

Rare Freestanding Industrial Building | ±3,824 SF For Sale

1790 Whittier Ave, Costa Mesa, CA 92627



PROPERTY HIGHLIGHTS

- ±3,824 SF Freestanding Building
- ±9,148 SF Parcel
- Private Fenced Yard/Parking
- ±330 SF of Office
- 400 Amps of 120/240v
- Mezzanine
- ±1,410 SF of Bonus Mezzanine
- MG Zoning (General Industrial)
- Excellent Costa Mesa Location with Convenient Freeway Access
- Rare Owner/User Acquisition Opportunity



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Lee & Associates Commercial Real Estate Services, Inc. - Orange. 1004 W Taft Ave, Orange, CA 92865 Corporate Id #01011260. All Information Contained Herein Has Been Provided By Lessor And/Or Third Parties, But Has Not Been Independently Verified By Lee & Associates Or Its Agent(S). Lessee Or Interested Parties Should Independently Verify All Information Communicated By These Sources.

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THE OFFERING

Lee & Associates is pleased to present the opportunity to acquire 1790 Whittier Avenue, a rare freestanding industrial building located in one of Orange County's most supply constrained industrial submarkets, Westside Costa Mesa.

The approximate ±3,824 square foot freestanding industrial building sits on a ±9,148 square foot parcel and provides a unique combination of functional warehouse space, small office area, mezzanine storage, and a secured outdoor yard area.

This property is ideal for owner/users seeking secure vehicle storage, equipment staging, manufacturing or additional operational flexibility. The private fenced yard and 400 amps add to additional potential for users.

Located in the heart of Costa Mesa's Westside industrial corridor, the property benefits from excellent access to major transportation routes including the 55, 73, and 405 freeways, as well as close proximity to John Wayne Airport, Newport Beach, and the greater Orange County area.

Westside Costa Mesa is a highly coveted infill industrial submarket characterized by limited inventory, strong ownership retention, and significant barriers to new development. Freestanding industrial properties are rarely available for acquisition, creating a unique opportunity to secure a foothold in one of Orange County's most supply constrained industrial corridors.

The property's efficient scale, functional configuration, and single-tenant design make it well suited for both investors and owner/users alike. Investors will appreciate the opportunity to acquire a low maintenance industrial asset in a market supported by strong tenant demand and long-term appreciation fundamentals, while owner/users can capitalize on the ability to establish an operational presence in a premier coastal Orange County location with limited acquisition opportunities.

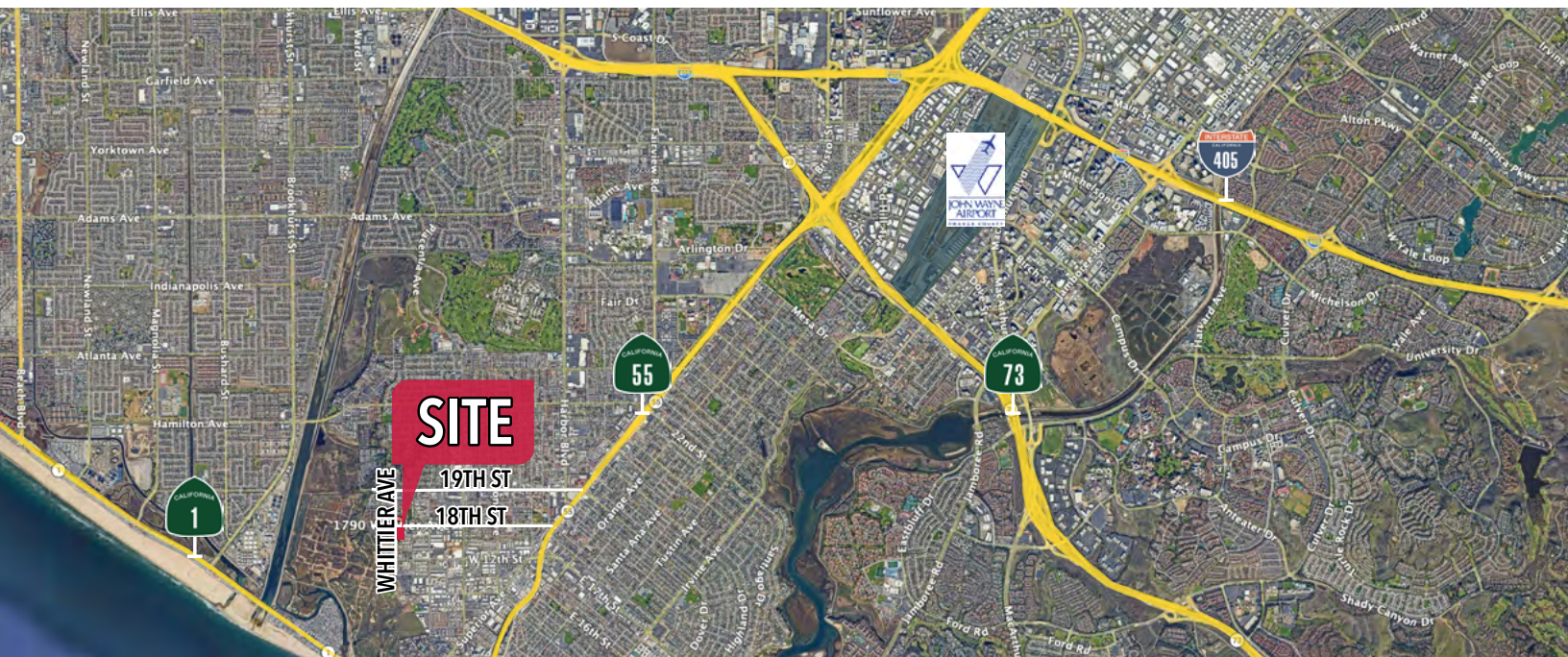
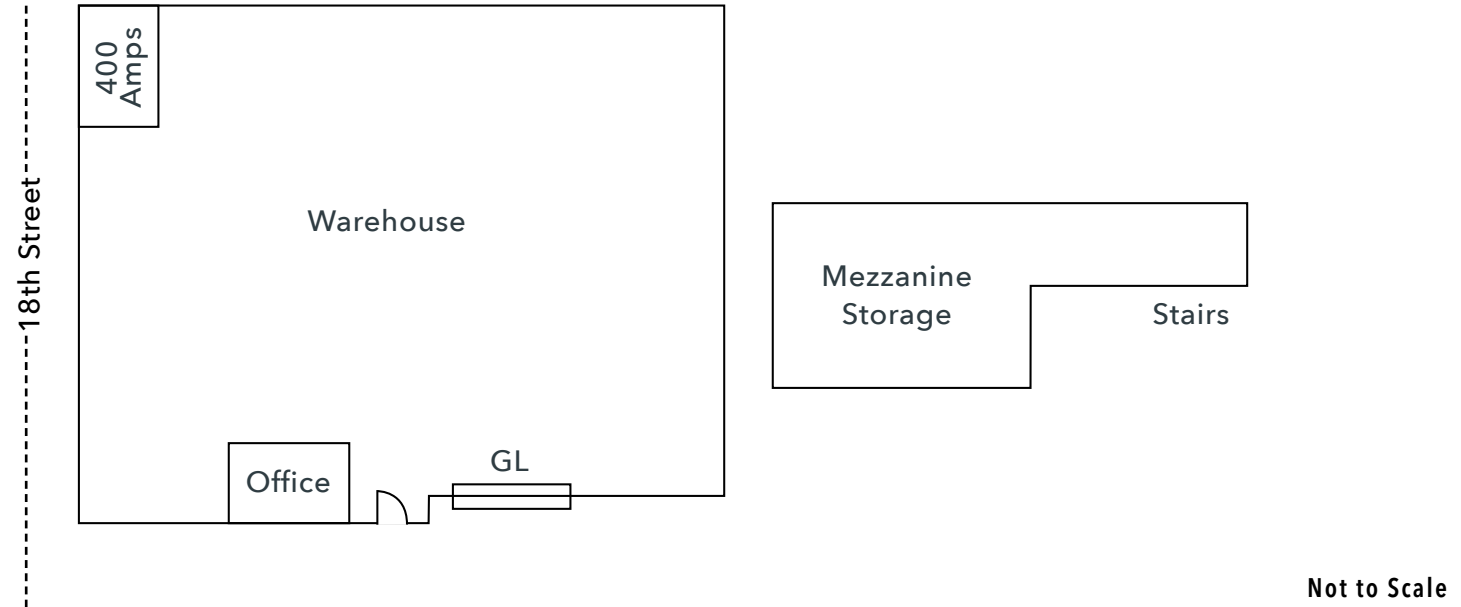


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CONCEPTUAL FLOOR PLAN



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AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	26,893	130,533	276,714
HOUSEHOLD INCOME			
Average Household Income	\$157,323	\$184,392	\$182,969
Median Household Income	\$109,929	\$124,036	\$126,579
HOUSING VALUE			
Median Home Price	\$1,213,295	\$1,386,494	\$1,306,131
Average Home Price	\$1,234,540	\$1,435,306	\$1,374,719
PLACE OF WORK			
Businesses	3,088	8,248	25,474
Employees	24,919	61,406	241,094



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