

COSTA MESA



LEASEHOLD INTEREST | OFFERING MEMORANDUM

562-590 W. 19th Street
COSTA MESA, CA




COASTAL COMMERCIAL

Offering Memorandum Disclaimer:

The information set forth in this document is only a preliminary offer of conceptual terms from the seller and is subject to change until a binding, definitive contract is reached between the parties. This information is subject to change based on negotiations between parties until a definitive contract is reached. None of these terms are binding and should not be relied upon, because only a definitive written contract signed by the parties will govern. The definitive contract may be different from anything contained in this document, may omit terms contained in this document, and may have different terms from this document because the definitive contract will embrace negotiations which will include different or omitted terms than those preliminarily set forth in this document, with those terms being materially different from the preliminary terms contained in this document. That means that only the definitive contract governs the dealings between the parties, with any persons viewing this document agreeing that they only rely on the terms and conditions contained in a definitive contract reached in the future. Coastal Commercial, Inc. And its sales agents have not verified the accuracy of any information in this document and make no guarantee, warranty, or representation about its accuracy. You, the reviewing party, has the responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent current or future performance of the property, since neither coastal commercial, inc. Nor its sales agent can only present information which will change with the economy, general market factors, updated information, and investigation and negotiations between the parties. The value of this transaction, to you, depends on tax and other factors which should be evaluated by your tax, financial, legal, and other professional consultants. Coastal commercial, inc. And its sales agents have no development expertise such that you need to consult independent advisors should you want to re-purpose or redevelop this property in any different degree than its present condition, which may also change until a deal is closed between the parties. Coastal commercial, inc. And its sales agents make no representations or warranties about the suitability of the property for your needs. You and your advisors should conduct a careful, independent investigation of the property to determine to your own satisfaction about the suitability of the property for your needs. Any photos in this document are the property of their respective owners, with the use of these images without the express written consent of the owners prohibited in nature.





562-590 W. 19TH STREET

SECTIONS

1. INVESTMENT OVERVIEW

2. INVESTMENT HIGHLIGHTS

3. PROPERTY PHOTOS

4. CITY OF COSTA MESA

5. DEMOGRAPHICS

INVESTMENT ADVISORS

Nathan Holthouser
President

📞 949.229.2273
📄 Lic. 01838616
📧 nathan@coastalcommercial.com

Joel Merrick
Asset Manager

📞 949.329.8371
📄 Lic. 01850077
📧 joel@coastalcommercial.com

Rebecca Canalez
Chief Operating Officer

📞 562.522.4885
📄 Lic. 01384744
📧 rebecca@coastalcommercial.com

Tram Church
Senior Vice President

📞 949.791.9089
📄 Lic. 01478857
📧 tram@coastalcommercial.com



INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

Address	562-590 W. 19th Street, Costa Mesa, CA 92627
Price	\$5,742,000
Scheduled Gross Income	\$512,636
Additional Income	\$34,768
Less Management Fee	-\$12,600
Less Ground Rent	-\$103,124
Less 3% Vacancy	-\$15,379
Net Operating Income	\$416,301
Current Cap Rate	7.25%
Net Rentable Area	10,500 SF
Lot Size	31,120 SF
APN	422-141-46 422-141-47



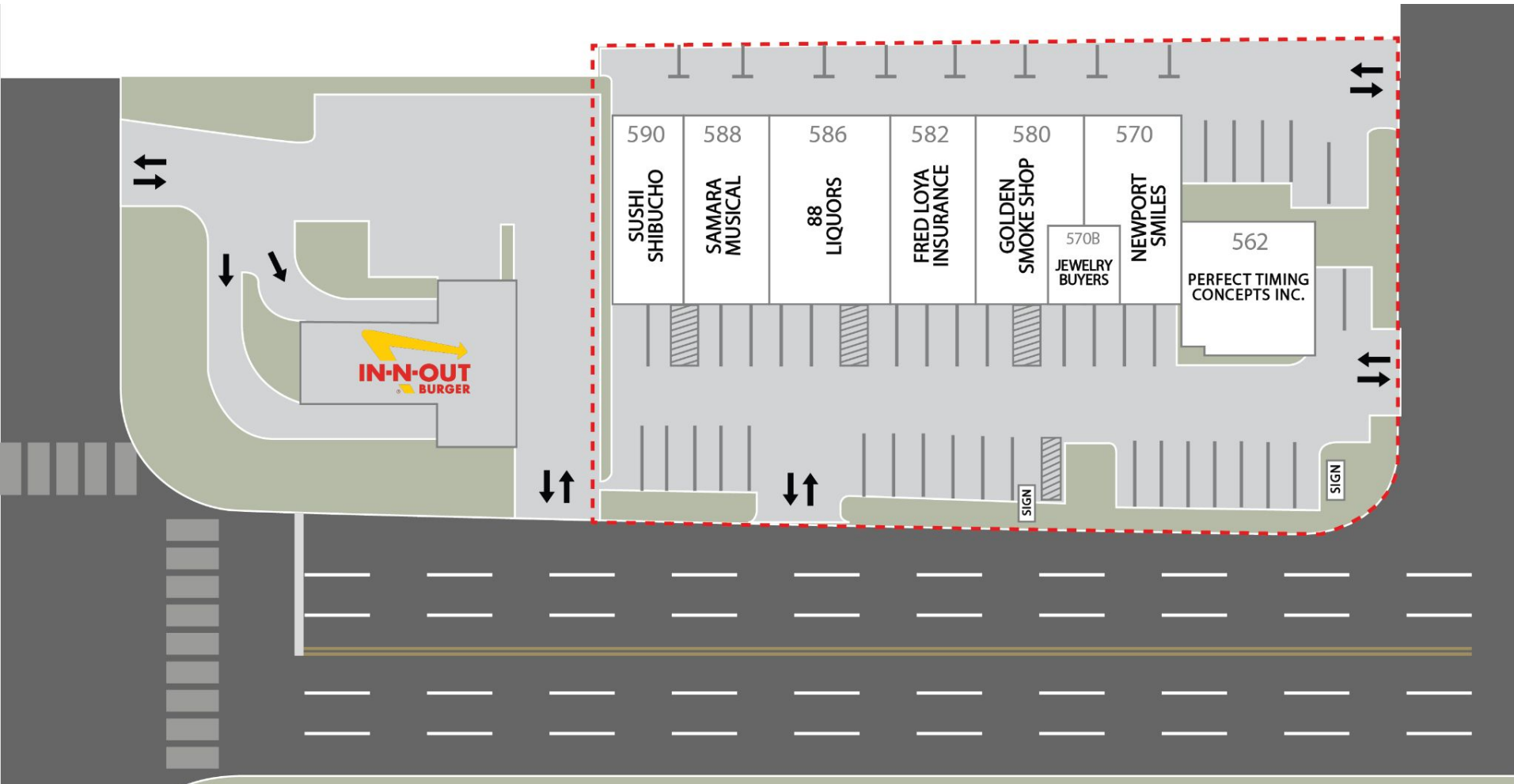
1. GROUND LEASE SUMMARY

Lot Size	31,120 SF
Initial Lease Term	60 Years
Current Term Commencement Date	01/01/2020
Current Term Expiration Date	12/31/2079
Current Annual Payment	\$103,124

Future Increases

Current annual payment is \$103,124 until 2030 and then 10% increases every 5 years thereafter





562-590 W 19TH STREET

BR baskin
robbins

Domino's

ubreakifix
by asurion



BANK OF AMERICA

el Chinaco
RESTAURANT

PIZZA
PAPA JOHN'S

MAPLE STREET

ABY'S HAIR SALON

SUBWAY

CABINETS BY BAKER



24 FITNESS

Sevilla
RESTAURANT & TAPAS BAR

BLACK KNIGHT

DJI
sushi & sake bar

24 FITNESS

GROCERY
OUTLET
Bargain Market



Spectrum

CVS
pharmacy

All Creatures Care Cottage
Veterinary Hospital
THE KING OF CARE YOUR PET DESERVES



MILLENNIUM
DENTAL

IN-N-OUT
BURGER

WEST 19TH STREET

562-590 W 19TH STREET

Sugar Lash
beauty bar

NEVERIA ARCOIRIS
DE SABOR

COSTA MESA
DMV



TACO MESA



ABY'S HAIR SALON
SUBWAY
CABINETS BY BAKER

All Creatures Care Cottage
Veterinary Hospital
THE KIND OF CARE YOUR PET DESERVES



el Chinaco
RESTAURANT

PIZZA
PAPA JOHN'S

WEST 19TH STREET

MAPLE STREET



INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



100% OCCUPIED COASTAL ORANGE COUNTY MULTI-TENANT RETAIL CENTER

10,500 square feet situated on 31,120 square feet of land



RARE OPPORTUNITY TO OWN A HIGH YIELD INVESTMENT WITH SECURE INCOME

Long-term, stable tenants that have operated at the center for 5 to 10+ years



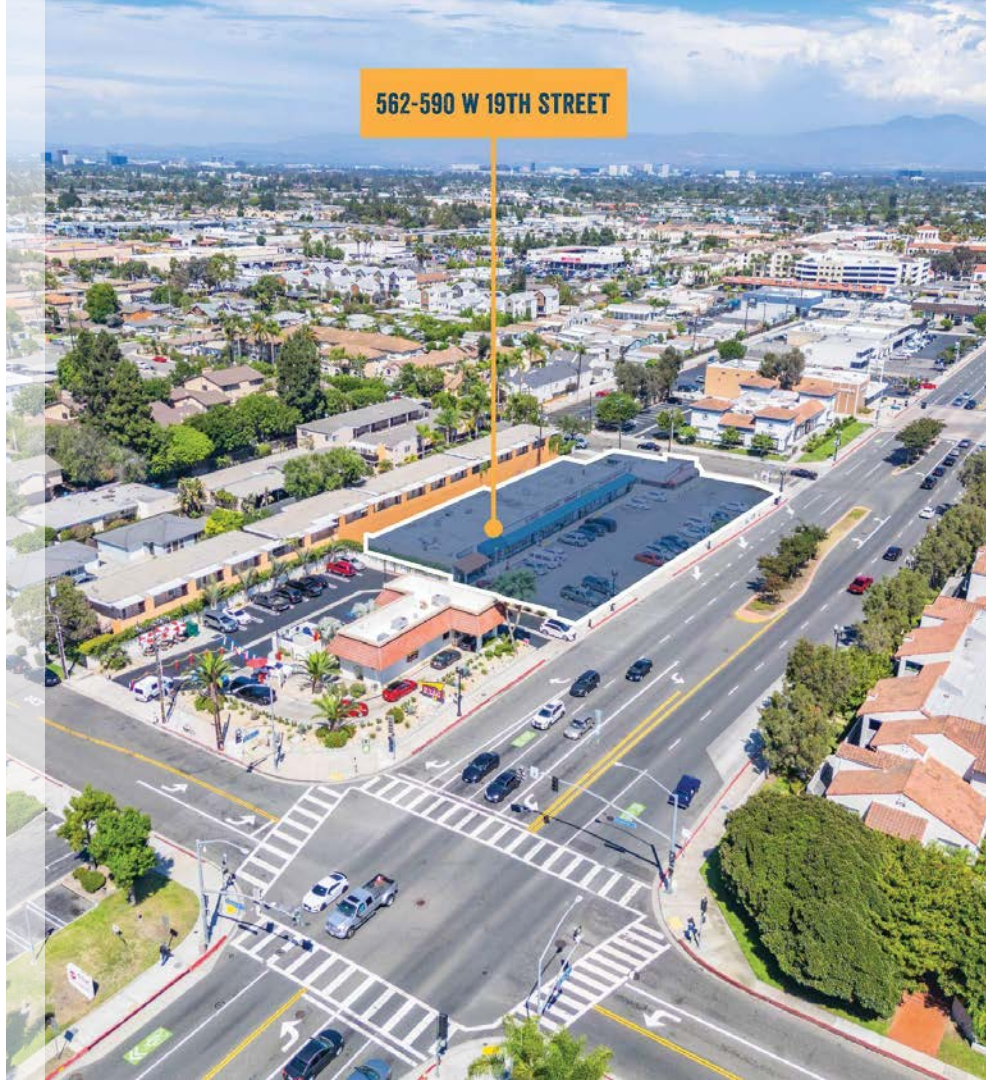
FULLY DEPRECIABLE ASSET

Leasehold ownership of the asset allows for the potential to depreciate 100% of the purchase price



LOCATED IN A DENSE RETAIL CORRIDOR

Subject property is surrounded by several popular tenants such as In-N-Out Burger, Smart & Final, McDonalds, Trader Joe's, Goodwill, Autozone, Bevmo, Subway, Bank of America, 24 Hour Fitness, UPS, Little Caesars, CVS and many more.





2. INVESTMENT HIGHLIGHTS



FIRST RIGHT OF REFUSAL TO PURCHASE THE LAND

Provides a secure long-term strategy to eventually own the preoptic fee simple



CONVENIENT ACCESS TO FREEWAYS

Direct access to the 55 Freeway, 405 Freeway, 73 Toll Road and Pacific Coast Highway



HIGH TRAFFIC COUNT

Over 240 feet of frontage along 19th Street, having a traffic count of more than 33,000 vehicles-per-day



AFFLUENT DEMOGRAPHICS

There are approximately 158,059 people who live within a 3-mile radius of the subject property having an average household annual income equal to over \$180,703.

A full-page background image of a surfer riding a large, curling wave. The surfer is positioned in the lower center, riding inside the wave's barrel. The water is a vibrant turquoise color, and white foam is visible on the left side of the wave. The sky is a pale, hazy blue. Overlaid on the center of the image is a white rounded rectangle containing the text 'PROPERTY PHOTOS'. The word 'PROPERTY' is in a bold, white, sans-serif font, and 'PHOTOS' is in a white, outlined, sans-serif font. Two horizontal bars, one blue and one orange, are positioned behind the text.

PROPERTY PHOTOS



3. PROPERTY PHOTOS



562-590 W 19TH STREET







Little Caesars

McDonald's

TACO MESA

Sugar Josh
SWEET & SASSY
NEVERIA ARCOIRIS
DE SABOR

COSTA MESA
DMV

562-590 W 19TH STREET

All Creatures Care Cottage
Veterinary Hospital
MILLENNIUM
DENTAL

goodwill

ABY'S HAIR SALON
SUBWAY
CABINETS BY BAKER

IN-N-OUT
BURGER

WEST 19TH STREET



CITY OF COSTA MESA

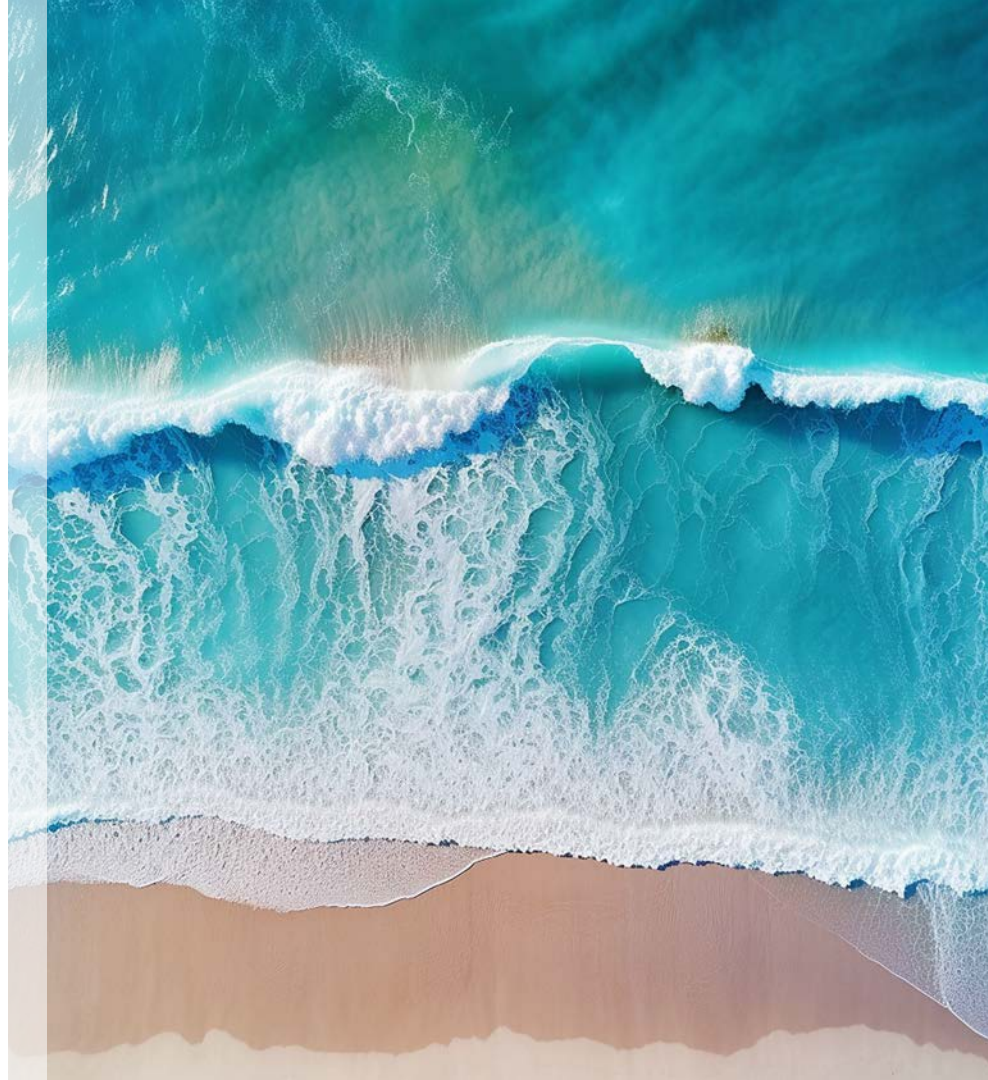
4. CITY OF COSTA MESA

COSTA MESA

Costa Mesa is a city located in southern coastal area of Orange County near the world-renowned Huntington Beach and Newport Beach coastlines.

Home to over 117,254 residents, the city of Costa Mesa is one of California's vibrant cities. Since its incorporation in 1953, Costa Mesa has evolved from a semi-rural farming community of less than 15,000 to a city with robust local economy. It is located 35 miles southeast of Los Angeles, 85 miles northwest of San Diego, and only one mile from the Pacific Coast. Costa Mesa is home to the 2,738,730 sq.-ft. South Coast Plaza, an upscale-luxury goods shopping center with some of the highest sales per square foot in the nation. Sales and property tax revenues generated from South Coast Plaza comprise a significant portion of the City's total tax revenues. Additionally, the city has an impressive 8.5 million square feet of retail, illustrating the buying power of its residents. The city houses strong household incomes with 38% of its residents reporting incomes over \$100,000 and average home values exceeding \$890,000.

The City of Costa Mesa is Orange County's leading cultural and business center. The local economy is based on a strong mix of light industrial, office and retail commercial, and currently boasts low unemployment of 2.9%. With seven different pricing categories a business license is capped at \$200 regardless of the business's annual gross, keeping costs low.



4. CITY OF COSTA MESA

TOURISM IN COSTA MESA

Costa Mesa is a vibrant destination known for its arts, culture, and shopping, featuring attractions like the Segerstrom Center for the Arts, South Coast Plaza, and the Orange County Museum of Art. Visitors can also enjoy unique outdoor experiences at Fairview Park, Upper Newport Bay, and seasonal events such as the Orange County Fair and Pacific Amphitheatre concerts.

TOP TOURIST ATTRACTIONS



Segerstrom Center for the Arts



Orange County Museum of Art (OCMA)



South Coast Plaza



OC Fair/Event Center/Pacific Amphitheater



The LAB Anti-Mall & The CAMP



Newport Back Bay Loop Trail



Fairview & Tewinkle Park



Triangle Square

4. CITY OF COSTA MESA

TOP EMPLOYERS IN COSTA MESA

RANK	EMPLOYER	# OF EMPLOYEES
1	EPL Intermediate, Inc.	3,998
2	Experian	3,700
3	Coast Community College District	2,900
4	Orange Coast College	1,900
5	Automobile Club of Southern California	1,773
6	Anduril Industries	1,100
7	Deloitte & Touche LLP	700
8	FileNet	600
9	Vans	550
10	Vanguard University	319

AIRPORTS

4.9 miles

John Wayne Airport (SNA)

22.5 miles

Long Beach Airport (LGB)

48.8 miles

Ontario International Airport (ONT)

42.0 miles

Los Angeles International Airport (LAX)

4. CITY OF COSTA MESA

ECONOMY IN COSTA MESA

Costa Mesa's economy is diverse, with strong contributions from retail, manufacturing, education, and the arts. South Coast Plaza, one of the largest luxury shopping centers in the United States, serves as a major economic driver, attracting millions of visitors annually and supporting a wide range of retail and hospitality jobs. The city also benefits from a thriving service sector, with numerous restaurants, entertainment venues, and professional services supporting both residents and visitors. Light manufacturing and design-related industries, particularly in apparel, surf, and action sports, have a strong presence, with brands like Hurley and Vans having roots in the area.

Tourism and cultural attractions also play a key role in Costa Mesa's economy. Known as the "City of the Arts," it is home to the Segerstrom Center for the Arts and a variety of theaters, which contribute to both cultural vibrancy and local revenue. The city hosts annual events such as the Orange County Fair, which brings significant tourism spending. Combined with its proximity to major freeways, airports, and the Southern California coast, Costa Mesa's strategic location helps attract businesses and visitors, supporting steady economic activity and growth.



EDUCATION IN COSTA MESA

Costa Mesa, California, is served primarily by the Newport-Mesa Unified School District, which includes a range of public elementary, middle, and high schools. Notable high schools in the area include Costa Mesa High School and Estancia High School, both of which offer strong academic programs, athletics, and extracurricular activities. The district also provides alternative education options, magnet programs, and career technical education to meet different learning needs. In addition to public schools, Costa Mesa has a variety of private and charter schools, including institutions like Vanguard University's early learning programs and faith-based schools, giving families a wide selection of educational environments.

For higher education, Costa Mesa is home to Orange Coast College, one of the largest and most popular community colleges in California, offering associate degrees, career certificates, and transfer programs to four-year universities. Vanguard University, a private Christian liberal arts college, provides undergraduate and graduate degree programs in business, education, psychology, and more. The city's location also places it within close proximity to major universities such as UC Irvine and California State University, Fullerton, giving residents access to a wide range of advanced educational opportunities without having to travel far.



COSTA MESA DEMOGRAPHICS



5. COSTA MESA DEMOGRAPHICS

2024 Population - Current Year Estimate	338,515
2029 Population - Five Year Projection	339,977
2020 Population - Census	342,254
2010 Population - Census	329,984
2020-2024 Annual Population Growth Rate	-0.21%
2024-2029 Annual Population Growth Rate	0.09%
2024 Average Household Income	\$174,507
2029 Average Household Income	\$190,491
2024 Median Household Income	\$121,307
2029 Median Household Income	\$136,302
2024 Per Capita Income	\$70,287
2029 Per Capita Income	\$78,121
2024 Average Value of Owner Occ. Housing Units	\$1,319,982
2024 Households - Current Year Estimate	136,452
2029 Households - Five Year Projection	139,523
2020 Households - Census	134,040
2010 Households - Census	128,981
2020-2024 Compound Annual Household Growth Rate	0.34%
2024-2029 Annual Household Growth Rate	0.45%
2024 Average Household Size	2.40

*Figures are based on a 5-mile radius

5. COSTA MESA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2024 Businesses	2,676	10,177	31,589
2024 Employees	16,145	82,746	318,611
POPULATION			
2024 Population - Current Year Estimate	38,190	158,059	338,515
2029 Population - Five Year Projection	38,845	158,204	339,977
GENERATIONS			
2024 Population	38,190	158,059	338,515
Generation Alpha (Born 2017 or Later)	3,623 (9.5%)	13,592 (8.6%)	26,268 (7.8%)
Generation Z (Born 1999-2016)	8,913 (23.3%)	32,534 (20.6%)	74,791 (22.1%)
Millennials (1981-1998)	12,146 (31.8%)	44,349 (28.1%)	90,194 (26.6%)
Generation X (Born 1965-1980)	7,523 (19.7%)	31,969 (20.2%)	66,796 (19.7%)
Baby Boomers (Born 1946-1964)	4,926 (12.9%)	27,990 (17.7%)	63,010 (18.6%)
Greatest Generations (Born 1945 or Earlier)	1,059 (2.8%)	7,624 (4.8%)	17,456 (5.2%)

5. COSTA MESA DEMOGRAPHICS

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	16,103 (42.2%)	96,201 (60.9%)	193,743 (57.2%)
Black or African American	407 (1.1%)	1,732 (1.1%)	4,762 (1.4%)
Asian	1,932 (5.1%)	12,829 (8.1%)	49,203 (14.5%)
Two or More Races	6,526 (17.1%)	22,252 (14.1%)	46,567 (13.8%)
American Indian or Alaska Native	741 (1.9%)	1,576 (1.0%)	3,150 (0.9%)
Other	12,390 (32.4%)	22,975 (14.5%)	40,101 (11.8%)

EDUCATION

9-12th Grade - No Diploma	2,242 (8.4%)	4,651 (4.0%)	9,029 (3.6%)
High School Diploma	4,963 (18.5%)	14,202 (12.2%)	31,022 (12.5%)
GED or Alternative Credential	562 (2.1%)	2,305 (2.0%)	4,582 (1.8%)
Some College - No Degree	4,385 (16.3%)	19,329 (16.6%)	40,816 (16.5%)
Associate's Degree	1,434 (5.3%)	8,767 (7.5%)	19,354 (7.8%)
Bachelor's Degree	7,941 (29.6%)	42,218 (36.2%)	90,050 (36.3%)
Graduate or Professional Degree	2,568 (9.6%)	20,445 (17.5%)	45,358 (18.3%)

5. COSTA MESA DEMOGRAPHICS

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024 Households	38,190	158,059	338,515
2024 Average Household Income	\$137,824	\$180,703	\$174,507
2029 Average Household Income	\$151,815	\$197,570	\$190,491
2024 Average Value of Owner Occ. Housing Units	\$1,122,739	\$1,385,781	\$1,319,982

DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
2024 Daytime Population	35,140	161,170	480,833.
Daytime Workers	18,599 (52.9%)	91,406 (56.7%)	323,512 (67.3%)
Daytime Residents	16,541 (47.1%)	69,764 (43.3%)	157,321 (32.7%)

INVEST IN WHAT YOU LOVE

The information contained in this document has been obtained for sources believed reliable. While Coastal Commercial, Inc. does not discount its accuracy, Coastal Commercial, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



COASTAL
COMMERCIAL



Nathan Holthouser
President

📞 949.229.2273
📠 Lic. 01838616
📧 nathan@coastalcommercial.com



Rebecca Canalez
Chief Operating Officer

📞 562.522.4885
📠 Lic. 01384744
📧 rebecca@coastalcommercial.com



Joel Merrick
Asset Manager

📞 949.3298371
📠 Lic. 01850077
📧 joel@coastalcommercial.com



Tram Church
Senior Vice President

📞 949.791.9089
📠 Lic. 0178857
📧 tram@coastalcommercial.com