

# THE OUTLIER | 1975-85

Placentia Avenue,  
Costa Mesa, CA

NEWEST WESTSIDE PROJECT **NOW FOR LEASE**



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**DAUM**  
COMMERCIAL REAL ESTATE SERVICES  
D/AQ Corp. # 01129558  
ONCOR INTERNATIONAL

**Executive Summary** I

**Property Description** II

Property Site Plan

Property Photographs

**Area Map** III

Area

Westside Re-Entitlement  
Projects near The Outlier

**Traffic Count** IV



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## NEWEST WESTSIDE PROJECT NOW FOR LEASE

**The OUTLIER brought to you by Chartwell Real Estate Development is located at 1975-1985 Placentia Avenue** in the highly desirable and evolving Westside Costa Mesa submarket. The 20,000 square foot adaptive reuse project is slated to re-develop a second generation industrial property into a more functional property, geared towards a creative office or retail user. The project will embrace and embody the eclectic Westside Costa Mesa culture, giving businesses the opportunity to create a unique experience for both, employees and patrons. Ownership is seeking forward thinking, innovative businesses that will add value and compliment the surrounding businesses and growing residential communities. Westside Costa Mesa continues to experience a transformational shift from light manufacturing to mixed use residential, creating an emerging demand for consumer centered development.





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## KEY NOTES

- |   |  |  |
|---|--|--|
| <b>1</b> NEW THIN SET BRICK   | <b>3</b> STEEL CANOPY ON ENTRY WAY   | <b>5</b> STEEL COLUMNS TO SUPPORT WOOD STRUCTURE               |
| <b>2</b> PROJECTED METAL SIDING TO COVER VISIBILITY OF EXISTING ROOF SOFITS AND FUNCTION AS SIGNAGE BOARD | <b>4</b> ALUMINUM WINDOW SYSTEM W/ HIGH PERFORMANCE GLAZING; MATCH W/ EXISTING HIGH BAY WINDOW MULLION PATTERN | <b>6</b> PAINT (E) MASONRY WALL                                |
|   |  | <b>7</b> COMPOSITE METAL SIDING ON (E) FACIA FOR SIGNAGE BOARD |





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## DAUM | PROPERTY DESCRIPTION

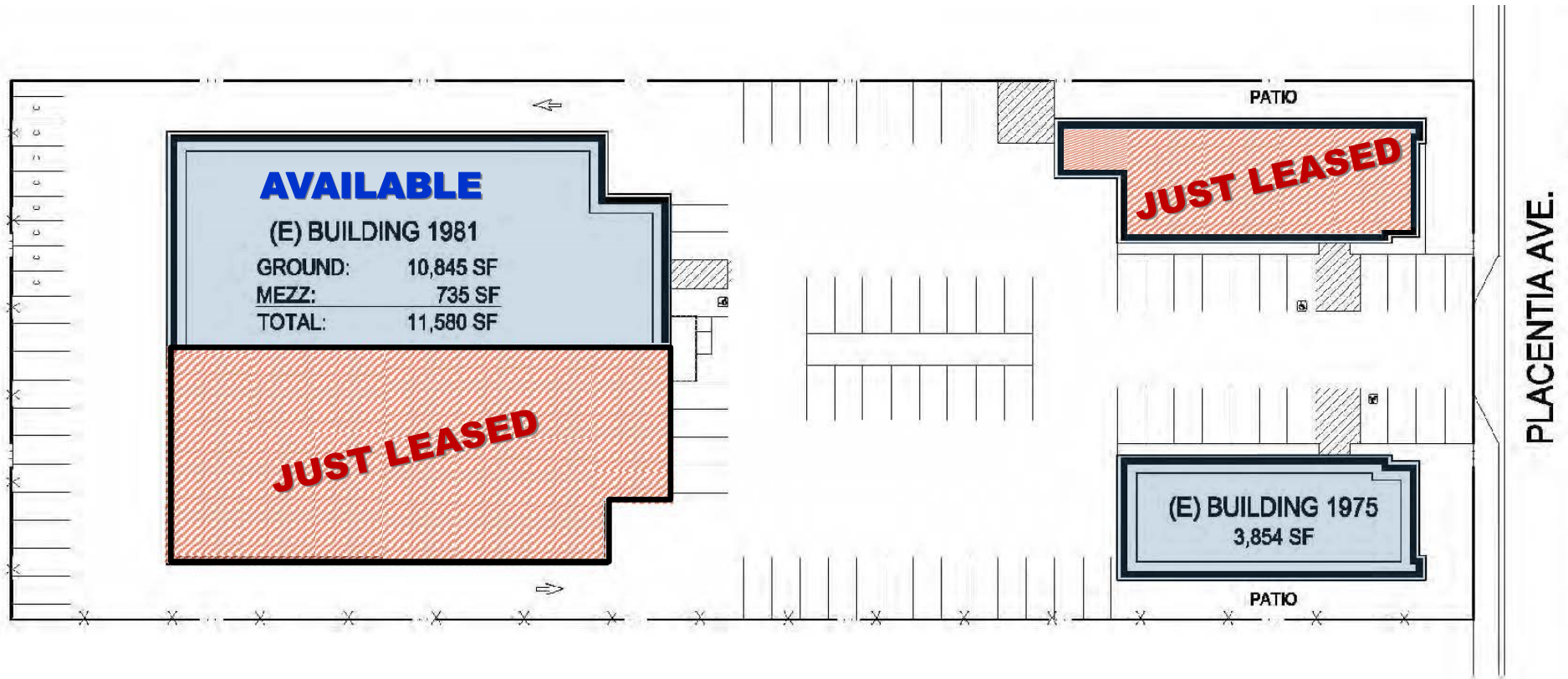


PROPERTY SUMMARY	Re-development to Creative Office, High End Industrial & Retail
County:	Orange
Lot Size:	1.849 Acres
Building Sizes:	19,674 SF Rentable SF Situated on 1.849 Acres <ul style="list-style-type: none"> <li>• <b>1975 Placentia Avenue:</b> ±3,854 SF— <b>Available</b></li> <li>• <b>1985 Placentia Avenue:</b> ±4,240 SF— <b>LEASED</b></li> <li>• <b>1977 Placentia Avenue:</b> ±11,580 SF— <b>LEASED</b></li> <li>• <b>1981 Placentia Avenue:</b> ±11,580 SF— <b>Available</b></li> </ul>
Stories:	1
Parking:	86 Parking Stalls
Yard:	Fenced
Loading Doors:	8 (GL)
Height:	14' Clear
Total Leasable Area:	19,674 SF

# THE OUTLIER | 1975-85

Placentia Avenue,  
Costa Mesa, CA

DAUM | PROPERTY SITE PLAN





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Placentia Avenue,  
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DAUM | **PROPERTY SITE PLAN**





# THE OUTLIER | 1975-85 Placentia Avenue, Costa Mesa, CA

DAUM | PROPERTY PHOTOGRAPHS

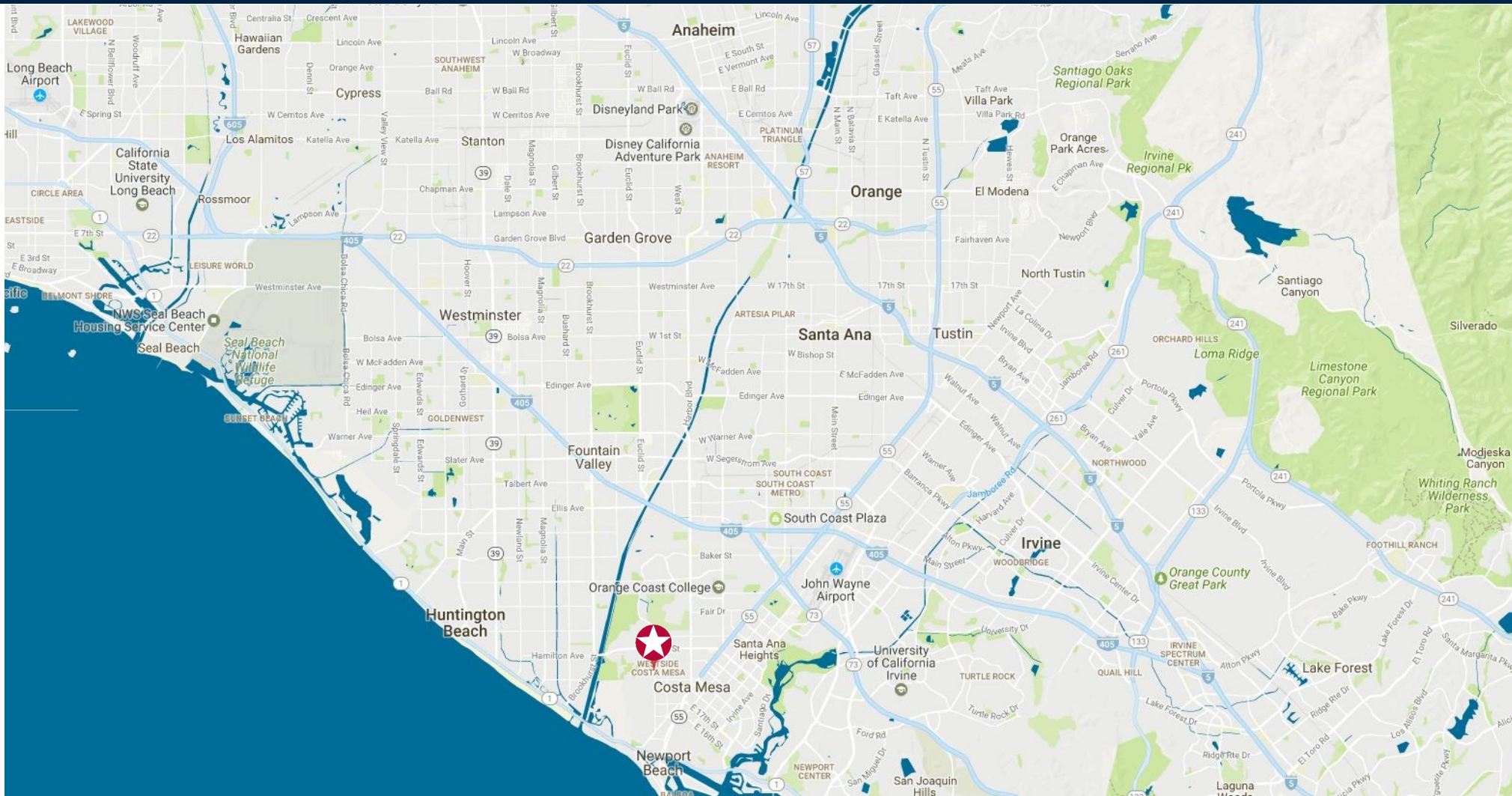




# THE OUTLIER | 1975-85

Placentia Avenue,  
Costa Mesa, CA

DAUM | AREA MAP





# THE OUTLIER | 1975-85

Placentia Avenue,  
Costa Mesa, CA

DAUM | AREA





# THE OUTLIER | 1975-85

Placentia Avenue,  
Costa Mesa, CA

DAUM | AREA

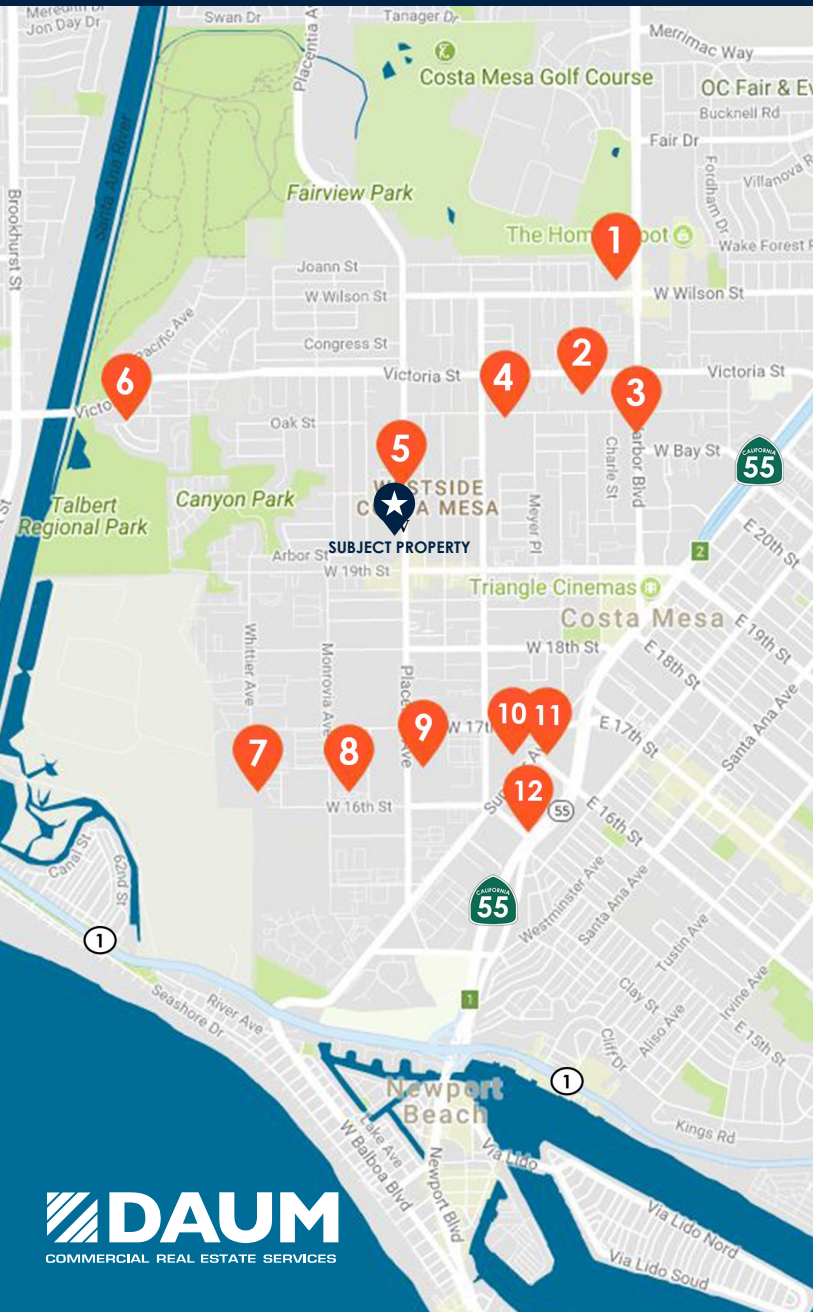




# THE OUTLIER | 1975-85 Placentia Avenue, Costa Mesa, CA

Over the years Westside Costa Mesa has had over 1.2 million square feet of industrial land (16%) redeveloped into residential for sale projects. These quality developments have provided housing opportunities to affluent professionals near local businesses. This map diagrams the more recent and larger developments in close proximity to **The OUTLIER**.

## DAUM | WESTSIDE RE-ENTITLEMENT PROJECTS NEAR THE OUTLIER



**1**  
**Project Name:**  
**Costa Mesa Motor Inn**  
**Address:**  
2277 Harbor Blvd.  
**Number of Units:** 224



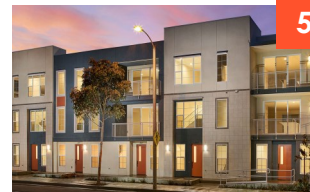
**2**  
**Project Name:**  
**Maple Crossing**  
**Address:**  
573-591 Victoria St.  
**Number of Units:** 37



**3**  
**Project Name:**  
**City Common**  
**Address:**  
2095 Harbor Blvd.  
**Number of Units:** 28



**4**  
**Project Name:**  
**Current**  
**Address:**  
650 Hamilton Street  
**Number of Units:** 24



**5**  
**Project Name:**  
**West Place**  
**Address:**  
2025 Placentia Ave  
**Number of Units:** 36



**6**  
**Project Name:**  
**Upcoast**  
**Address:**  
1239 Victoria Street  
**Number of Units:** 28



**7**  
**Project Name:**  
**Lighthouse Project**  
**Address:**  
1620-1644 Whittier Ave  
**Number of Units:** 89



**8**  
**Project Name:**  
**Vivante Phase 2**  
**Address:**  
1640 Monrovia Ave.  
**Number of Units:** 111



**9**  
**Project Name:**  
**The Boatyard**  
**Address:**  
1672 Placentia Ave.  
**Number of Units:** 32



**10**  
**Project Name:**  
**Westside Gateway**  
**Address:**  
671 W. 17th Street  
**Number of Units:** 177



**11**  
**Project Name:**  
**Superior Pointe**  
**Address:**  
1695 & 1677 Superior Ave.  
**Number of Units:** 49

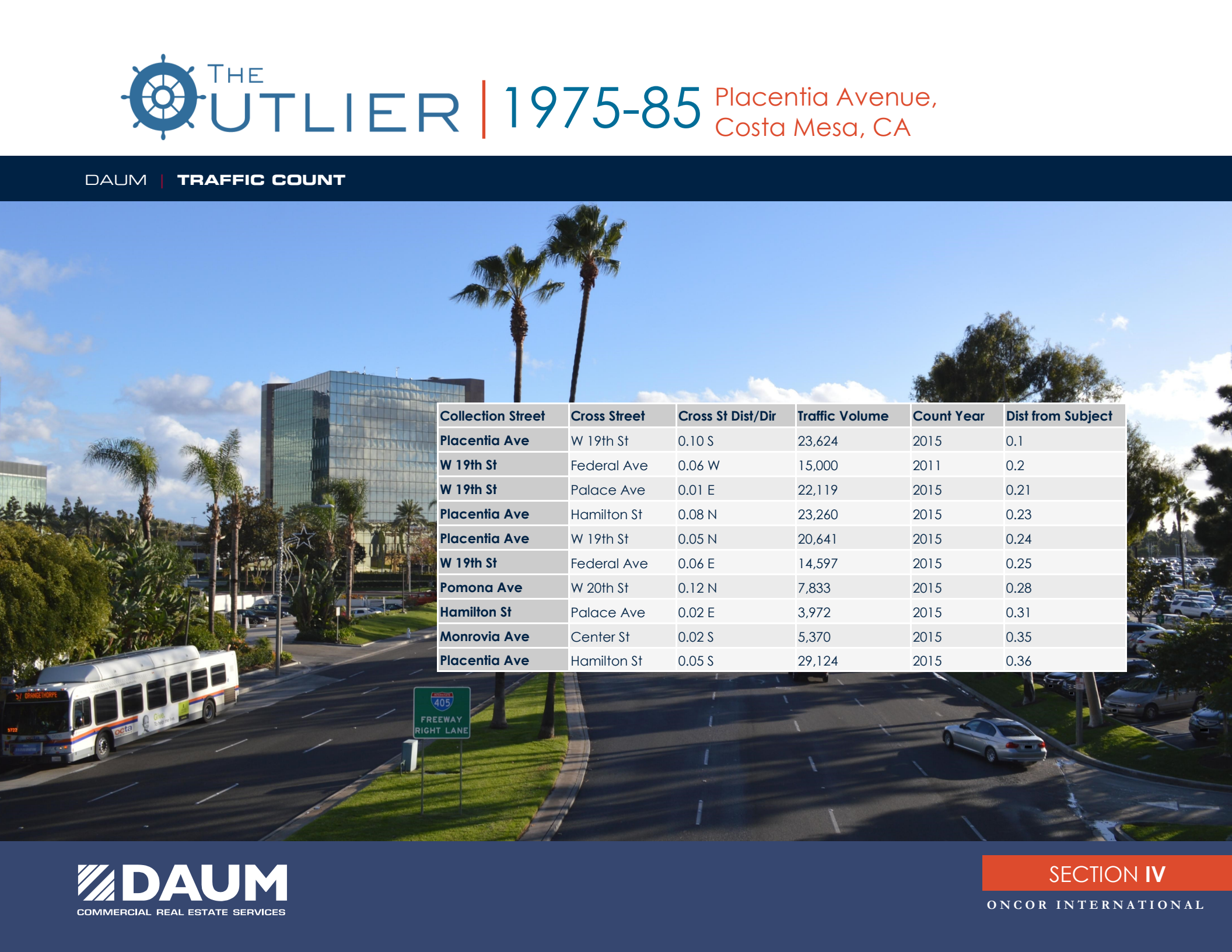


**12**  
**Project Name:**  
**Level 1**  
**Address:**  
1527 Newport Blvd  
**Number of Units:** 40



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DAUM | TRAFFIC COUNT



Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
Placentia Ave	W 19th St	0.10 S	23,624	2015	0.1
W 19th St	Federal Ave	0.06 W	15,000	2011	0.2
W 19th St	Palace Ave	0.01 E	22,119	2015	0.21
Placentia Ave	Hamilton St	0.08 N	23,260	2015	0.23
Placentia Ave	W 19th St	0.05 N	20,641	2015	0.24
W 19th St	Federal Ave	0.06 E	14,597	2015	0.25
Pomona Ave	W 20th St	0.12 N	7,833	2015	0.28
Hamilton St	Palace Ave	0.02 E	3,972	2015	0.31
Monrovia Ave	Center St	0.02 S	5,370	2015	0.35
Placentia Ave	Hamilton St	0.05 S	29,124	2015	0.36

DAUM COMMERCIAL REAL ESTATE  
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