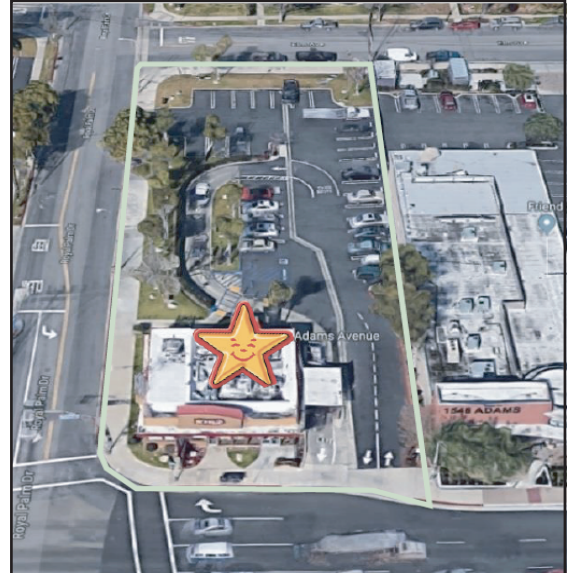
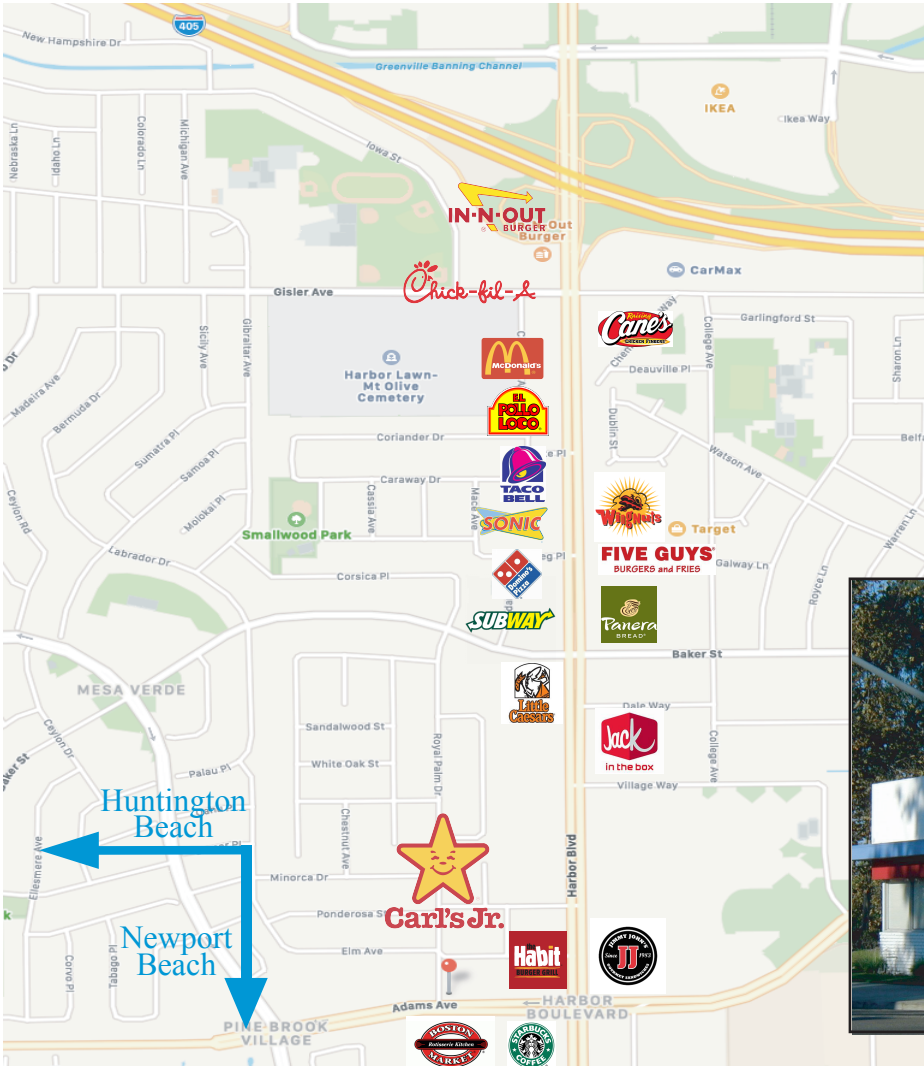


Prime Opportunity in Costa Mesa ORANGE COUNTY, CALIFORNIA

For Lease: 1550 Adams Ave., Costa Mesa, California



Rental Rate	\$13,000/month NNN
Property Type	Freestanding, Hard Corner
Property Sub-type	Fast food with Drive-Thru
Condition	AS-Is, Redevelop, Reposition, Remodel
Lot Size	26,572 sqft/ .061 acres
Structure Size	2,112 sqft
Tenancy	Single Tenant
Traffic CPD	52,000
Zoning	C1
APN	139-304-09

Denise Townsend Owner/agent
(714) 420-8200
teamtownsend@yahoo.com

TOWNSEND REAL ESTATE

- Single tenant drive-thru/retail site at signalized hard corner of Adams Ave. and Royal Palm in hip Costa Mesa!
- Lot goes from street-to-street @ signalized intersection.
- 2,112 sq ft Structure w/ Drive Thru, currently occupied by Carl's Jr. (No further options, AVAILABLE NOW!)
- High Traffic Count. Easy access with 2 points of Entrance/Exit.
- Excellent Visibility; Incredible Signage
- Adams Ave is a major thoroughfare providing access in between Costa Mesa, Fountain Valley, and Huntington Beach.
- Located one block west of Harbor Blvd., in close proximity to the 405 freeway, South Coast Plaza, and Orange Coast College (25,000 students).