway and central Orange County. Its location also provides convenient access to Eastside Costa Mesa, the 17th Street corridor, Triangle Square, Newport Blvd and the beaches of Newport Beach.

The surrounding amenity base, including restaurants, retail, fitness concepts, personal services and residential neighborhoods, supports both patient convenience and employee recruitment.

MEDICAL-OFFICE RESILIENCY

Medical office properties can benefit from characteristics that distinguish them from conventional office buildings, including specialized tenant improvements, patient location considerations, referral patterns and the operational disruption associated with relocating an established practice. These factors can encourage longer occupancy periods, although actual performance will depend on the property's tenancy, lease structure, physical condition and future market conditions.

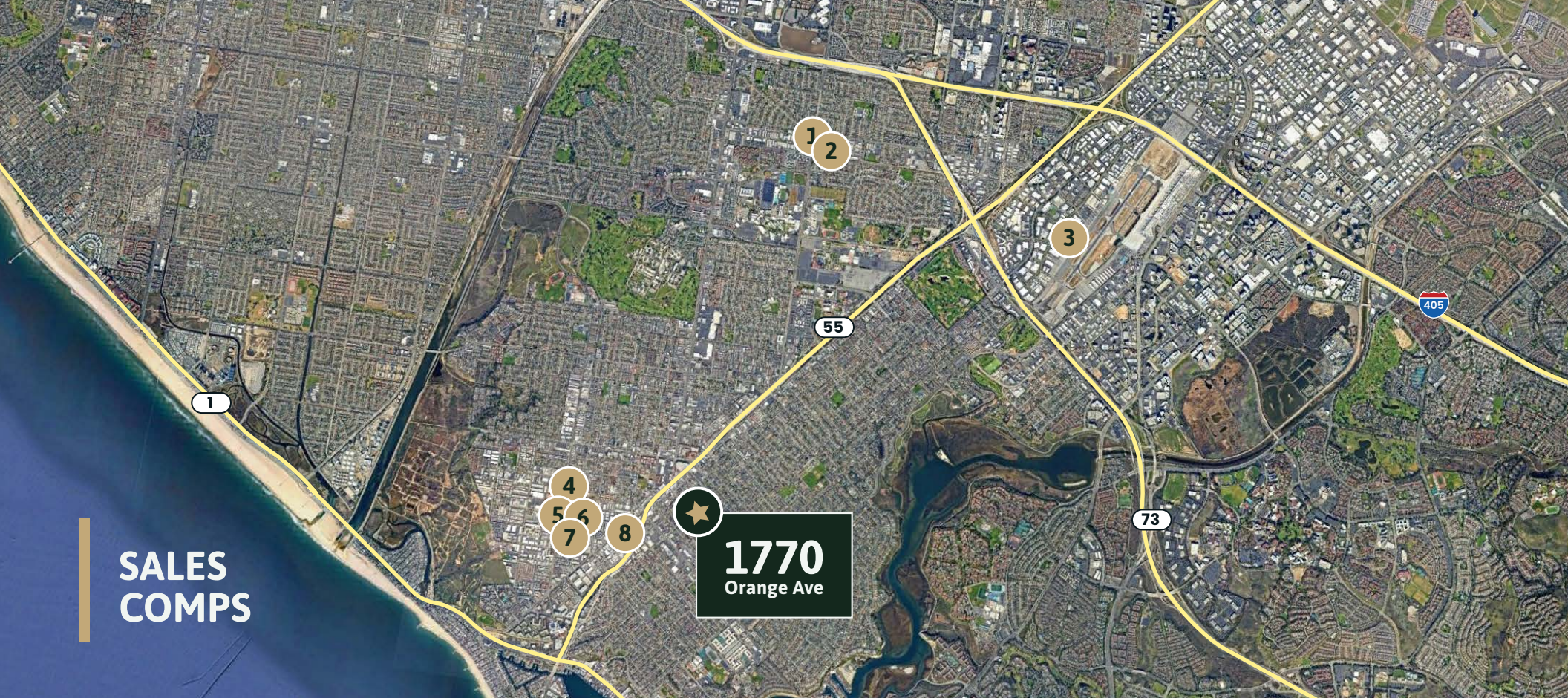
MULTIPLE POTENTIAL VALUE CREATION STRATEGIES

Depending upon the purchaser's objectives and the property's delivery condition, potential strategies may include:

- Occupancy by a medical or professional owner-user
- Reconfiguration or modernization of the existing improvements
- Leasing to one or more healthcare or professional service tenants
- Enhanced building identity, signage and exterior presentation
- Long-term hold for appreciation in a supply-constrained coastal market

All proposed uses, modifications and redevelopment concepts remain subject to independent investigation and approval by the City of Costa Mesa and other applicable governmental agencies.





SALES COMPS

1770
Orange Ave

#	ADDRESS	SALES PRICE	SQUARE FEET	PRICE PER SF	COE
1	200 E Baker St Suite 207, Costa Mesa	\$2,005,000	2,673	\$750.09	September 2025
2	200 E Baker St Suite 204, Costa Mesa	\$1,600,000	2,173	\$736.31	May 2025
3	3080 Airway Ave, Costa Mesa	\$2,085,500	3,114	\$669.72	October 2025
4	765 Newton Way, Costa Mesa	\$3,000,000	3,305	\$907.72	August 2025
5	711 W 17th St Suite A-8, Costa Mesa	\$1,595,000	2,000	\$797.50	August 2025
6	711 W 17th St Suite B-12, Costa Mesa	\$1,635,000	2,000	\$817.50	July 2026
7	711 W 17th St Suite F-9, Costa Mesa	\$1,600,000	2,000	\$800.00	January 2026
8	111 E 16th St, Costa Mesa	\$2,400,000	3,477	\$690.25	June 2026

SALES COMPS



200 E Baker St Suite 207

Costa Mesa, CA

Price	\$2,005,000
Square Feet	2,673
Price / SF	\$750.09
COE	September 2025



200 E Baker St Suite 204

Costa Mesa, CA

Price	\$1,600,000
Square Feet	2,173
Price / SF	\$736.31
COE	May 2025



3080 Airway Ave

Costa Mesa, CA

Price	\$2,085,500
Square Feet	3,114
Price / SF	\$669.72
COE	October 2025

SALES COMPS



765 Newton Way

Costa Mesa, CA

Price	\$3,000,000
Square Feet	3,305
Price / SF	\$907.72
COE	August 2025



711 W 17 St Suite A-8

Costa Mesa, CA

Price	\$1,595,000
Square Feet	2,000
Price / SF	\$797.50
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711 W 17 St Suite B-12

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SALES COMPS



711 W 17 St Suite F-9

Costa Mesa, CA

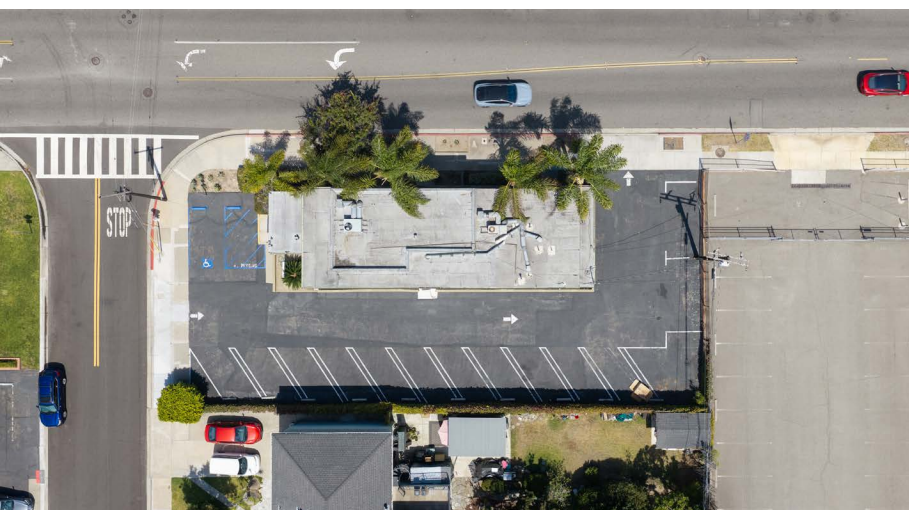
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Price	\$2,400,000
Square Feet	3,477
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DEMOGRAPHICS

Income	2 Miles	5 Miles	10 Miles
\$200,000 or More	9,939	34,665	87,485
\$150,000 - 200,000	4,098	16,353	50,246
\$125,000 - 150,000	2,879	10,559	33,273
\$100,00 - 125,000	4,057	13,752	44,387
\$75,000 - 100,000	4,392	13,353	46,046
\$50,000 - 75,000	4,263	14,022	49,649
\$25,000 - 50,000	4,212	12,413	44,986
<\$25,000	2,931	12,035	46,997
Average Household Income	\$149,573	\$151,618	\$136,328
Median Household Income	\$115,944	\$121,365	\$107,804

Population	2 Miles	5 Miles	10 Miles
2020 Population	91,301	315,833	1,200,563
2025 Population	93,974	322,948	1,201,701
2030 Population Projection	94,663	324,845	1,202,984
Annual Growth 2020-2025	0.6%	0.5%	0%
Annual Growth 2025-2030	0.1%	0.1%	0%
Median Age	39.5	40.3	39.1
Bachelor's Degree or Higher	44%	49%	38%
U.S Armed Forces	66	135	703

Households	2 Miles	5 Miles	10 Miles
2020 Households	35,737	123,705	400,556
2025 Households	36,771	127,154	403,068
2030 Household Projection	37,043	128,061	404,009
Annual Growth 2020-2025	0.9%	0.9%	0.8%
Annual Growth 2020-2030	0.1%	0.1%	0%
Owner Occupied Households	15,508	61,987	187,609
Renter Occupied Households	21,535	66,074	216,400
Average Household Size	2.4	2.4	2.8
Average Household Vehicles	2	2	2
Total Specified Consumer Spending	\$1.4B	\$5B	\$15.4B

Housing	2 Miles	5 Miles	10 Miles
Median Home Value	\$1,090,904	\$1,077,694	\$996,930
Median Year Built	1969	1974	1975

Population By Race	2 Miles	5 Miles	10 Miles
White	56,056	190,877	453,353
Black	940	4,583	17,174
American Indian/Alaskan Native	901	2,182	13,934
Asian	4,961	43,526	292,997
Hawaiian & Pacific Islander	242	940	3,570
Two or More Races	30,874	80,841	420,672
Hispanic Origin	31,152	78,006	441,744

TRAFFIC

Collection Street	Cross Street	Traffic Volume
Orange Avenue	Cabrillo St NE	12,146
Rochester Street	Newport Blvd NW	4,884
E 17th Street	Westminster Ave NW	33,760
E 17th Street	Fullerton Ave E	35,203
Orange Avenue	Sparkes St NE	7,780
Santa Ana Avenue	Rochester St NE	8,097
Orange Avenue	Flower St NE	7,085
Newport Boulevard	Harbor Blvd NE	93,396
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Newport Boulevard	-	93,000

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