

**FOR SALE**

**OWNER-USER / RESIDENTIAL DEVELOPMENT OPPORTUNITY**



**±6,237 SF OF BUILDINGS ON ±27,007 SF OF LAND AREA**

**1815 ANAHEIM AVENUE, COSTA MESA, CA**

***Voit***

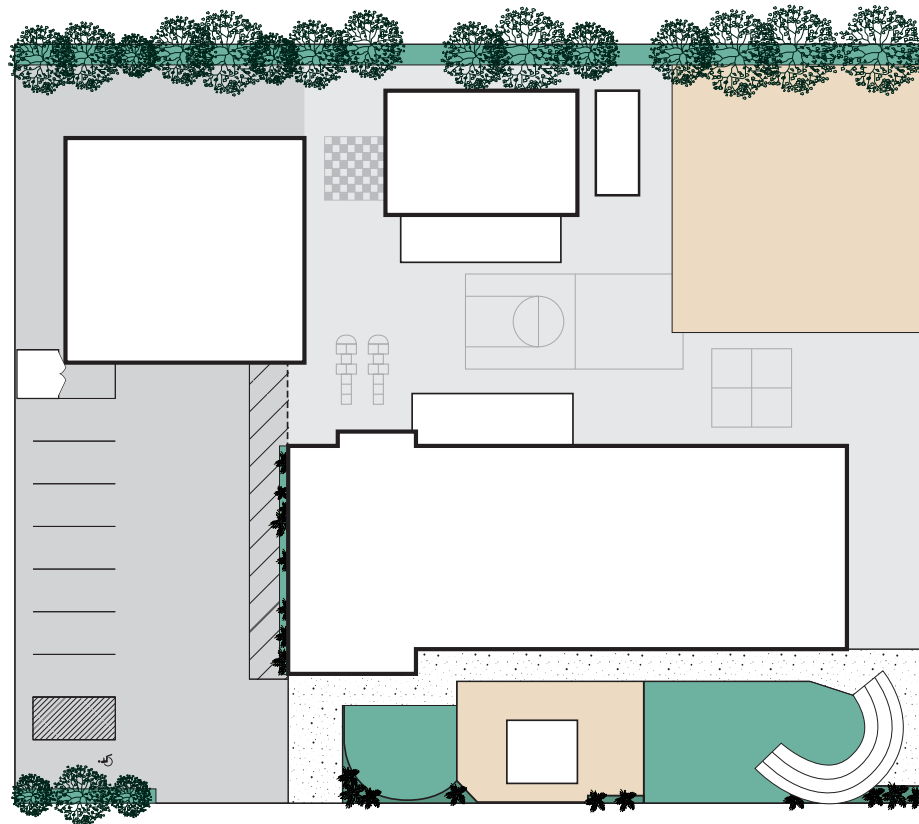
REAL ESTATE SERVICES

# ±6,237 SF OF BUILDINGS ON ±27,007 SF OF LAND AREA | OWNER-USER / RESIDENTIAL DEVELOPMENT OPPORTUNITY

## 1815 Anaheim Avenue, Costa Mesa, CA

### OFFERING SUMMARY

Voit Real Estate Services, as exclusive advisor, is pleased to offer for sale 1815 Anaheim Avenue, Costa Mesa, California, four buildings totaling approximately 6,237 square feet situated on 27,007 square feet of land area. This property is strategically located within the Westside Costa Mesa market with excellent access to the Newport Beach (55), the San Diego (405) and Santa Ana (5) freeways. The property is ideally suited for a daycare facility, school, religious or assembly uses. Alternatively, the high density residential overlay creates a unique Westside Costa Mesa residential development opportunity.



ANAHEIM AVE

### PROPERTY HIGHLIGHTS

- The property offers high density residential (R2-HD) zoning (multiple family residential - 14-20 du/acre) allowing for high-density residential development and the potential to develop between nine and twelve residential units.
- Irreplaceable location in Westside Costa Mesa, a mature submarket with limited new development opportunities, and one of the most desirable submarkets in Orange County.
- Convenient access to a variety of entertainment and retail amenities including: Triangle Square, South Coast Plaza, The Lab, The Camp, Fashion Island and the Orange County Performing Arts Center.
- Convenient access to numerous parks, recreational facilities and the most desirable beaches of Orange County.
- Located in an Opportunity Zone which provides unique tax benefits and investment incentives.





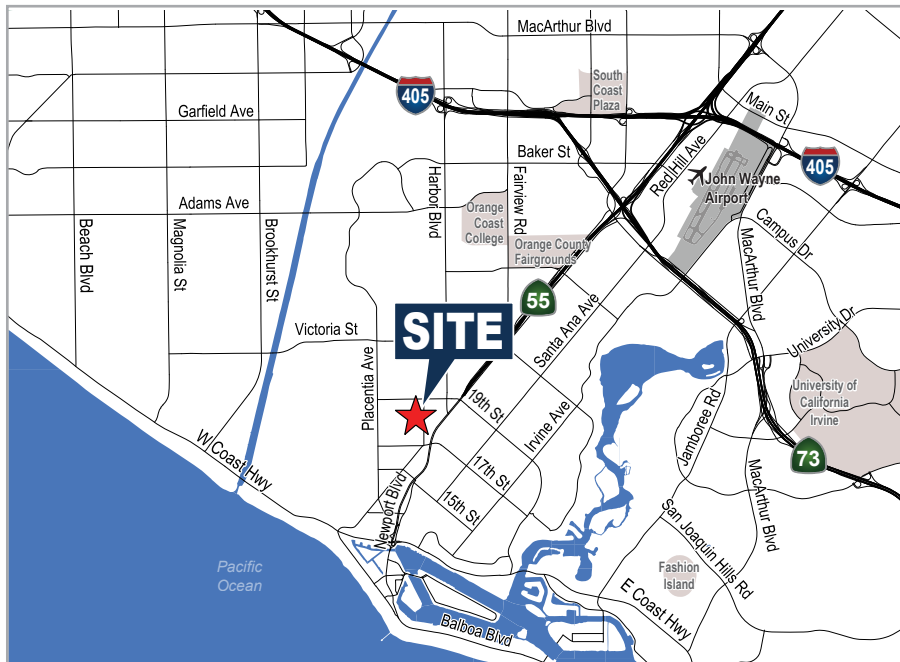
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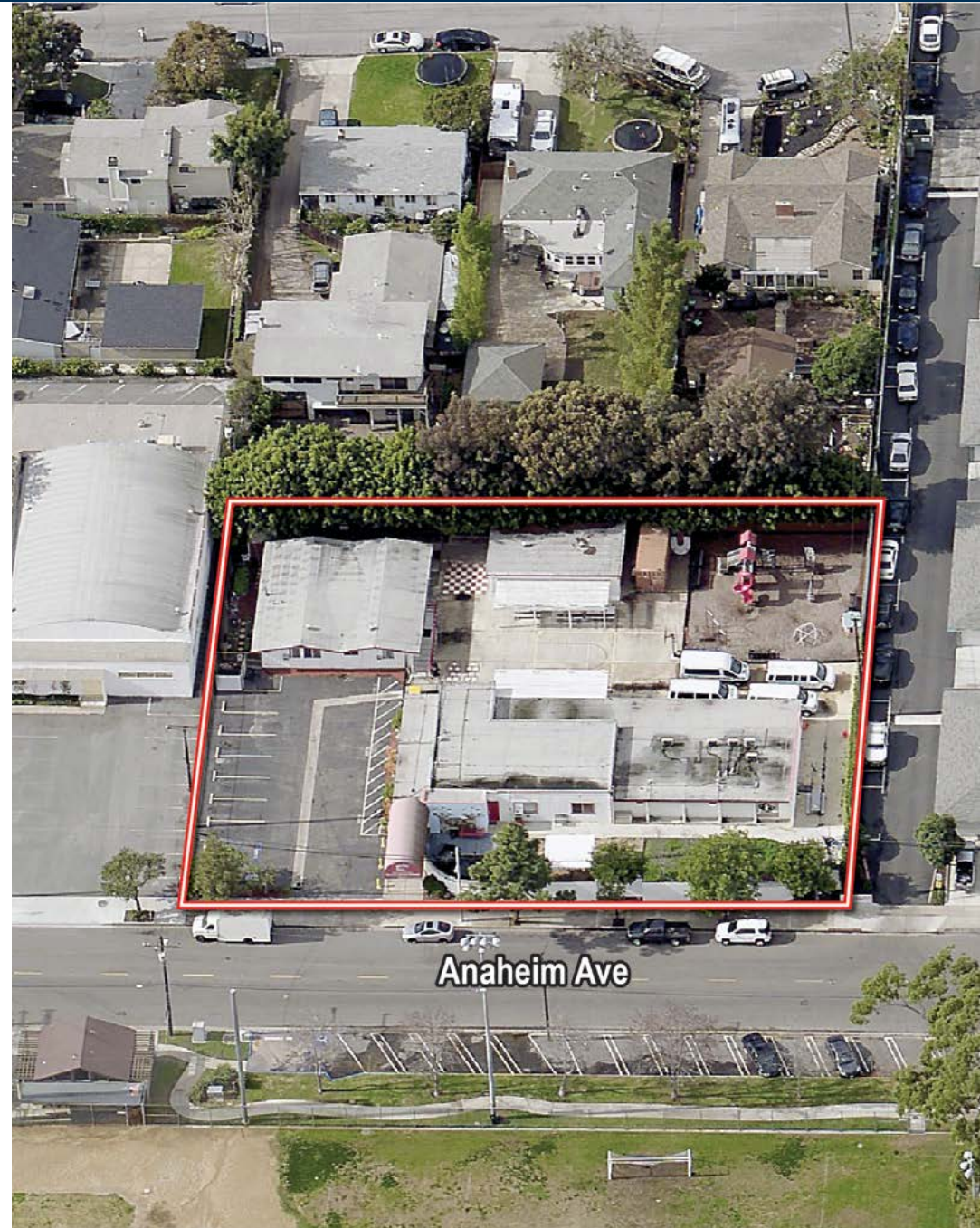
### PROPERTY FEATURES

BUILDING SQUARE FOOTAGE	± 6,237 Sq. Ft.*
SITE AREA	±27,007 Sq. Ft.*
ZONING	R2-HD zoning allows for 14- 20 du/acre Public & Special Purpose Use Also Permitted
CURRENT USE	Educational & Related Services
ASKING PRICE	To Be Determined

\*Subject to Verification



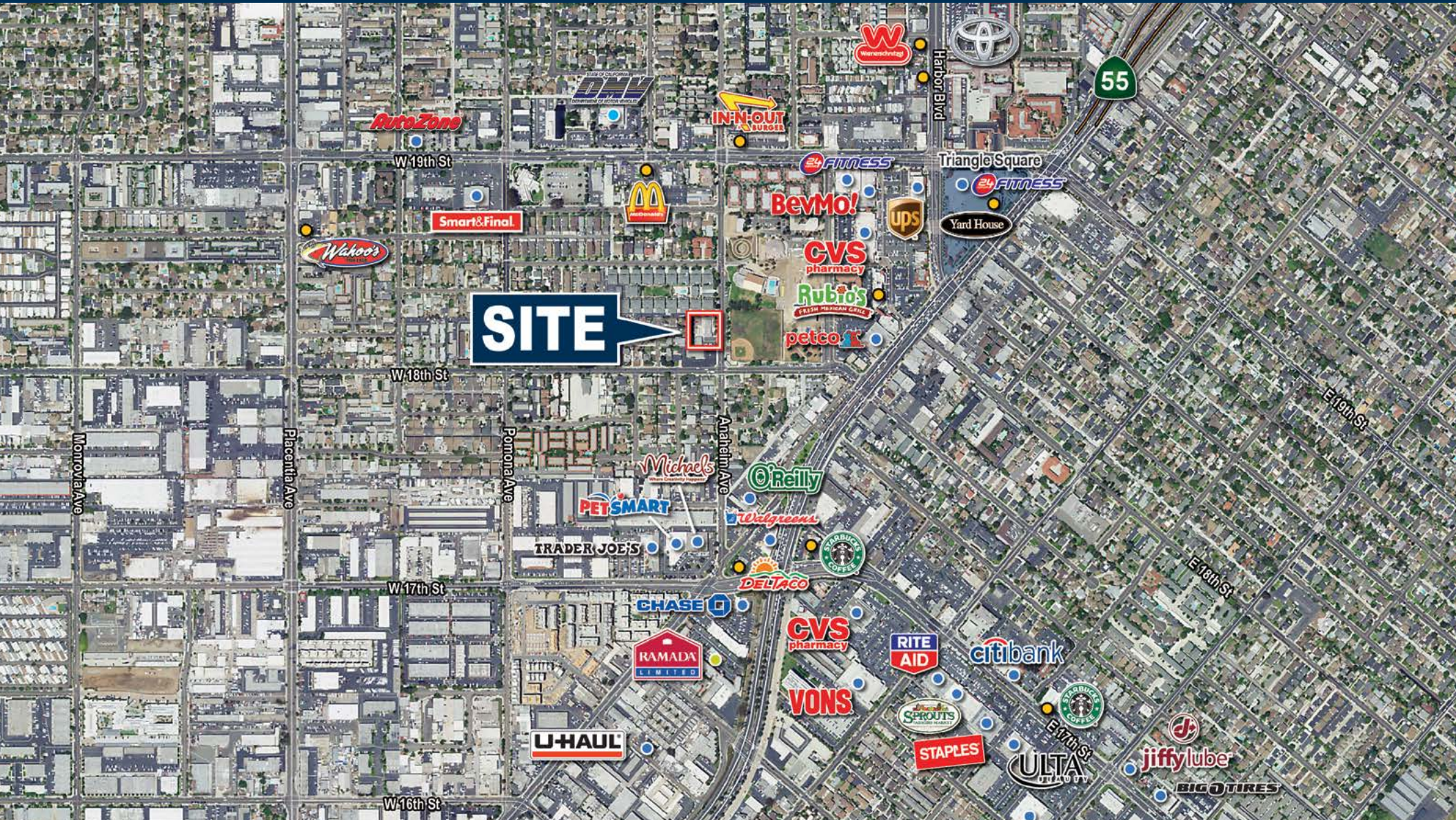
\*All Buyers are responsible to independently verify its intended use for the property is compatible with the existing zoning.





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1815 Anaheim Avenue, Costa Mesa, CA



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