

779 W 16TH ST

Costa Mesa, CA 92627

INDUSTRIAL PROPERTY FOR SALE



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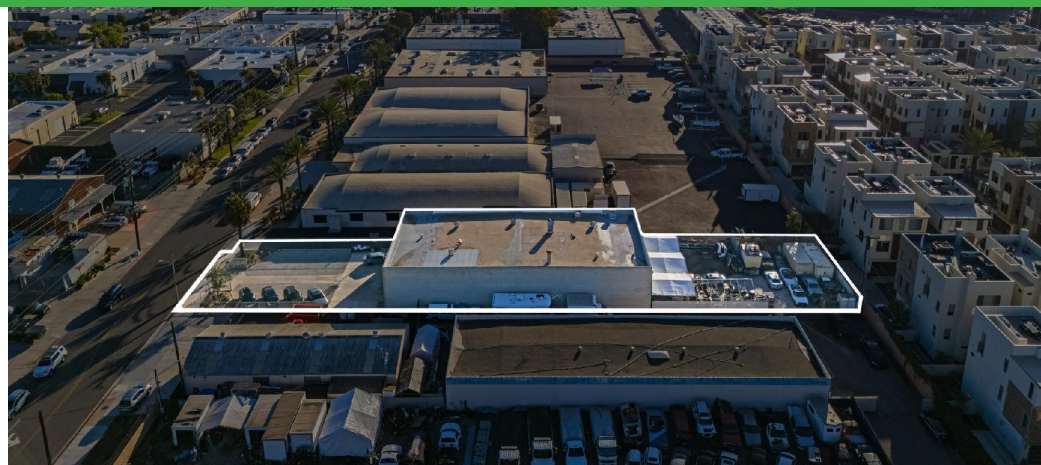
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INVESTMENT SUMMARY



OFFERING SUMMARY

Sale Price: \$3,850,000

Price / SF: \$534.72

Building Size: 7,200 SF

Lot Size: 0.48 Acres

Year Built: 1975

INVESTMENT OVERVIEW

Unique opportunity for investors and owner/users to purchase this free-standing industrial building located in Costa Mesa just one mile from the beach. Currently divided into three separate units, this building totals approximately 7,200 SF and is positioned on a 0.48 acre lot. Tenants are afforded 4 grade level roll-up doors which open to 16-17' minimum clear heights. There are 8 surface parking spaces located in the front of the building and a large secured fenced yard area in the rear accessible from the alley off Placentia Ave.

PROPERTY HIGHLIGHTS

- Rare Coastal Industrial Opportunity
- 4 Grade Level Roll-Up Doors
- +/- 16-17' Minimum Clear Height
- Large Secured Fenced Yard
- Amenity Rich Commercial Corridor
- Quick Access to 405, 55 & 73 FWY

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PROPERTY DETAILS

SALE PRICE

\$3,850,000

LOCATION INFORMATION

STREET ADDRESS 779 W 16th St
CITY, STATE, ZIP Costa Mesa, CA 92627
COUNTY Orange

BUILDING INFORMATION

BUILDING SIZE 7,200 SF
OCCUPANCY % 100.0%
TENANCY Multiple
INCOME/EXPENSE SUMMARY Call Agent to Discuss
NUMBER OF GRADE LEVEL DOORS 4
CEILING HEIGHT 16-17 ft
OFFICE SPACE 720 SF
NUMBER OF FLOORS 2
YEAR BUILT 1975
NUMBER OF BUILDINGS 1

PROPERTY INFORMATION

PROPERTY TYPE Industrial
PROPERTY SUBTYPE Warehouse
ZONING Mesa West Bluffs Urban Plan Area -
General Industrial (MG)
LOT SIZE 20,966 SF
APN # 424-131-03

PARKING & TRANSPORTATION

PARKING RATIO 1.1
NUMBER OF PARKING SPACES 8

FLOOR PLAN



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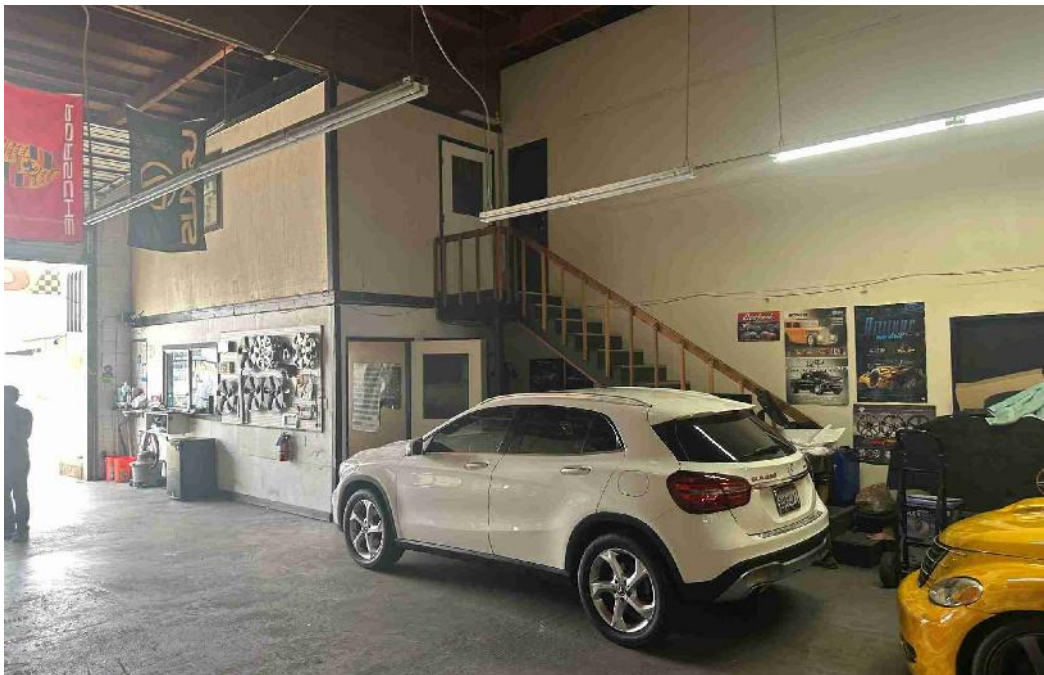
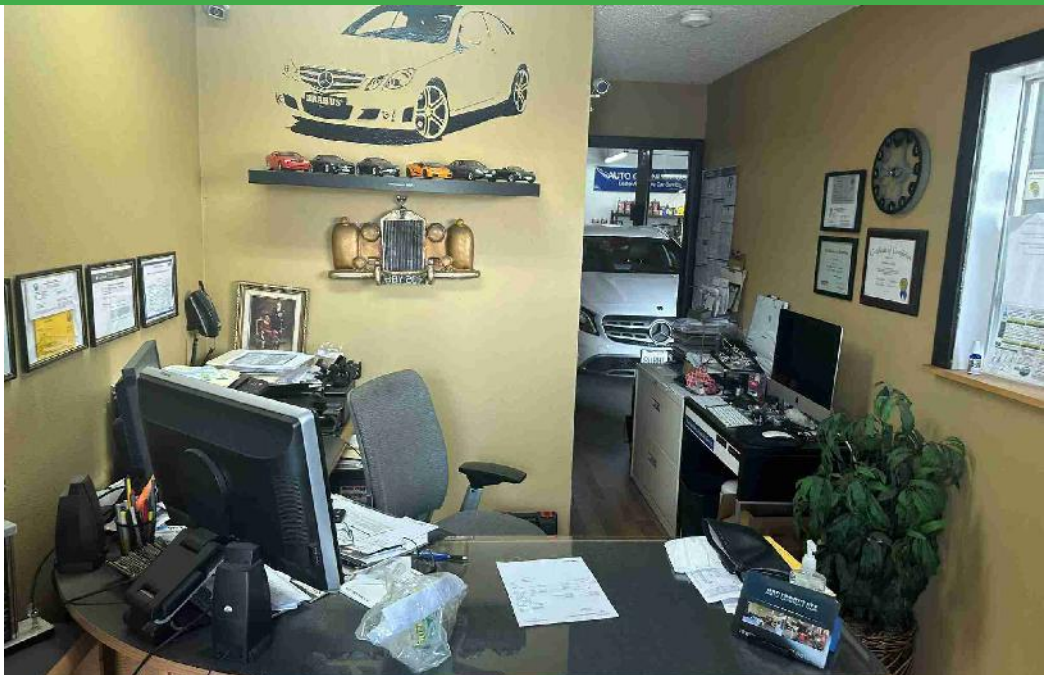
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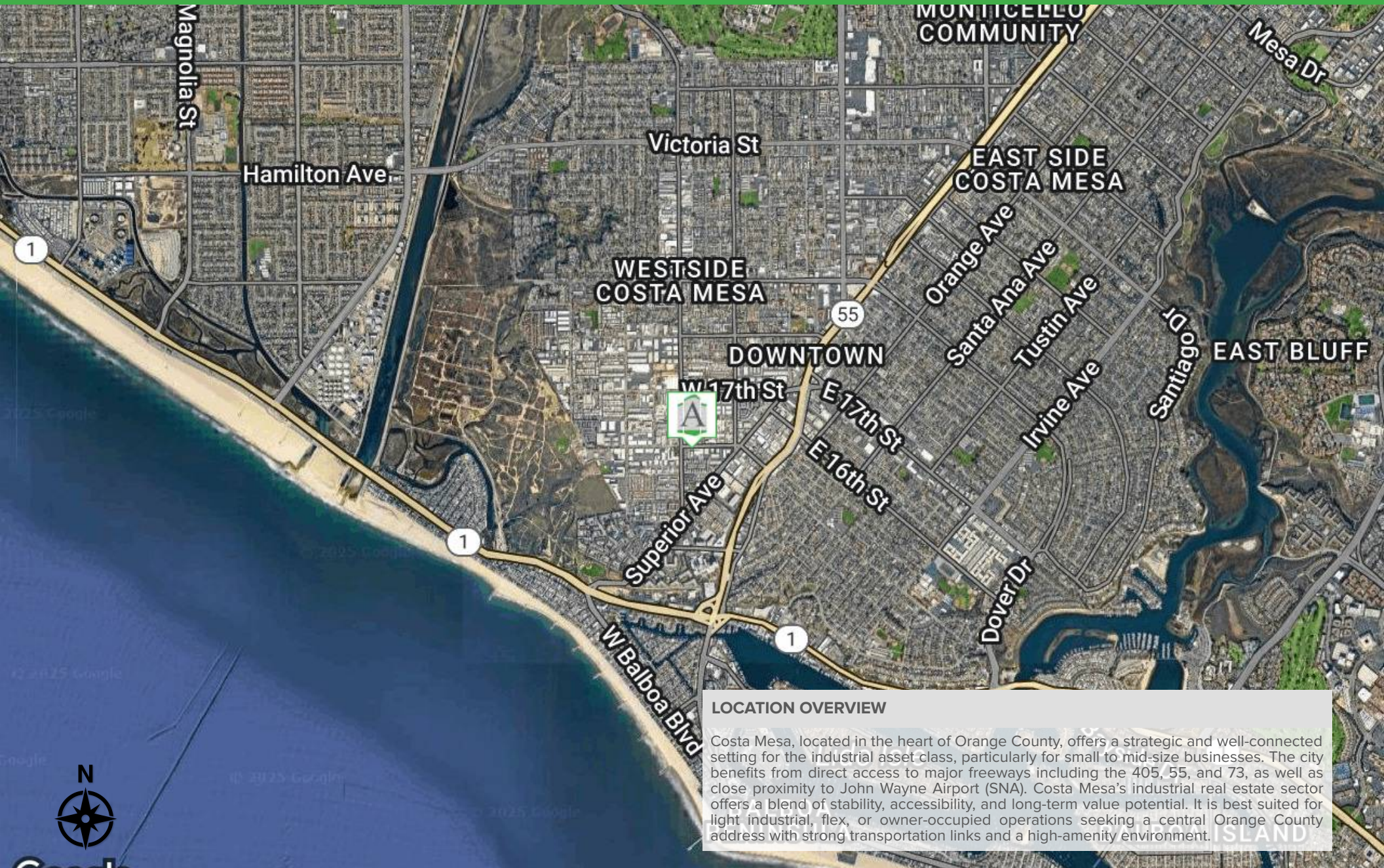
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REGIONAL MAP



LOCATION OVERVIEW

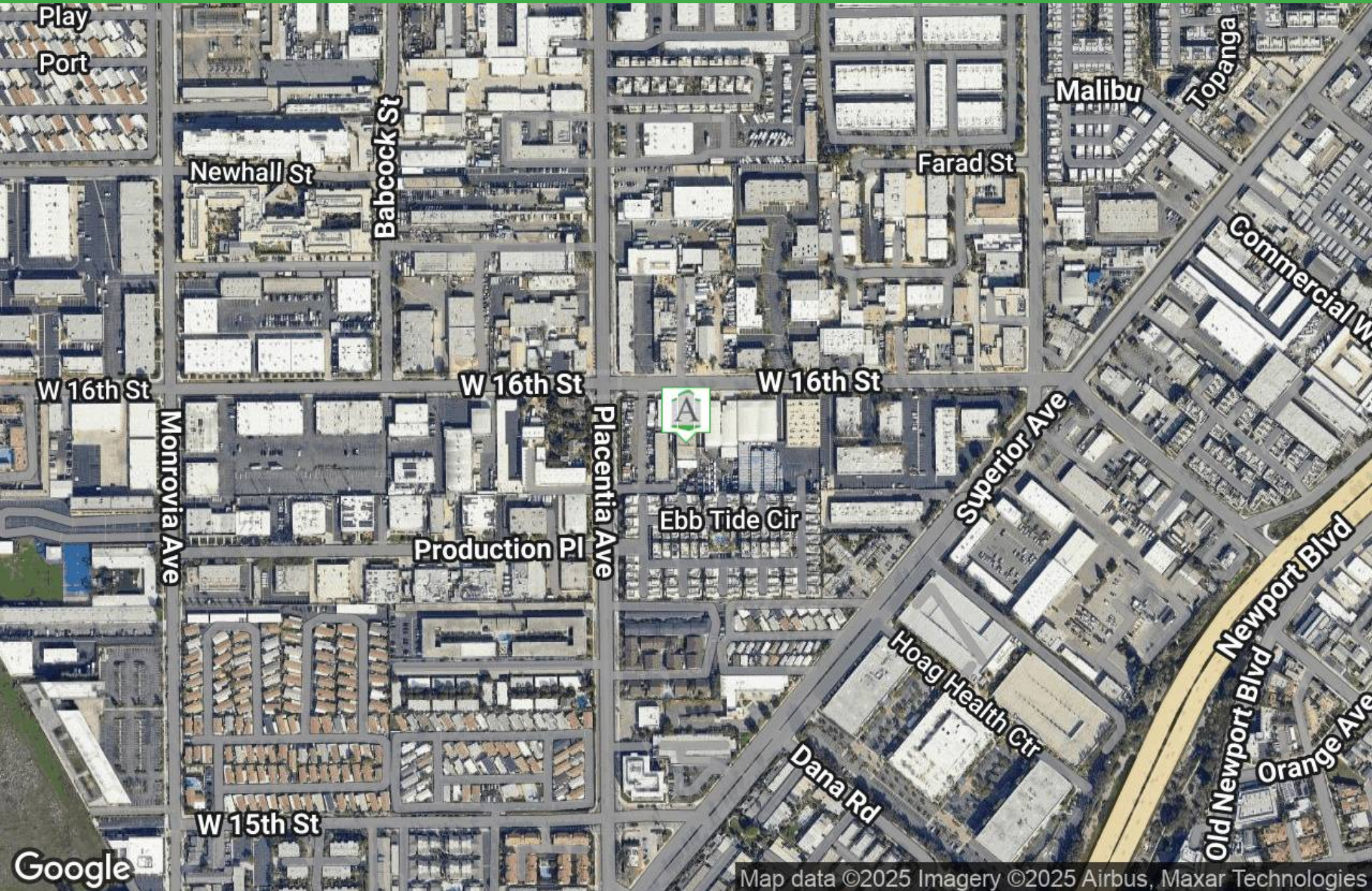
Costa Mesa, located in the heart of Orange County, offers a strategic and well-connected setting for the industrial asset class, particularly for small to mid-size businesses. The city benefits from direct access to major freeways including the 405, 55, and 73, as well as close proximity to John Wayne Airport (SNA). Costa Mesa's industrial real estate sector offers a blend of stability, accessibility, and long-term value potential. It is best suited for light industrial, flex, or owner-occupied operations seeking a central Orange County address with strong transportation links and a high-amenity environment.



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AERIAL MAP



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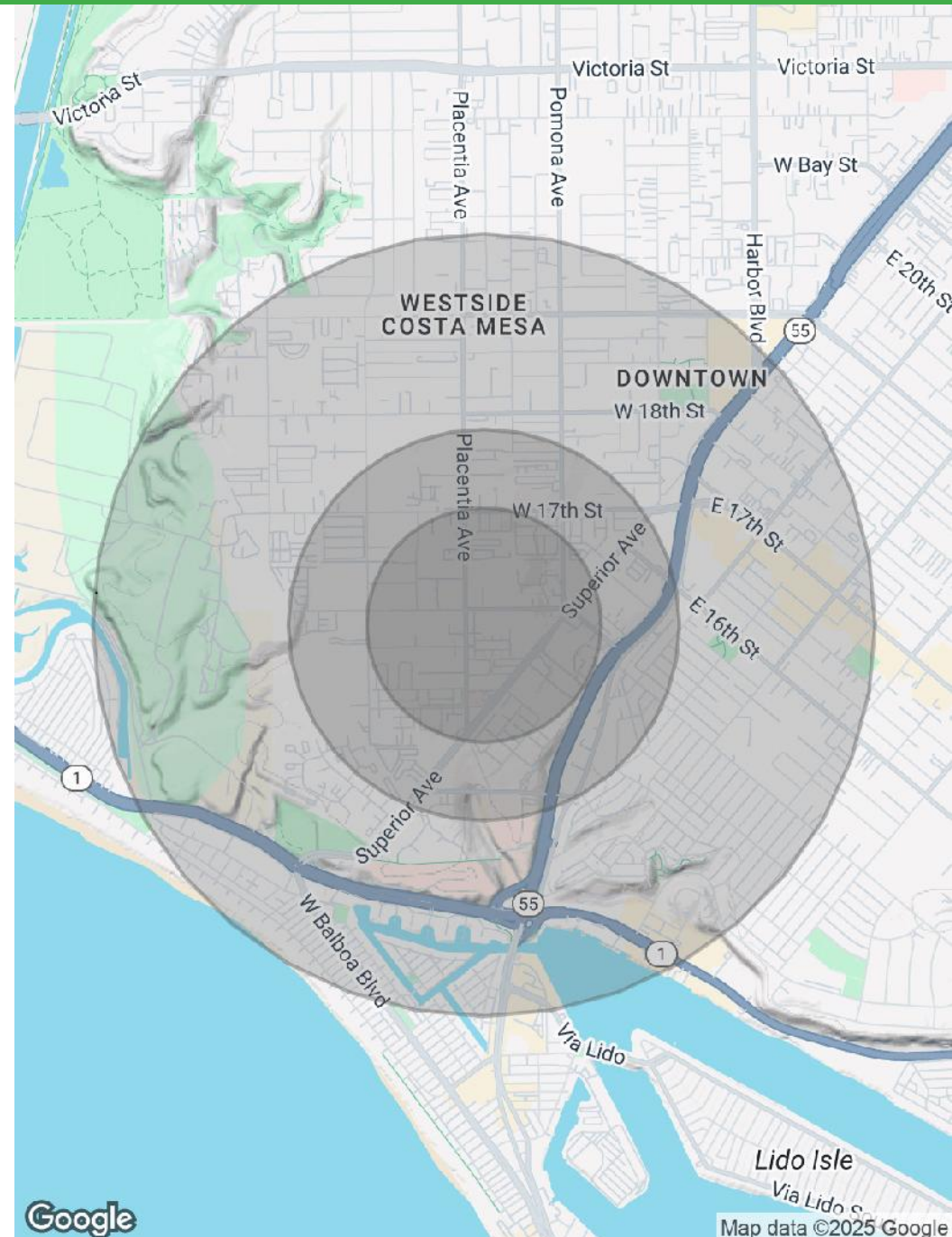
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,461	6,448	25,245
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	651	2,646	10,106
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$134,454	\$141,873	\$150,731
AVERAGE HOUSE VALUE	\$944,488	\$1,071,232	\$1,244,050

Demographics data derived from AlphaMap



Map data ©2025 Google

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