

**AVISON
YOUNG**

Automotive Offering in the Heart of Costa Mesa



2480-2490 Harbor Blvd | Costa Mesa, CA

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2480-2490 Harbor Blvd | Costa Mesa, CA

Avison Young's Automotive Properties Group is pleased to present a rare opportunity to acquire a high-visibility automotive property in Costa Mesa, CA. Located at 2480–2490 Harbor Blvd, the site is positioned along one of Orange County's most active commercial and automotive corridors, offering exceptional exposure and convenient access to the 405, 55, and 73 freeways.

2480–2490 Harbor Blvd is a fully operational automotive facility featuring existing service improvements, office build-outs, and a site layout designed for efficient vehicle circulation. The property will be delivered vacant at close of escrow.

Situated within a thriving commercial district and supported by strong surrounding demographics, 2480–2490 Harbor Blvd represents a compelling opportunity in one of Southern California's most dynamic and supply-constrained automotive markets.

DEMOGRAPHICS

	3 Mile	5 Miles
2024 Population:	171,911	433,238
Avg. Household Income:	\$135,217	\$133,692

TRAFFIC

Harbor Blvd & Fair Dr N	42,155 vehicles per day
Harbor Blvd & Fair Dr S	44,442 vehicles per day





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OPPORTUNITY:

2480-2490 Harbor Blvd offers a rare opportunity to acquire a high-visibility automotive property along one of Orange County's most established and heavily trafficked commercial corridors. Harbor Blvd is a dominant automotive and service-oriented artery, providing exceptional exposure, strong traffic counts, and quick access to the 405, 55, and 73 freeways.

The property is surrounded by a dense, high-income consumer base and benefits from Costa Mesa's strong economic fundamentals and central county location. It is well-suited for owner-users, automotive operators, service businesses, or investors seeking a strategically located asset with long-term demand drivers.

OFFERING PRICE:

Unpriced

ZONING:

C1

BUILDING SIZE:

28,000 SF

LOT SIZE:

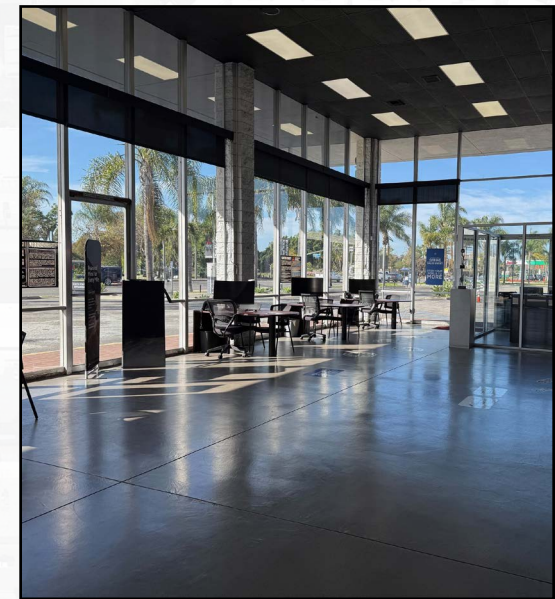
2.71 acres

YEAR BUILT:

1970

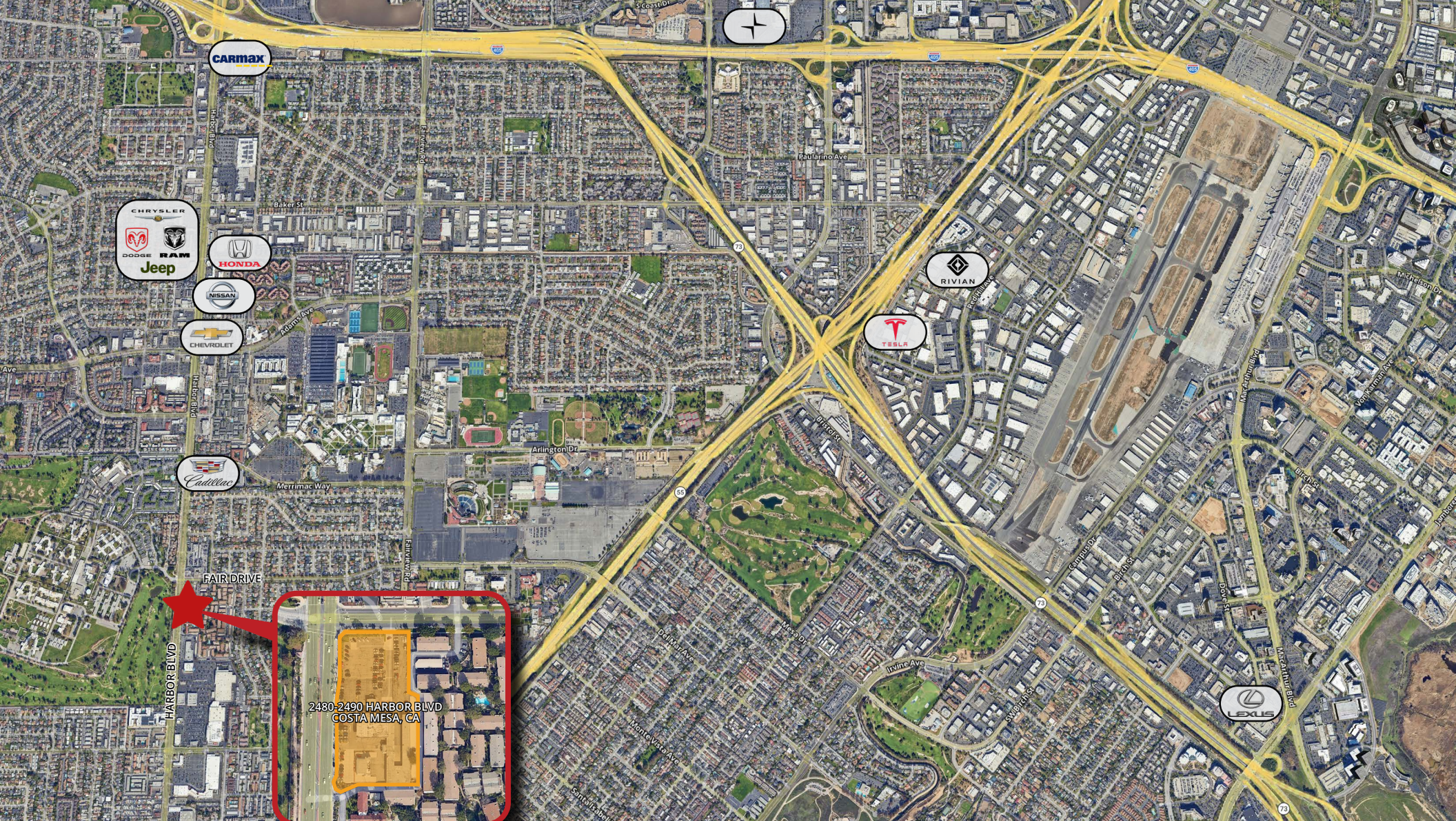
FEATURES:

- Prime Harbor Blvd frontage with strong visibility
- Automotive-friendly zoning for repair, sales, or service uses
- Multiple structures across contiguous parcels
- Large lot with ample parking and easy circulation
- Existing automotive improvements (bays, offices, yard)
- High traffic counts along a major Costa Mesa corridor
- Surrounded by national retailers and auto dealerships





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Avison Young's Automotive Properties Group (APG) is a fully dedicated service line within Avison Young that specializes in the automotive real estate needs of investors, developers, manufacturers, and franchisees on a national basis. Headquartered in Los Angeles, California, APG provides automotive specific expert knowledge in marketing research, investments, leasing, management and valuation. APG consistently utilizes the global network and local market knowledge of Avison Young's dedicated real estate professionals to ensure our clients make informed, effective automotive-related real estate decisions.

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