

FOR SALE - INDUSTRIAL SPACE

2 SUITES - ±1,800 RSF



775 17TH STREET, SUITES M&N
COSTA MESA, CA | 2.7:1000

PROPERTY SUMMARY

This state-of-the-art property is centrally located in Costa Mesa, at the heart of Orange County. It offers prime accessibility to major freeways, including the Newport (55), San Diego (405), and Interstate (5), along with close proximity to John Wayne Airport. The business park features high-quality "Class A" space designed for creative offices, R&D, retail, and industrial use, and provides abundant parking to support various business needs.

For more information, please contact:



TIM WALKER
cell: 949.230.7649
timwalker@lee-associates.com
DRE #: 01218076



HAYDEN TOLAND
cell: 310.903.7821
htoland@lee-associates.com
DRE #: 02215762



MILES TOLAND
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DRE #: 02216740

Visit

www.775west17th.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

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. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.

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PROPERTY FEATURES

- » (2) +/- 900 Sf spaces combined as 1,800 SF single suit
- » Direct access to John Wayne
- » Direct access to Newport (55)
- » Excellent west side Costa Mesa Location
- » Ample Parking
- » R&D/ Industrial, Creative, Office, Showroom/Retail Commercial uses
- » Very Low Association (±148.00 Per Month/Per Unit)

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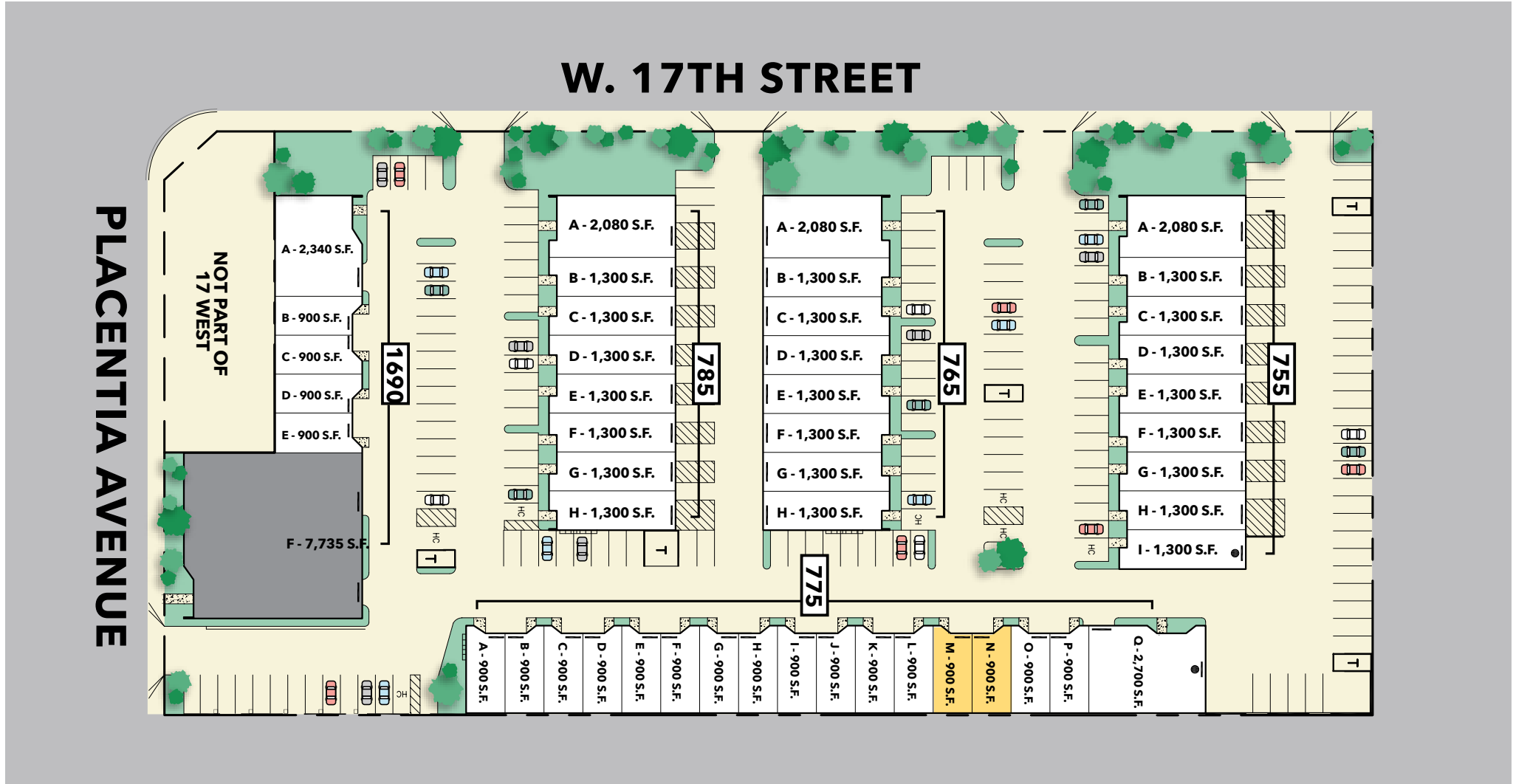


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SITE PLAN

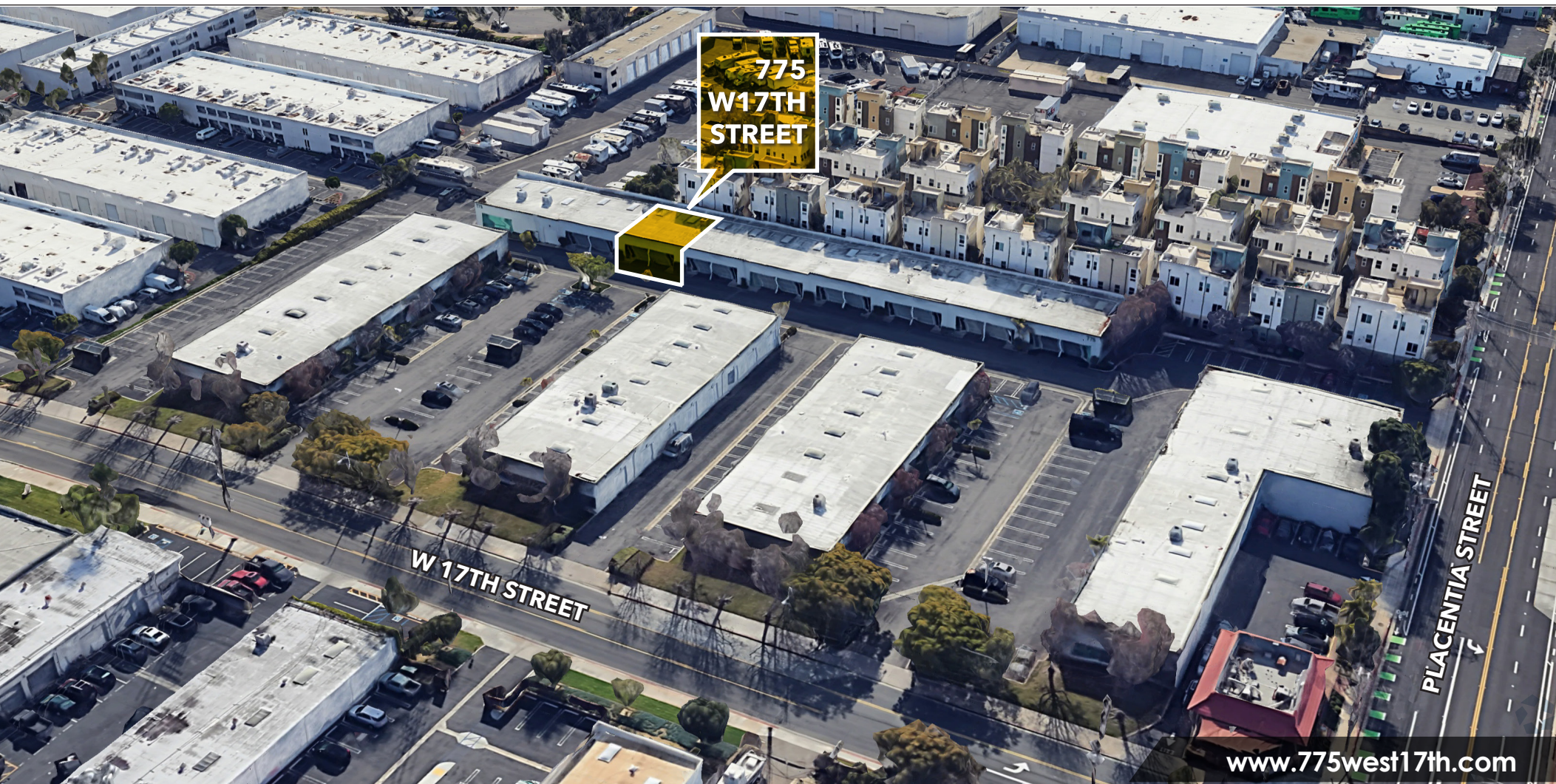


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AVAILIBILITIES

SUITE	SF	COMMENTS
M	±900 SF	Creative Office Showroom
N	±900 SF	Creative Office Showroom
TOTALS	±1,800 SF	



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COSTA MESA

The City of Costa Mesa, incorporated on June 29, 1953, operates under a council-manager form of government in accordance with California state law. The City Council, elected by residents, sets policy directions, while the City Manager, appointed by the Council, serves as the chief administrator responsible for implementing those policies. The City Manager manages city operations, prepares the annual budget, oversees special projects, and coordinates activities across departments. Costa Mesa spans over 15 square miles and is known for its vibrant community, diverse business landscape, and commitment to service.

The city contracts with the County of Orange for fire and medical services and provides a wide range of additional services, including animal control, building inspection, planning and zoning, police services, public facilities, recreational programs, street maintenance, landscaping, and transportation management.



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Current Estimated Population

1 Mile	29,996
2 Mile	81,298
3 Mile	134,446

Current Estimated Population

1 Mile	\$146,312
2 Mile	\$167,864
3 Mile	\$167,538



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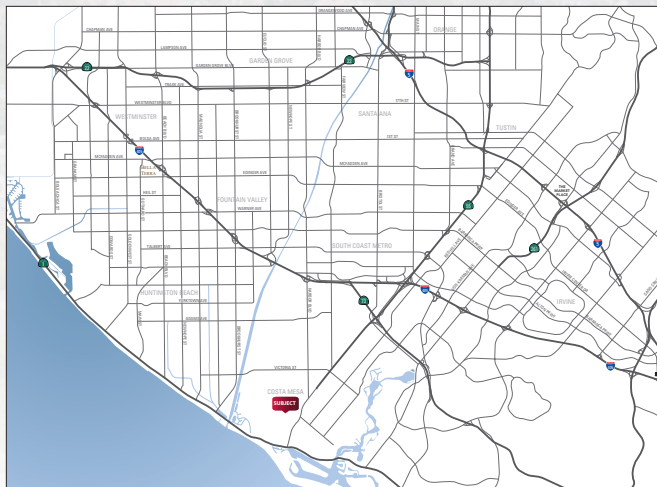
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