

← CORONA DEL MAR

NEWPORT BEACH

HUNTINGTON BEACH



## INFILL ORANGE COUNTY RESTAURANT LEASE AND/OR REDEVELOPMENT OPPORTUNITY

1951 Harbor Boulevard, Costa Mesa, CA 92627

**BLVD** Real Estate  
Investment  
Co. \_\_\_\_\_





1951 HARBOR BLVD, COSTA MESA, CA

**EXCLUSIVE INVESTMENT ADVISORS:**

**Tom Chichester**  
Partner & Co-Founder  
tom@blvdreic.com  
(714) 318-3955 | mobile  
R.E. License No 01915137

**Nick D'Argenzio, MRED**  
Partner & Co-Founder  
nick@blvdreic.com  
(818) 281-7893 | mobile  
R.E. License No 01434304

**BLVD** Real Estate  
Investment  
Co. \_\_\_\_\_

130 Pine Avenue, Suite 203  
Long Beach, CA 90802  
[www.BLVDreic.com](http://www.BLVDreic.com)

The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.



# INVESTMENT HIGHLIGHTS & PROPERTY SPECIFICATIONS

## INVESTMENT HIGHLIGHTS

- Rare, infill restaurant lease and/or redevelopment opportunity
- Former Wienerschnitzel fast food building
- Ideally located along Harbor Boulevard (35,500 VPD), the major north/south thoroughfare leading directly from the 405 Freeway to Newport Beach
- Harbor Boulevard is considered one of the busiest routes in Orange County, the thoroughfare passes through some of the most densely populated areas in the region
- Affluent/Dense demographics in the trade area - There are over 350,658 people living within a 5-mile radius, with an average household income in excess of \$128,805.

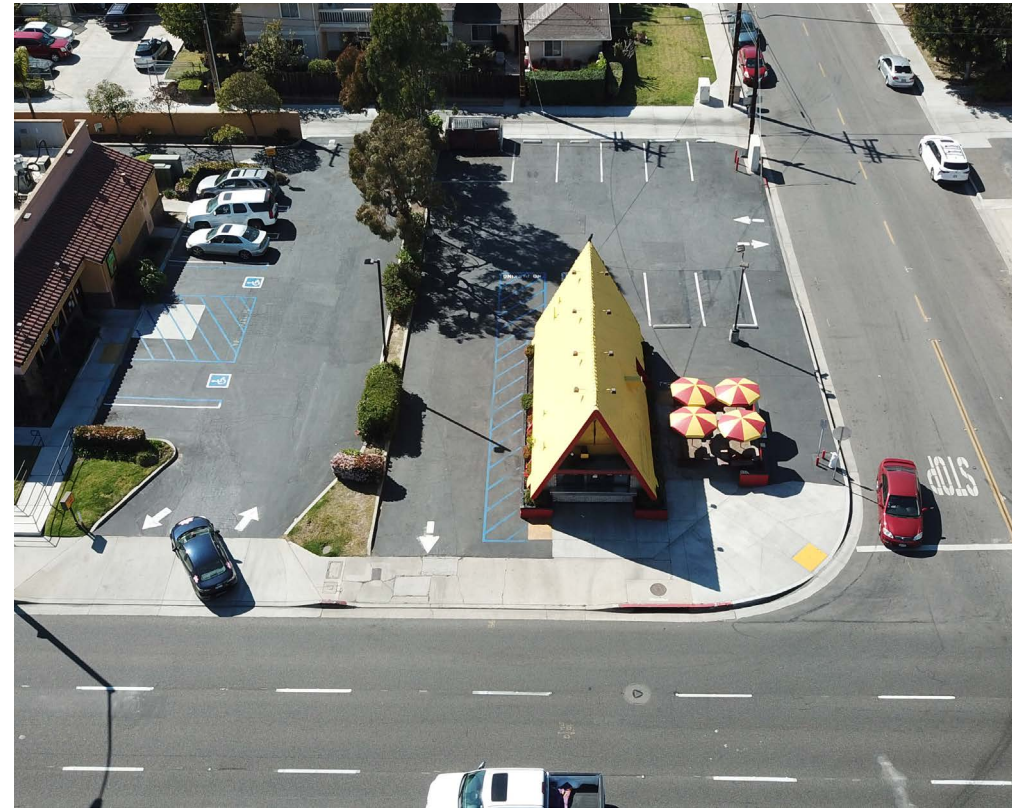
## PROPERTY SPECIFICATIONS

Address: 1951 Harbor Boulevard, Costa Mesa, CA 92627  
Building Size: 420 SF (with large patio)  
Land Area: 0.15 (6,399 SF)  
Year Built: 1966  
Parcel Number: 422-103-01  
Zoning: C2 - Commercial

Traffic Counts: Harbor Boulevard: 35,500 VPD  
19th Street: 35,000 VPD  
**Total Intersection: 70,500 VPD**

## DEMOGRAPHICS

Source: Costar 2021	1 Mile	3 Miles	5 Miles
Population	41,883	164,156	350,658
Average HHI	\$101,483	\$131,141	\$128,805
Employees	15,365	85,375	322,002





← CORONA DEL MAR

NEWPORT BEACH

HUNTINGTON BEACH

TOTAL  
INTERSECTION:  
(70,500 VPD)

HARBOR BLVD (35,500 VPD)

SUBJECT  
PROPERTY















Tom Chichester  
Partner & Co-Founder  
[tom@blvdreic.com](mailto:tom@blvdreic.com)  
(714) 318-3955  
License No 01915137

Nick D'Argenzio, MRED  
Partner & Co-Founder  
[nick@blvdreic.com](mailto:nick@blvdreic.com)  
(818) 281-7893  
License No 01434304

**BLVD** Real Estate  
Investment  
Co. \_\_\_\_\_

130 Pine Avenue, Suite 203  
Long Beach, CA 90802  
[www.BLVDreic.com](http://www.BLVDreic.com)