

**±30,000 CARS DAILY TRAFFIC!**

**AVAILABLE**

**±9,511 SF HEADQUARTERS FACILITY**

**CREATIVE OFFICE/INDUSTRIAL SHOWROOM**



**1805 PLACENTIA AVENUE**  
Costa Mesa, CA

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**Voit**  
REAL ESTATE SERVICES

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# 1805 PLACENTIA AVE

## PROPERTY FEATURES

- ±9,511 SF High Image Building with Major Visibility & Signage
- **100% HVAC with Creative Improvements**
  - Exposed Hard-Lid Ducting with Open Floor Plan
  - Epoxy Flooring throughout Ground Floor
  - Brushed Chrome Finishes with Glass Partitions
  - Clear Span Exposed Steel Beams
- ±18' Clear Height
- **Three (3) 12' x 14' Ground Level Doors**
- 400 Amps of Power
- 2.1:1,000 Parking Ratio
- Fully Sprinklered
- Secured Fenced Yard with Motorized Gate
- Two (2) ingress/egress

## LOCATION

### Walking Distance to Multiple Retail and Dining Amenities:

- Outpost Kitchen
- Wahoo's Fish Taco
- Common Room Roasters
- Daydream Surf
- Chase Bank

### Walking Distance to New Housing Development:

- 17 West - The Gallery
- Ebb Tide
- Westside Walk
- The Boatyard
- The Lighthouse

**Just over one (1) mile from the Pacific Ocean and walking distance to Newport Beach**



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## NEWER CAPITAL IMPROVEMENTS (2012)

- Roof
- Plumbing & Electrical
- Two (2) Highly Upgraded Restrooms
- Upgraded Kitchenette
- ±1,866 SF Open Mezzanine overlooking ground floor / showroom

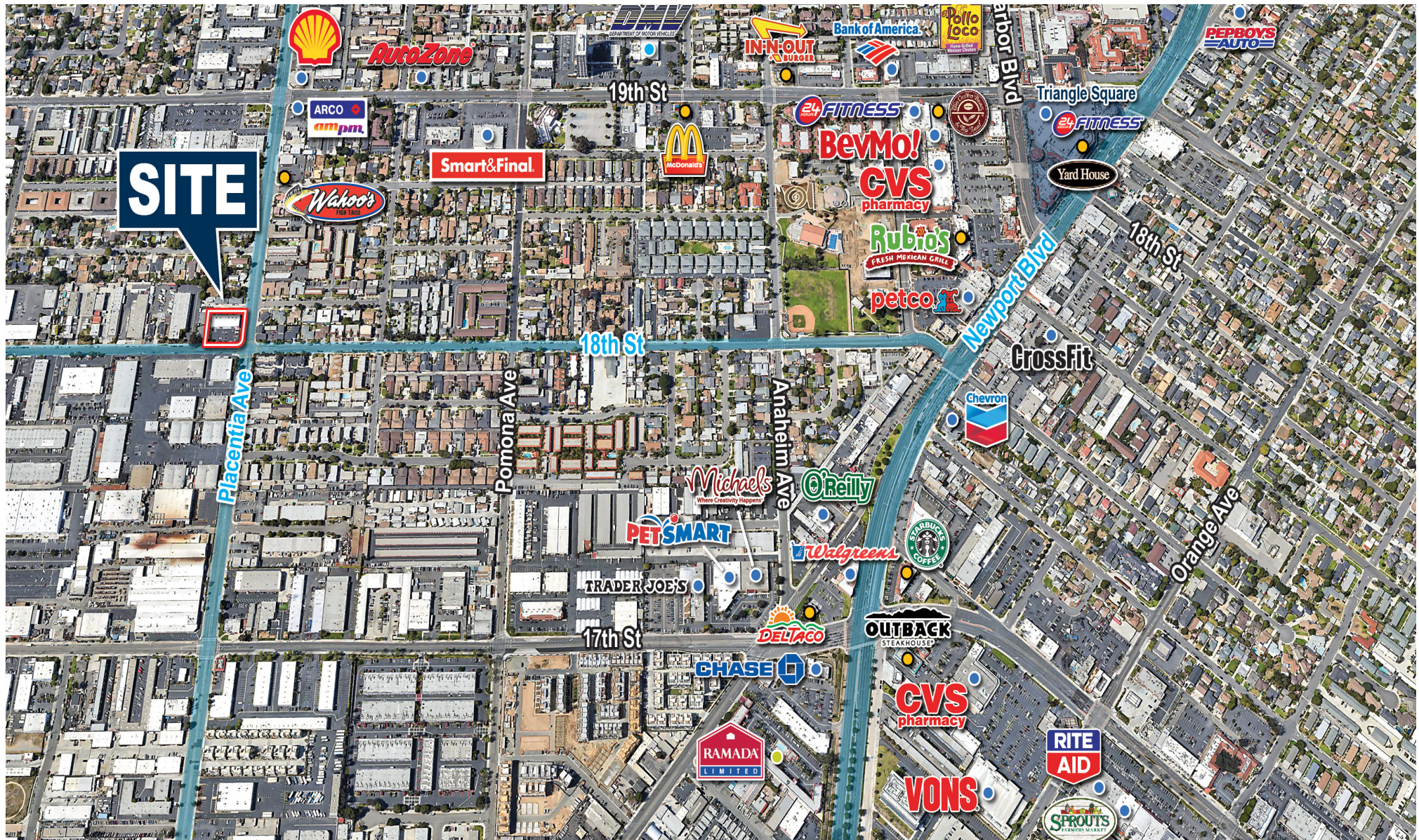


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