

# FOR LEASE

+/- 6,136 SF Industrial/Flex Condo

3505 Cadillac Ave K-1  
Costa Mesa, CA 92626

\$1.75 NNN



**Rob Rader**  
President  
949.500.9391  
rob.rader@TopsideRE.com  
License # 01373045

**Mac Mace**  
Director  
949.922.9889  
mac.mace@TopsideRE.com  
License # 01956808

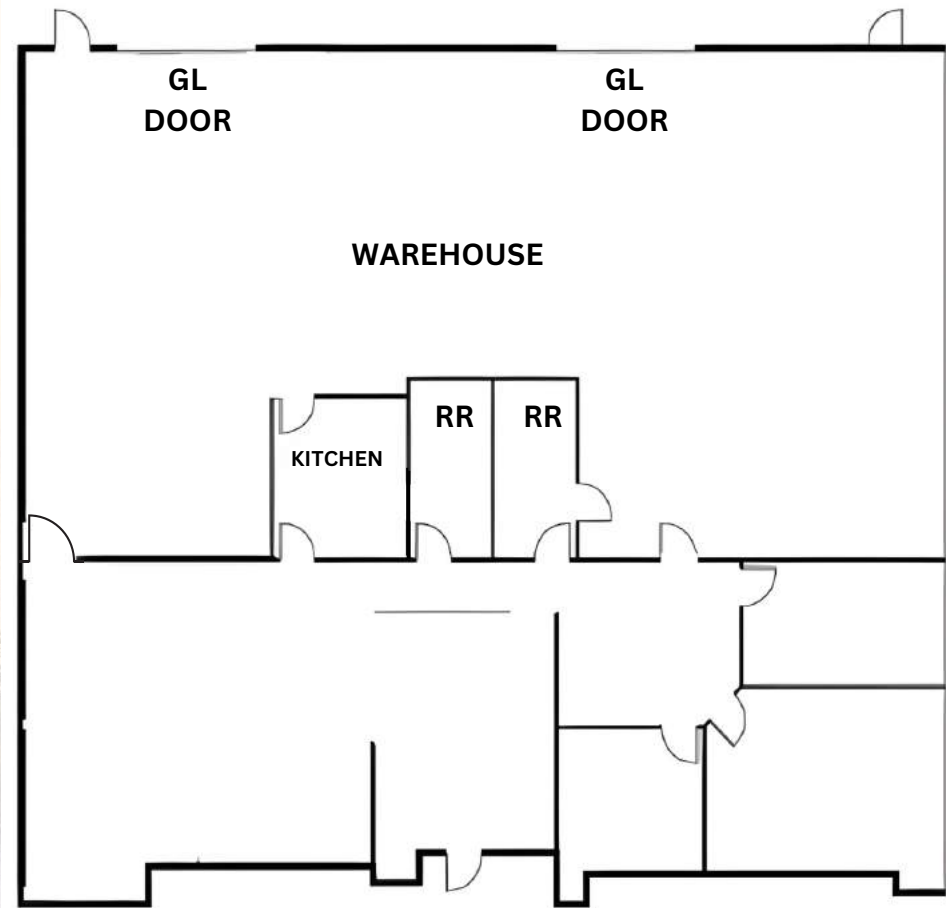
**Topside**  
REAL ESTATE  
Corporate License: #02117811

# INVESTMENT HIGHLIGHTS

- +/- 6,136 SF Industrial/Flex Condo
  - +/- 2,260 SF Office
- Two (2) GL Loading Doors
- 16' Warehouse Clear Height
- 200 Amps of 120/280 V Power (*VERIFY*)
- 3:1,000 Parking Ratio
- Corner Unit
- Association Dues: \$850/mo
- Easy Access to 405 Freeway
- Close Proximity to SOCO and South Coast Plaza restaurants and shops including:
  - The Capital Grille, AnQi, Din Tai Fung, Darya, Seasons 52.
  - Louis Vuitton, Gucci, Burberry, Balenciaga, Prada, Versace

## DISCLAIMER

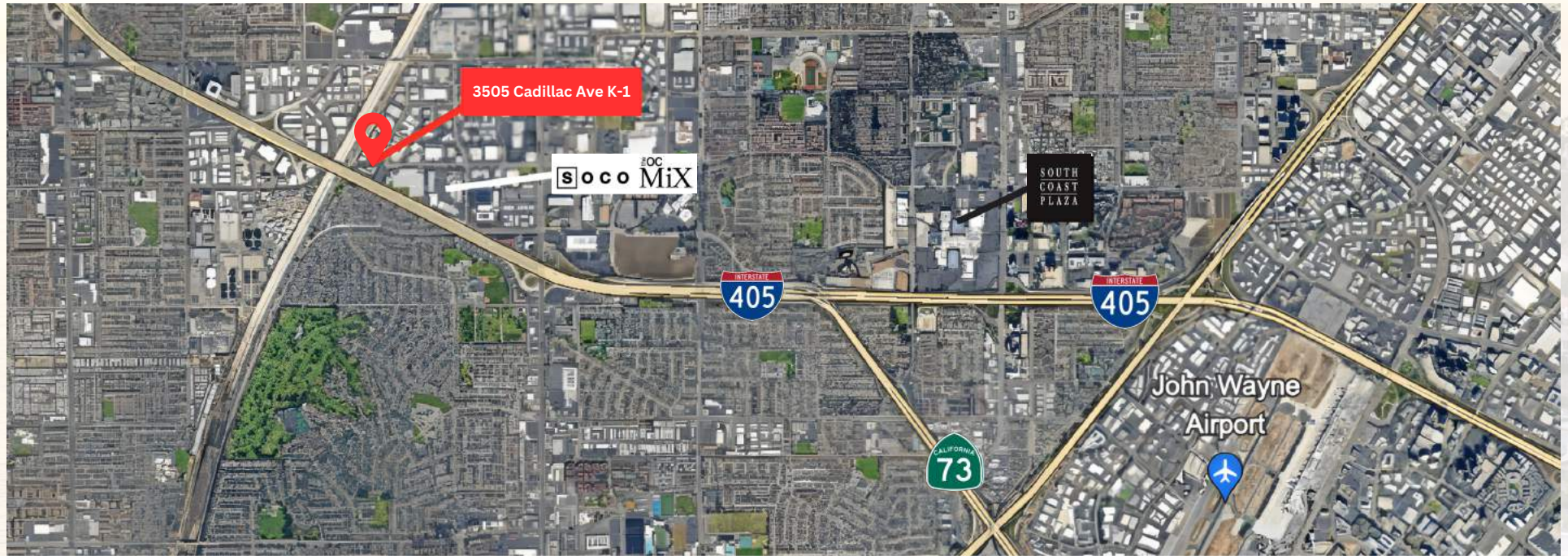
© 2020 Topside Real Estate. All rights reserved. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



3505 Cadillac Ave K-1 | Costa Mesa, CA

**Topside**  
REAL ESTATE  
Corporate License: #02117811

# AREA MAP AND PHOTOS



3505 Cadillac Ave K-1 | Costa Mesa, CA

**Topside**  
REAL ESTATE  
Corporate License: #02117811

# OC MARKET OVERVIEW

- **Work-Life Balance:** With over 42 miles of coastline and 230 miles of regional riding and hiking trails, Orange County offers residents access to numerous outdoor activities, such as hiking and surfing, as well as unique cultural and exquisite dining opportunities. As a community that focuses on health and wellness, executives and employees have the opportunity to enjoy a strong work-life balance.
- **Talented Job Market:** As the home to 28 colleges, universities, and extension campuses, employers have access to some of the top talent available. Campuses such as UCI are known for their academic achievement, premier research, and innovation.
- **Vast Job Opportunity:** The county is primarily recognized for the numerous industries within its cities. It includes established industry sectors, such as Travel & Tourism, Modeling, Simulation & Training, and Optics & Photonics, and the new and emerging industry sectors such as Life Sciences, Clean Technology, and Digital Media. Orange County has a well-balanced economic base that is poised for future growth.
- **Business Hub:** As a business hub, Orange County hosts the headquarters to various Fortune 500 companies, including First American Corporation, Ingram Micro, Western Digital, and Pacific Life, and Fortune 1000 headquarters, including Allergan, Edwards Lifesciences, Epicor, and Sun Healthcare Group.



3505 Cadillac Ave K-1 | Costa Mesa, CA

**Topside**  
REAL ESTATE  
Corporate License: #02117811

# Topside

REAL ESTATE  
Corporate License: #02117811

---



**ROB RADER**

PRESIDENT

949.500.9391

rob.rader@TopsideRE.com

License # 01373045

2091 San Joaquin Hills,  
Newport Beach, CA, 92660  
TopsideRE.com  
949-500-9391



**MAC MACE**

DIRECTOR

949.922.9889

mac.mace@TopsideRE.com

License # 01956808

# CONTACT OUR TEAM

*Disclaimer: While we believe all information to be accurate, buyer is responsible to verify all information and complete their own due diligence.*