

**PRICE
REDUCTION**

NEWLY REPRICED

SALE PRICE

~~\$4,145,454~~ **\$3,950,000**

CAP RATE

~~5.5%~~ **5.77%**

LOCAL EXPERTISE

INTERNATIONAL

REACH

WORLD CLASS

2013 NEWPORT BOULEVARD

COSTA MESA, CALIFORNIA

±3,571 SF · FULLY LEASED INVESTMENT

FULLY LICENSED &
OPERATIONAL
DISPENSARY



COMING
SOON
STRAINING
EQUIPMENT

COMING
SOON

EXCLUSIVELY LISTED BY

LEE & ASSOCIATES — NEWPORT BEACH

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FOR MORE INFORMATION

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**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

Fully Licensed Leased Investment

Lee & Associates is pleased to present **2013 Newport Boulevard**, a $\pm 3,571$ -square-foot single-story retail building positioned on high-traffic Newport Boulevard in central Costa Mesa. The Property operates as a fully licensed and operational cannabis dispensary, offered as a leased investment with close proximity to John Wayne Airport, Triangle Square, and the surrounding Eastside and Westside Costa Mesa retail corridors.

TENANCY

Fully Licensed Dispensary

BUILDING AREA

 $\pm 3,571$ SF

PARKING

16 Spaces · 4.50 / 1,000

CONSTRUCTION

Wood Frame · Single Story

YEAR BUILT

1990

LOCATION

Central Costa Mesa

NEWPORT BOULEVARD FRONTAGE

SALE PRICE

\$3,950,000

CAP RATE

5.77%

PRICE / SF

\$1,106

BUILDING AREA

 $\pm 3,571$ SF

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THE PROPERTY

A Closer Look

±3,571 SF RETAIL BUILDING

NEWPORT BOULEVARD

COSTA MESA, CALIFORNIA



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

Hard-Corner Newport Boulevard Frontage



NEWPORT BLVD • SR-55

177,248
CARS PER DAY

NEWPORT BOULEVARD

10,022
CARS PER DAY • FRONTAGE

IN THE TRADE AREA

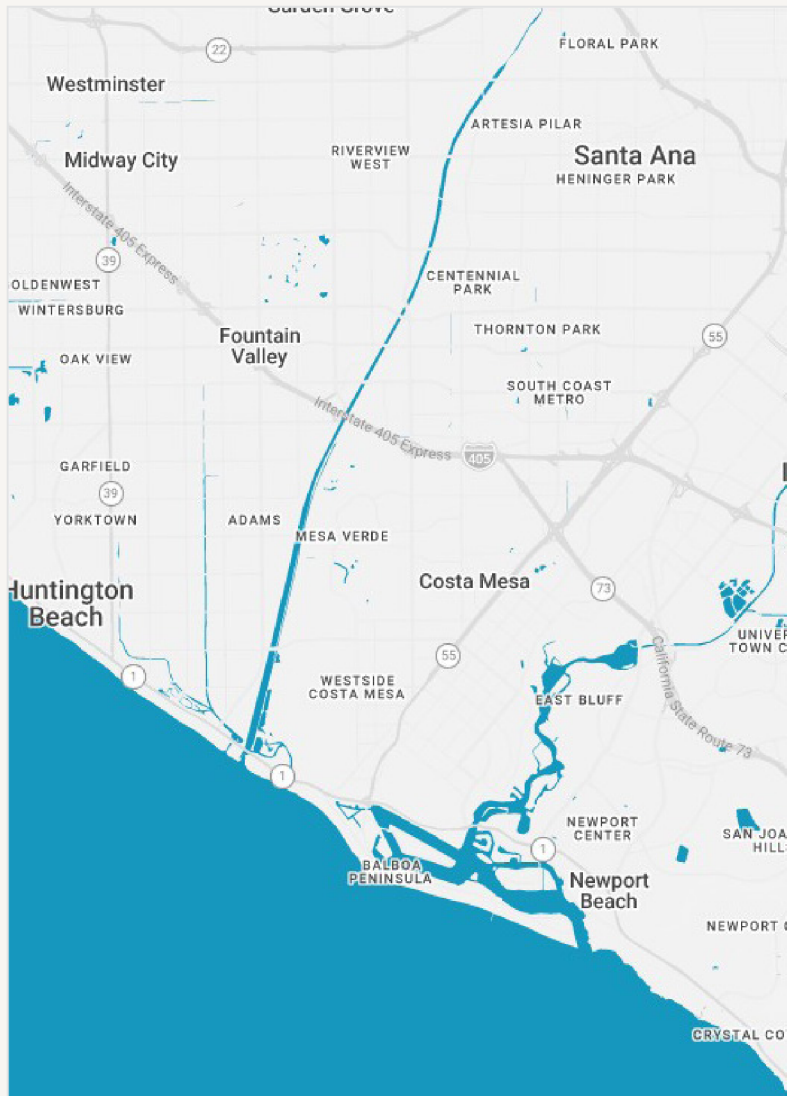
- ◆ Triangle Square
- ◆ Eastside & Westside Costa Mesa
- ◆ Newport Pier & Beaches
- ◆ John Wayne Airport

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Orange County Coastal Submarket



The Property sits within one of Orange County's most affluent and supply-constrained coastal trade areas. Newport Boulevard serves as a primary north-south arterial connecting the SR-55 Freeway to the Balboa Peninsula, linking central Costa Mesa to the beaches, harbor, and the high-income communities of Newport Beach and Corona del Mar.

John Wayne Airport

± 10 MINUTES

South Coast Plaza - Metro

± 8 MINUTES

Irvine Spectrum Center

± 15 MINUTES

Newport Center - Fashion Island

± 10 MINUTES

Newport Pier & Beaches

± 7 MINUTES

Corona del Mar

± 12 MINUTES

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Sales Comparables

#	PROPERTY	SALE DATE	SALE PRICE	GLA	BUILT	CAP RATE
	2013 Newport Blvd SUBJECT – OFFERING Newport Beach, CA · Newport Beach Submarket SUBJECT · LISTED BY LEE & ASSOCIATES – NEWPORT BEACH	Currently Offered	\$3,950,000 \$1,106 / SF	3,571 SF	1990	5.77%
1	1920 W Balboa Blvd Newport Beach, CA 92663 · Newport Beach Submarket BUILT 1975 / RENO 2018 · 100% LEASED · NNN INVESTMENT	9/19/2025	\$5,239,000 \$1,130 / SF	4,636 SF	1975 / 2018	5.00%
2	9032 Adams Ave — Adams Marketplace Huntington Beach, CA 92646 · Huntington Beach Submarket BUILT 1998 · 1031 EXCHANGE	7/10/2025	\$2,300,000 \$916 / SF	2,511 SF	1998	4.50%
3	10044 Ellis Ave Fountain Valley, CA 92708 · Fountain Valley Submarket BUILT 1968 · 100% LEASED · NNN INVESTMENT	6/25/2025	\$2,200,000 \$894 / SF	2,460 SF	1968	4.70%
4	2222 S Bristol St Santa Ana, CA 92704 · Santa Ana Submarket BUILT 1990 · 100% LEASED · HIGH-VACANCY	4/17/2025	\$2,700,000 \$587 / SF	4,596 SF	1990	4.90%
5	308 Marine Ave Newport Beach, CA 92662 · Newport Beach Submarket BUILT 1948 · 100% LEASED · BALBOA ISLAND	8/22/2024	\$2,680,000 \$964 / SF	2,781 SF	1948	4.65%
6	3601-3617 E Coast Hwy Corona Del Mar, CA 92625 · Newport Beach Submarket BUILT 1962 · 85% LEASED · 1031 EXCHANGE	8/5/2024	\$7,250,000 \$1,572 / SF	4,612 SF	1962	5.25%
7	3555 E Coast Hwy Corona Del Mar, CA 92625 · Newport Beach Submarket BUILT 1949 · DEFERRED MAINTENANCE	7/31/2024	\$3,700,000 \$1,429 / SF	2,590 SF	1949	5.47%
8	3000-3002 Newport Blvd Newport Beach, CA 92663 · Newport Beach Submarket BUILT 1990 · IN ESCROW · 62 DAYS ON MARKET	In Escrow	\$2,995,000 \$1,498 / SF · Ask	2,000 SF	1990	4.80%

AVG. COMP CAP RATE 4.91%	MEDIAN COMP CAP RATE 4.85%	CAP RATE RANGE 4.50 – 5.47%	SUBJECT OFFERING 5.77%
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The information contained herein has been obtained from the property owner or other third party and is provided without verification as to accuracy. Lee & Associates makes no warranty or representation regarding the information, property, or transaction. Comparable data is for informational purposes only.



FOR SALE INFORMATION, CONTACT

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