

COSTA MESA



POTENTIAL OWNER/USER BAR & RESTAURANT PROPERTY WITH TYPE 47 ABC LICENSE*

512 & 516 W. 19TH STREET
COSTA MESA, CA



COASTAL COMMERCIAL
OFFERING
MEMORANDUM

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.





512 & 516 W. 19TH STREET COSTA MESA

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INVESTMENT OVERVIEW

1. INVESTMENT OVERVIEW

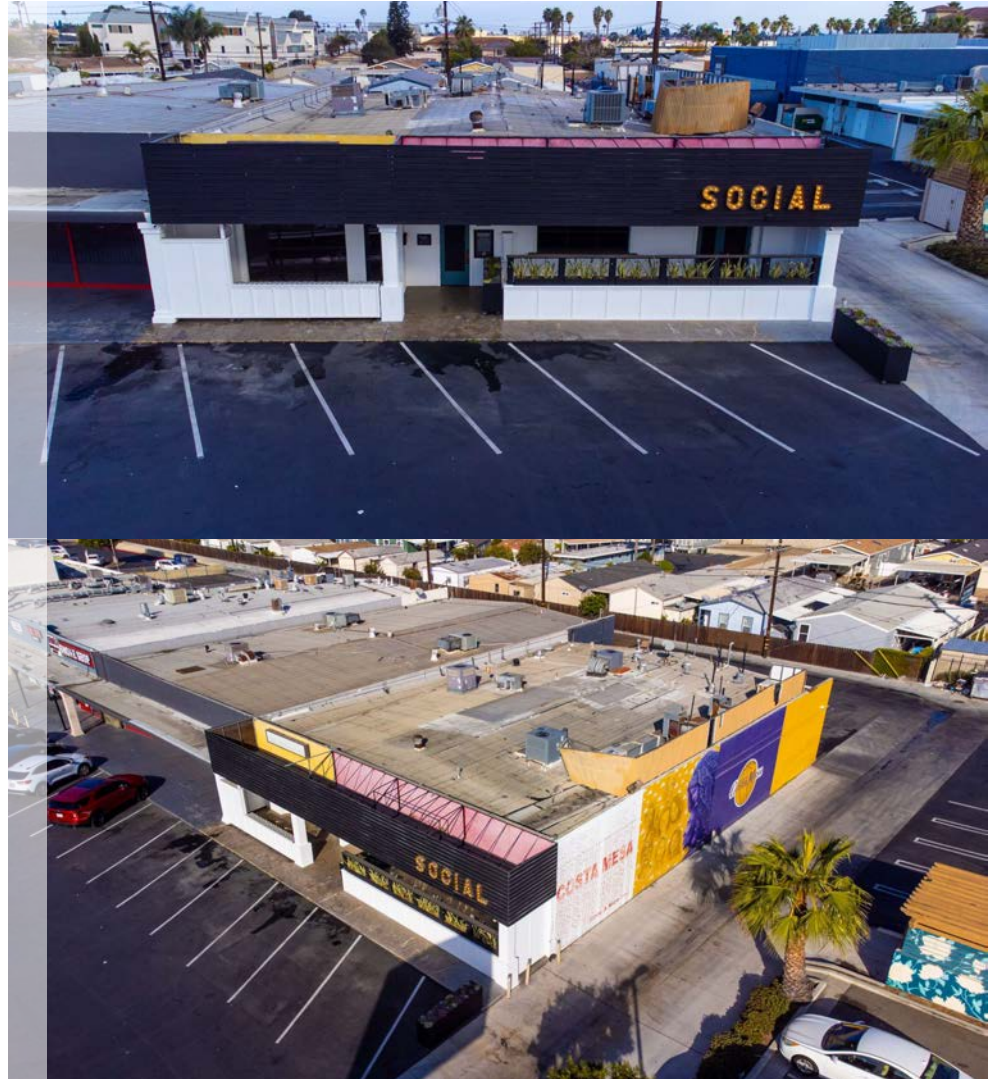
PRICE **\$2,400,000**

Net Operating Income - Current	\$156,000
Cap Rate	6.50%
Gross Leasable Area (SF)	4,800
Land Area (SF)	12,157
Price/SF (GLA)	\$500
Price/SF (Land)	\$197
Year Built	1955
Parking	16 Spaces
Frontage	65 ft. on 19th St
APN	422-103-14

BUSINESS FOR SALE **\$350,000**

ABC License:	Type 47 License
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*Business separately for sale including furniture, fixtures, equipment, and Type 47 ABC License for an additional \$350,000. Please contact Listing Agent for more details.



1. INVESTMENT OVERVIEW

CURRENT RENT ROLL

Unit	Tenant	GLA (SF)	% of GLA	Lease Dates	Monthly Rent	Rent/SF/Mo	Annual Rent	Rent/SF/Yr	Lease Type	Options
512 & 516 W. 19th St	Social Costa Mesa	4,800	100%	12/1/2024 -11/30/2029	\$13,000	\$2.71	\$156,000	\$32.50	NNN	3, 5-Year Options at FMV
TOTAL		4,800 SF	100%		\$13,000		\$156,000			

1. INVESTMENT OVERVIEW

Coastal Commercial is pleased to offer for sale a fee simple interest (land and building) well-located, single tenant NNN leased restaurant and bar property in the heart of Costa Mesa, CA. The tenant just executed a brand new 5-year lease term with 3, 5-year options to renew the lease at Fair Market Value. The restaurant currently operates with a full liquor license.

The subject property consists of 4,800 square foot building split into two spaces. There is a 3,200 square foot space which contains the main dining area, full kitchen, bar, and 2 restrooms. There is also a separate 1,600 square foot adjacent space currently being used for additional restrooms, catering and events, and storage. The layout allows the tenant flexibility for future use changes. The lot size is approximately 12,100 SF with 16 parking spaces on premises. The property has been a restaurant use for over 30 years.

The current tenant is marketing the business for sale for \$350,000. The business offering includes the furniture, fixtures, equipment, and Type 47 ABC License. Any sale of the business and/or potential Sublease must be approved by the Landlord in writing. The existing tenant is current on all rent obligations. This makes the flexibility unique for any potential owner/user that intends to own both the real estate and business together, or for an investor that can acquire a property at an above market cap rate with a strong lease guarantee.

The subject property is located conveniently close to the 55 Freeway just off of Harbor Boulevard and 19th Street. The busy corridor is surrounded by bustling retailers such as: 24 Hour Fitness, CVS Pharmacy, Grocery Outlet, Yard House, Sevilla, Time Nightclub, Buffalo Wild Wings, and many more located within the Triangle Square Restaurant and Entertainment complex.

The subject property offers an investor an opportunity to purchase a well located single tenant NNN property with no management. The property is appealing to a passive investor or 1031 exchange buyer.



512 & 516 W 19TH STREET



GLOBE
Delicatessen

Artistic Games
Newport Doggy Spa
Original Barista
Airkom Wireless
Millenni Cuts
Prime Fades
San Sivar



COSMO PROF

Thrive Fitness
Lemon &
Thyme



HIGH SEAS



Harbor Blvd (28,000 VPD)

W 19th St (32,000 VPD)





INVESTMENT HIGHLIGHTS

2. INVESTMENT HIGHLIGHTS



Potential Owner/User Bar & Restaurant Property For Sale



Single Tenant NNN with Brand New 5 Year Lease



Personally Guaranteed Lease



Fee Simple Interest (Land & Building)



Tenant, Social, has 10 Years Operating History



16 Parkings Spaces



Restaurant with Type 47 ABC License



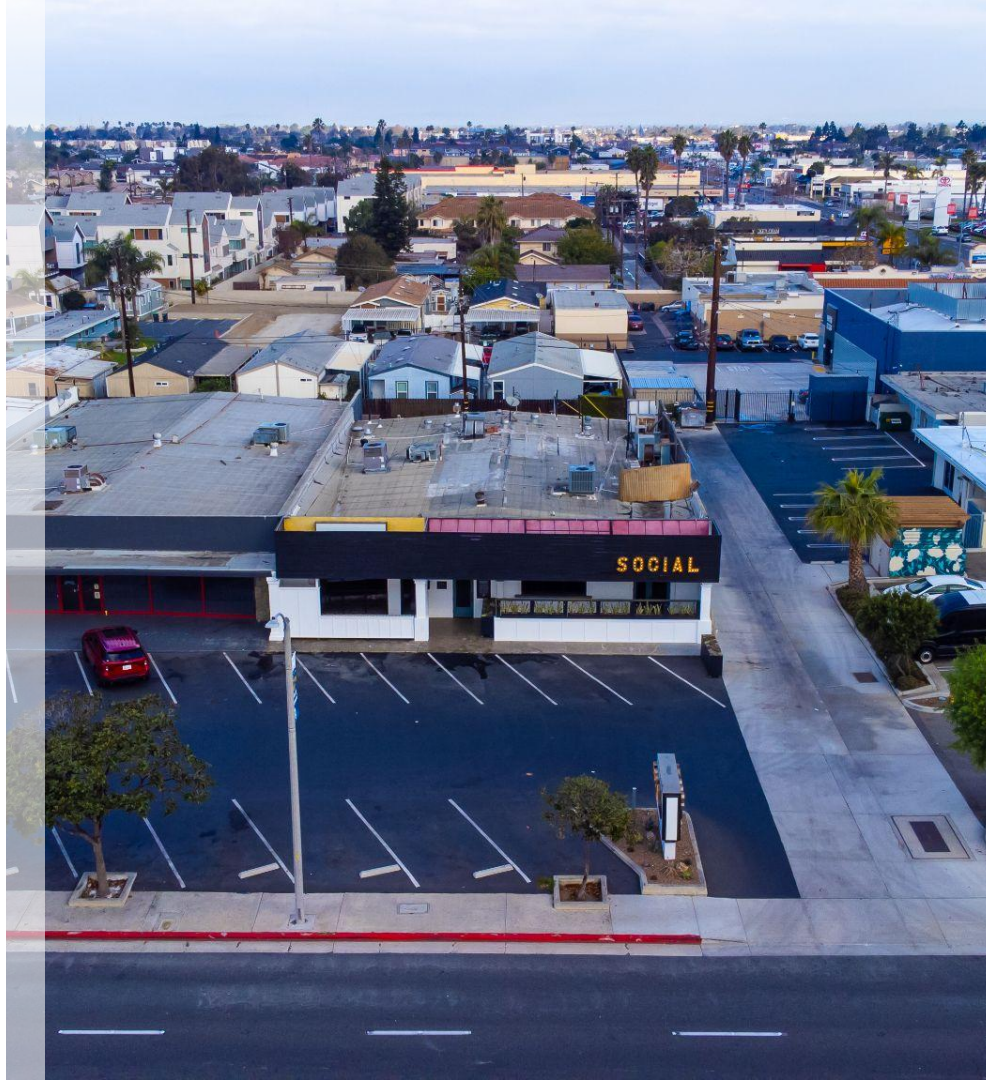
Located just off the Corner of 19th Street and Harbor Boulevard



Close Proximity to the 55 Freeway, Newport Boulevard, and Triangle Square



Average Household Income over \$135,000 within 3-Mile Radius



GLOBE
DeliCassess

Artistic Games
Newport Doggy Spa
Original Barista
Airkom Wireless
Millenni Cuts
Prime Fades
San Sivar

TIME
— NIGHTCLUB —

Yard House
WORLD-CLASS BOTTLED BEER & WINE • 100+ LIT BEERS

24 FITNESS

Oji Sushi & Bar

512 & 516 W 19TH STREET

ROAD RUNNER SPORTS

Phenix Salon

ENDEAVOR
SCHOOL OF THE ARTS



BevMo!
California Original Since '94



SUPER SPA

24 FITNESS

Ticktocker Thrift Shop

Ortho Costa Mesa

9M Smoke Shop

W 19th St (32,000 VPD)

SPECIALIZED BICYCLES
COSTA MESA



COSMO PROF

IL DOLCE
PIZZERIA • RESTAURANT



Harbor Blvd (28,000 VPD)

Pollo Loco

HIGH SEAS

Thrive Fitness
Lemon & Thyme

A full-page background image of a surfer riding a large, curling wave. The surfer is positioned in the lower center, riding inside the barrel of the wave. 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 thinner, white, sans-serif font. Two horizontal bars, one blue and one orange, are positioned behind the text.

PROPERTY PHOTOS

3. PROPERTY PHOTOS



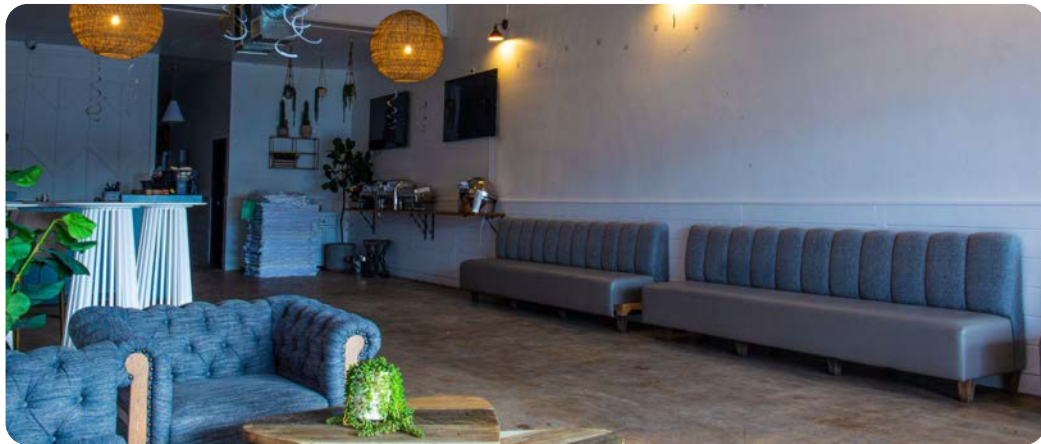
3. PROPERTY PHOTOS



3. PROPERTY PHOTOS



3. PROPERTY PHOTOS



3. PROPERTY PHOTOS



The image features a scenic view of Costa Mesa, California. In the foreground, several tall palm trees stand prominently against a clear blue sky. Below them, a residential neighborhood with houses and lush greenery is visible. In the background, a city skyline with modern high-rise buildings is nestled against a backdrop of rolling hills. Overlaid on the center of the image is the text "CITY OF COSTA MESA" in a white, sans-serif font. The words "CITY OF" are positioned above "COSTA MESA". Behind the text, there are two horizontal brushstroke-like bars, one in a teal color and one in a gold color, which intersect the text. The entire text and bar graphic is enclosed within a thin white rounded rectangular border.

CITY OF COSTA MESA

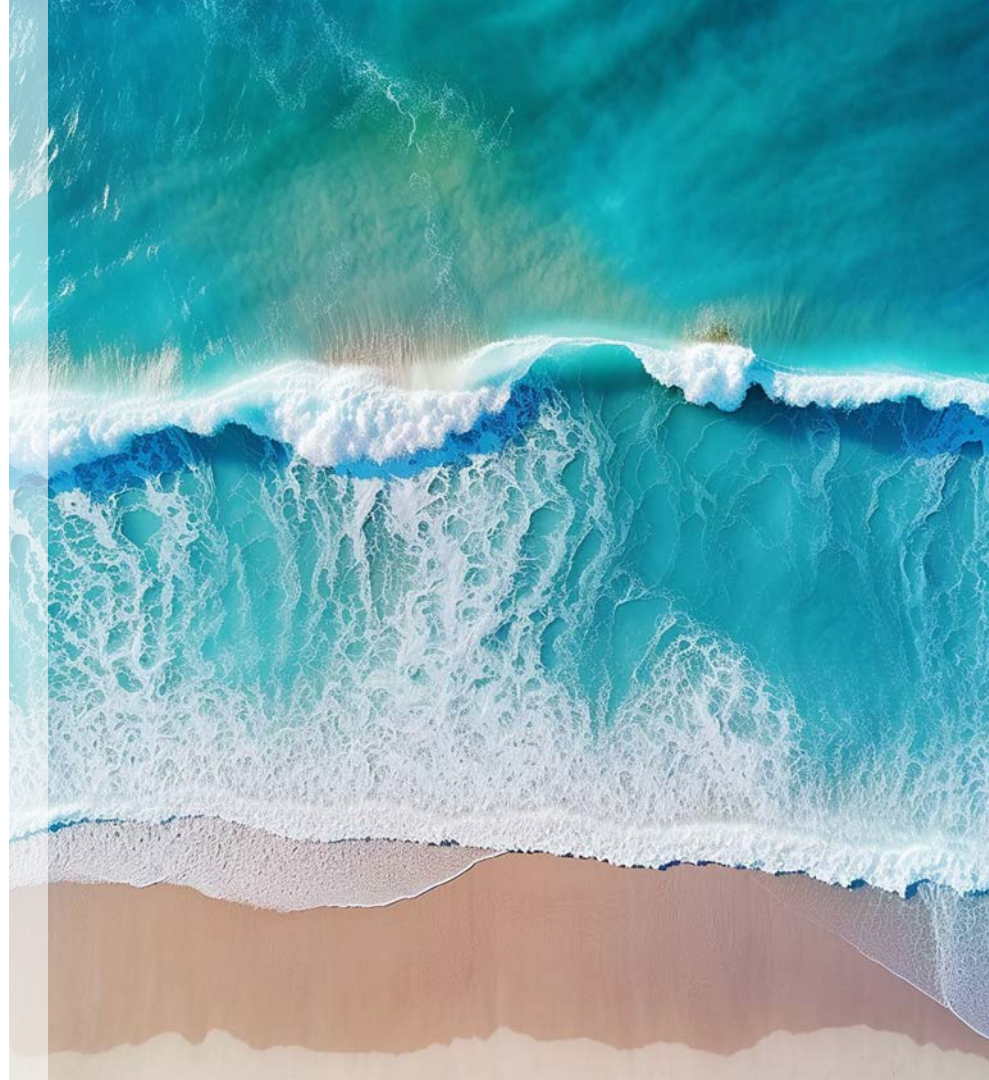
4. CITY OF COSTA MESA

COSTA MESA

The City of Costa Mesa is a vibrant city located in Orange County, nestled in Southern California's coastal region. It is the third largest county in California trailing Los Angeles and San Diego which coincidentally are its neighboring counties. Known for its dynamic blend of culture, commerce, and community, Costa Mesa is a hub of arts, shopping, dining, and other outdoor activities.

Costa Mesa is situated just a mile from the Pacific Ocean, bordered by Newport Beach to the south, Irvine to the east and, Huntington Beach to the west. The city covers approximately 16 square miles, and has a population of around 113,000 residents, offering a blend of suburban charm and urban sophistication.

Costa Mesa is home to beautiful residential areas, multiple modern shopping facilities, and a prospering economy. It offers a balance of suburban comfort and urban vibrancy making it a desirable place to live, work, and visit. With its temperate climate, abundant activities, and diverse population, it's a standout city in Orange County.



4. CITY OF COSTA MESA

TOURISM IN COSTA MESA

As a huge tourist destination in Southern California, Costa Mesa is home to numerous activities and attractions. Some of the most popular are listed here.

TOP TOURIST ATTRACTIONS



South Coast Plaza



Segerstrom for the Arts



The LAB and The Camp



Orange County Fair



Concerts and Festivals



Fairview and TeWinkle Park



Proximity to Beaches



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

4.7 miles

John Wayne Airport (SNA)

22.3miles

Long Beach Airport (LGB)

47.3 miles

Ontario International Airport (ONT)

41.9 miles

Los Angeles International Airport (LAX)

4. CITY OF COSTA MESA

ECONOMY IN COSTA MESA

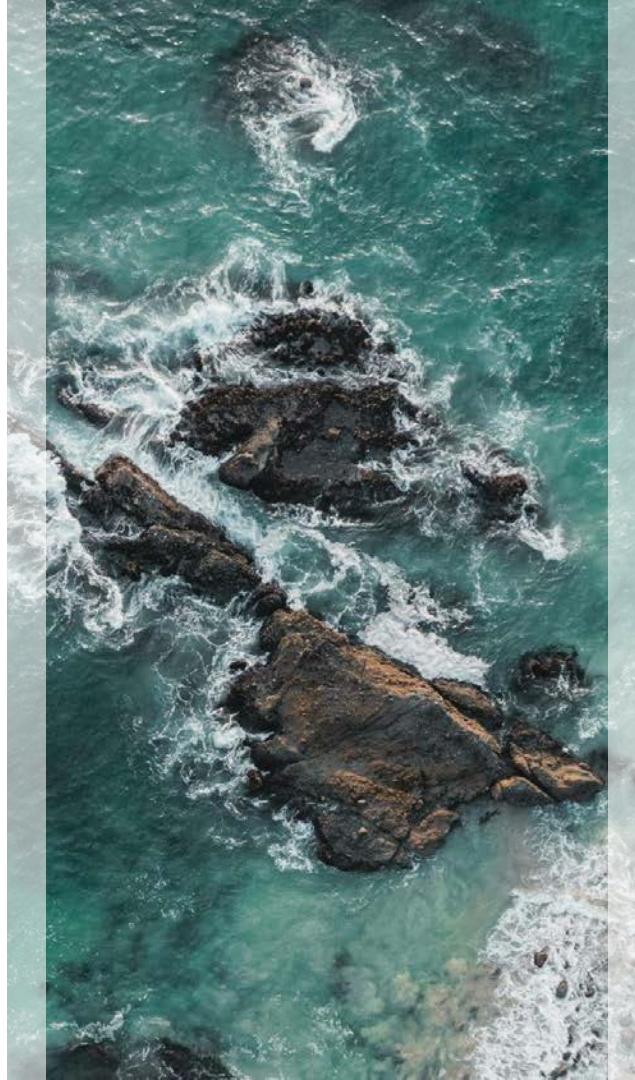
Costa Mesa boasts a robust and diverse economy, making it one of the most economically vibrant cities in Orange County. Its economy is driven by retail, business services, technology, and education, with significant contributions from its cultural and tourism activities. Key economic drivers include retail and shopping such as South Coast Plaza and the LAB and the CAMP. Costa Mesa is home to a mix of corporate headquarters and regional offices. Notable companies include Experian, Vans, and QSC Audio Systems. The city's proximity to major freeways and John Wayne Airport enhances its appeal for business operations. The OC Fair & Event Center draw millions of visitors annually, generating revenue from fairs, expos, and community events.

Costa Mesa's location near beaches, cultural landmarks, shopping, along with the thriving dining and culinary scene, with its upscale dining and trendy eateries, makes it a popular destination for visitors.

EDUCATION IN COSTA MESA

Costa Mesa is a center for all educational excellence, with its institutions ranging from public schools to higher education, catering to students of all ages. Orange Coast College (OCC) is one of the leading community colleges in California with a diverse student population of over 24,000. Known for its strong transfer rates to 4-year universities, it offers programs in fields like business, arts, and science. OCC also has a strong notable sailing program, taking advantage of Costa Mesa's proximity to the coast. Vanguard University is a private Christian university of higher education offering undergraduate and graduate programs in business, education, theology, amongst others.

Primary and Secondary Education include Newport-Mesa Unified School District (NMUSD) which include Costa Mesa High School and Estancia High School known for its AP programs and extracurricular activities. Private and Charter schools including Waldorf and Montessori schools offer alternative education methods.





COSTA MESA DEMOGRAPHICS



5. COSTA MESA DEMOGRAPHICS

2024 Population - Current Year Estimate	344,721
2029 Population - Five Year Projection	346,743
2020 Population - Census	346,917
2010 Population - Census	330,758
2020-2024 Annual Population Growth Rate	-0.15%
2024-2029 Annual Population Growth Rate	0.12%
2024 Average Household Income	\$168,471
2029 Average Household Income	\$192,264
2024 Median Household Income	\$117,412
2029 Median Household Income	\$134,314
2024 Per Capita Income	\$67,254
2029 Per Capita Income	\$79,184
2024 Average Value of Owner Occ. Housing Units	\$1,298,431
2024 Households - Current Year Estimate	137,585
2029 Households - Five Year Projection	142,799
2020 Households - Census	135,840
2010 Households - Census	128,953
2020-2024 Compound Annual Household Growth Rate	0.30%
2024-2029 Annual Household Growth Rate	0.75%
2024 Average Household Size	2.42

5. COSTA MESA DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

PLACE OF WORK

2024 Businesses	2,689	11,166	34,912
2024 Employees	15,223	85,701	333,789

POPULATION

2024 Population - Current Year Estimate	37,988	159,391	344,721
2029 Population - Five Year Projection	38,523	159,204	346,743

GENERATIONS

2024 Population	37,988	159,391	344,721
Generation Alpha (Born 2017 or Later)	3,305 (8.7%)	12,111 (7.6%)	23,642 (6.9%)
Generation Z (Born 1999-2016)	8,692 (22.9%)	31,702 (19.9%)	74,952 (21.7%)
Millennials (1981-1998)	12,885 (33.9%)	46,289 (29.0%)	96,132 (27.9%)
Generation X (Born 1965-1980)	7,363 (19.4%)	32,095 (20.1%)	67,625 (19.6%)
Baby Boomers (Born 1946-1964)	4,630 (12.2%)	28,542 (17.9%)	63,411 (18.4%)
Greatest Generations (Born 1945 or Earlier)	1,111 (2.9%)	8,652 (5.4%)	18,959 (5.5%)

5. COSTA MESA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
RACE & ETHNICITY			
White	16,389 (43.1%)	97,716 (61.3%)	196,360 (57.0%)
Black or African American	391 (1.0%)	1,748 (1.1%)	5,064 (1.5%)
Asian	1,873 (4.9%)	12,672 (8.0%)	51,288 (14.9%)
Two or More Races	6,420 (16.9%)	22,121 (13.9%)	46,815 (13.6%)
American Indian or Alaska Native	731 (1.9%)	1,619 (1.0%)	3,268 (0.9%)
Other	12,097 (31.8%)	23,025 (14.4%)	40,944 (11.9%)
EDUCATION			
9-12th Grade - No Diploma	2,210 (8.3%)	4,530 (3.8%)	8,897 (3.5%)
High School Diploma	5,118 (19.2%)	14,694 (12.4%)	31,794 (12.6%)
GED or Alternative Credential	642 (2.4%)	2,101 (1.8%)	4,360 (1.7%)
Some College - No Degree	3,996 (15.0%)	20,070 (17.0%)	42,156 (16.7%)
Associate's Degree	1,479 (5.5%)	9,305 (7.9%)	19,097 (7.6%)
Bachelor's Degree	8,268 (31.0%)	41,770 (35.3%)	90,195 (35.8%)
Graduate or Professional Degree	2,730 (10.2%)	21,344 (18.1%)	47,338 (18.8%)

5. COSTA MESA DEMOGRAPHICS

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024 Households	13,636	63,925	137,585
2024 Average Household Income	\$145,029	\$178,463	\$168,471
2029 Average Household Income	\$168,056	\$204,093	\$192,264
2024 Average Value of Owner Occ. Housing Units	\$1,141,222	\$1,372,710	\$1,298,431

DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
2024 Daytime Population	34,033	161,815	491,096
Daytime Workers	17,394 (51.1%)	91,429 (56.5%)	330,208 (67.2%)
Daytime Residents	16,639 (48.9%)	70,386 (43.5%)	160,888 (32.8%)

INVEST IN WHAT YOU LOVE

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