

1984 Placentia Ave  
Costa Mesa

FOR LEASE  
±1,880 to ±6,325 SF



Exclusively listed by:

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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## DISCLAIMER

This Offering Memorandum was prepared by Lee & Associates - Newport Beach (the "Broker") solely for prospective tenants of 1984 Placentia Avenue, Costa Mesa, CA (the "Property"). Neither we (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) nor the Owner of the Property (the "Owner") make any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained herein. The information contained herein was prepared to provide a summary of unverified information to prospective tenants and to establish only a preliminary level of interest in the Property. The information contained herein is not a substitute for a thorough due diligence investigation; you and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction. The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy with respect to the size and square footage of the Property and improvements, the presence or absence of hazardous substances, PCB's or asbestos on the Property, etc. All potential tenants must take appropriate measures to verify all of the information set forth herein. It is the sole responsibility of the prospective tenant to confirm the size of the units, building and property. The building is being offered on an "As Is" basis - Broker and Owner shall not make any representations as to the conditions of the building. The Offering Memorandum is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity at any time, or to remove the property from the market with or without notice. The Owner shall have no legal commitment or any obligation to any entity reviewing the Offering Memorandum or making an offer to lease the Property unless and until the Owner executes and delivers a signed lease on terms acceptable to Owner, in Owner's sole discretion.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Broker, and (iv) that you will not use the Offering Memorandum in any fashion or manner that may be deemed detrimental to the Owner or the Broker.

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## THE OFFERING

Lee & Associates - Newport Beach is pleased to exclusively offer for lease the two building property located at 1984 Placentia Ave in Costa Mesa, CA. The property is located in the bustling Westside Costa Mesa market directly across from Moon Goat Coffee Roasters.

MG General Industrial zoning allows for a wide variety of retail, office and industrial uses including veterinary, brewery/distillery, restaurant/catering, coffee roasting, bakery, distribution/manufacturing/fabrication, vehicle/boat sales/storage, general office, and fitness/dance studio (\*some uses may require an MCUP/CUP - confirm with City of Costa Mesa for specific use requirements).

Plans and improvements are underway for a generic restaurant/coffee/bakery/catering operation in the front building and creative office/warehouse in the rear building. Improvements include new storefront/doors/windows, new skylights, new paint, repaired/refinished flooring, extensive general cleanup of interiors and exteriors, and more.

## HIGHLIGHTS

- > Available for lease now
- > Front Bldg is 4,445sf including 2 separate small office spaces
- > Rear Bldg is 1,880sf and includes front/rear access + sliding barn door
- > Front Building has a pending MCUP for cafe/coffee/bakery
- > Located directly across from MoonGoat Coffee Roasters
- > Multi-tenant or single tenant configurations
- > Highly desirable West Costa Mesa location
- > Significant clean up/renovations underway
- > Detailed plans available - call broker for more information

## PROPERTY OVERVIEW

ADDRESS	1984 Placentia Ave Costa Mesa, CA 92627
APN	422-272-03
GLA	Front Bldg: ±4,445 Sq Ft Rear Bldg: ±1,880 Sq Ft Total: ±6,325 Sq Ft
PARCEL SIZE	±0.39 Acres
YEAR BUILT/RENOVATED	1957/2026
ZONING	MG (General Industrial)

## LEASE PRICING

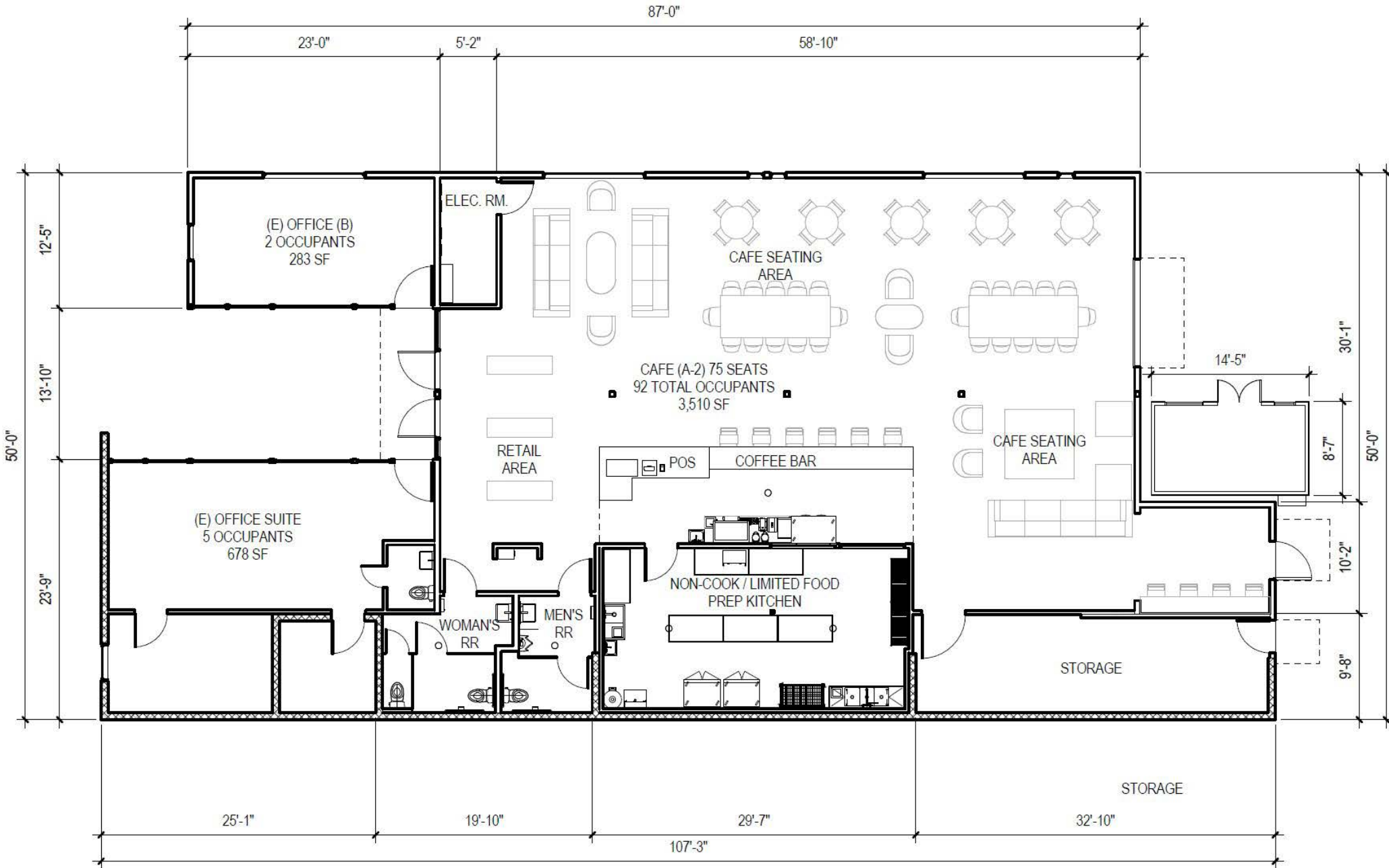
LEASE RATE	\$3.25psf + \$0.35psf NNN
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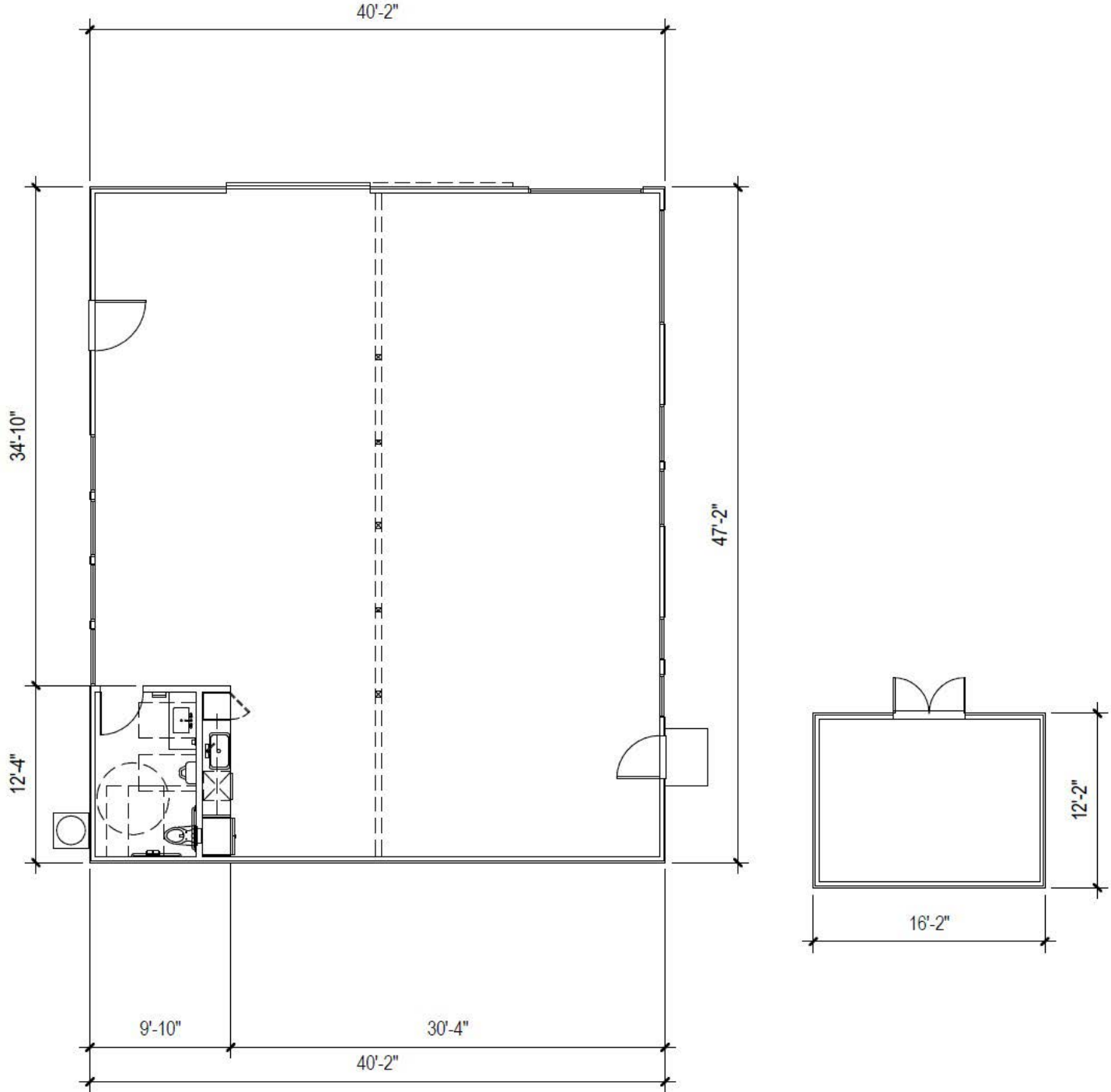


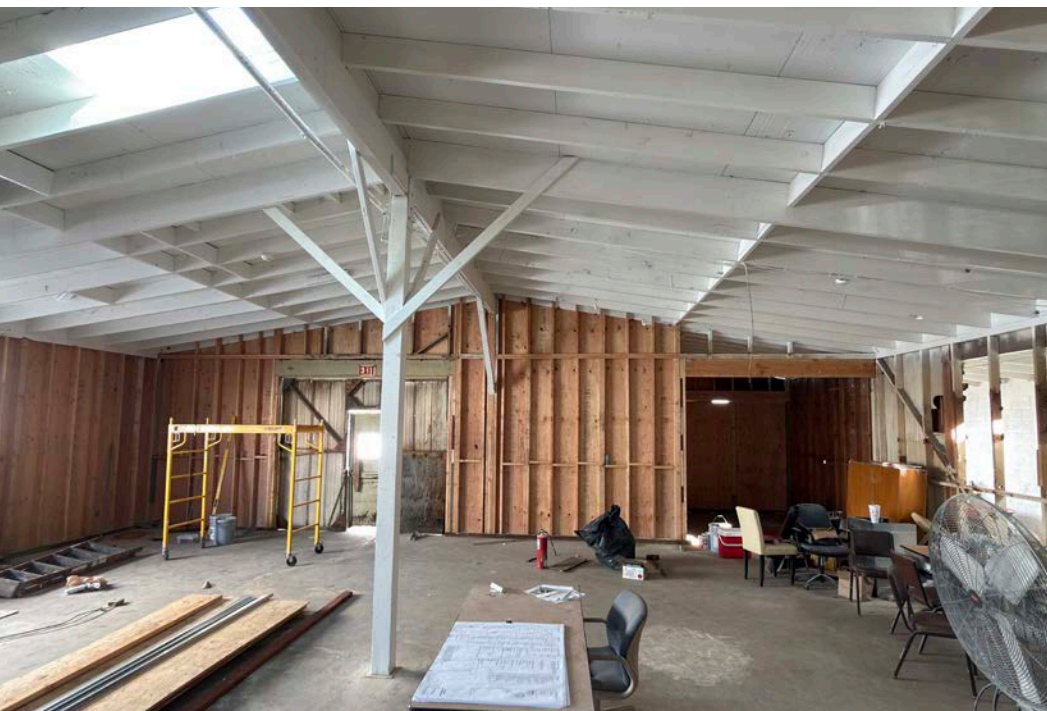
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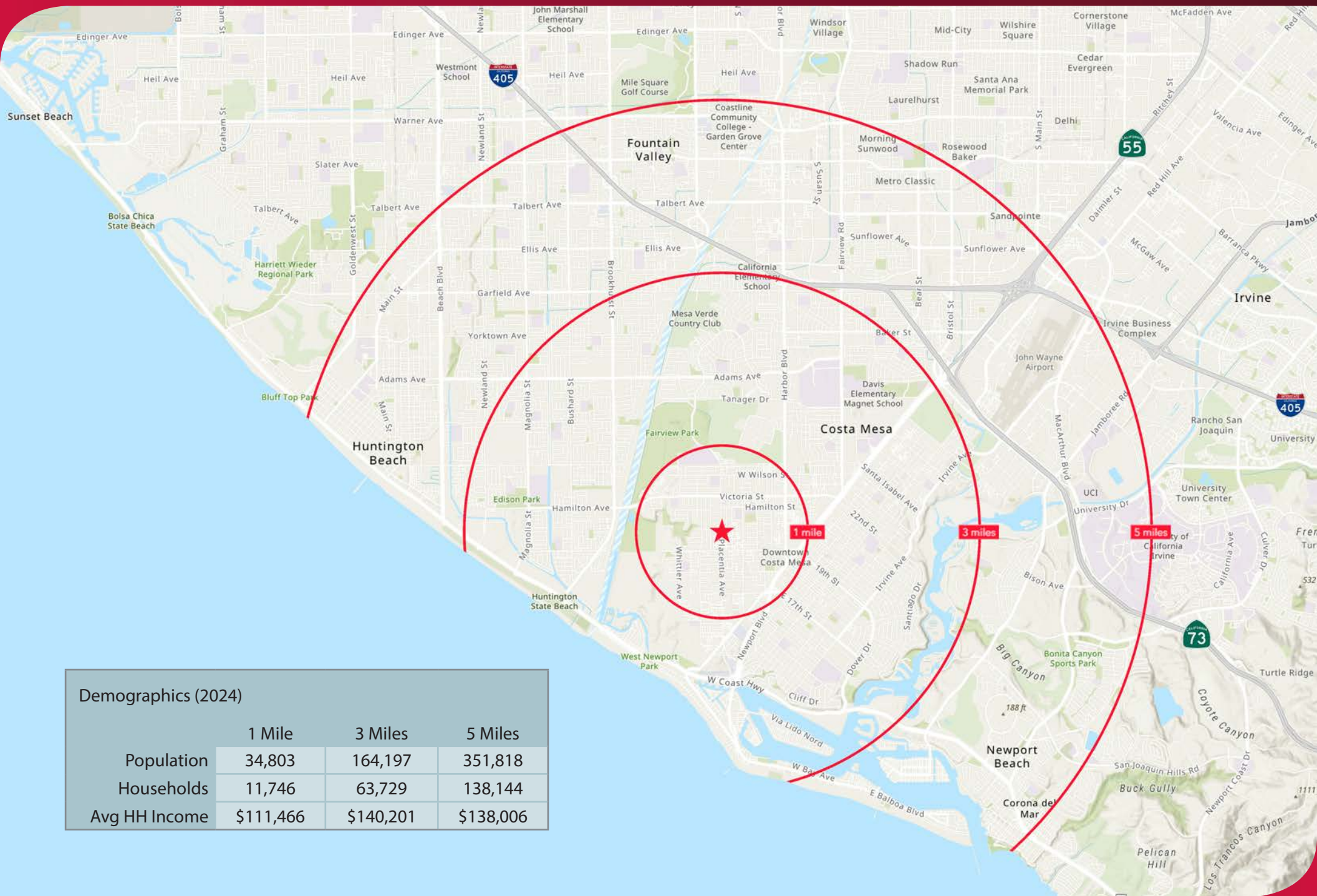
# FRONT BUILDING FLOORPLAN (CONCEPTUAL) / 5











Demographics (2024)			
	1 Mile	3 Miles	5 Miles
Population	34,803	164,197	351,818
Households	11,746	63,729	138,144
Avg HH Income	\$111,466	\$140,201	\$138,006

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