

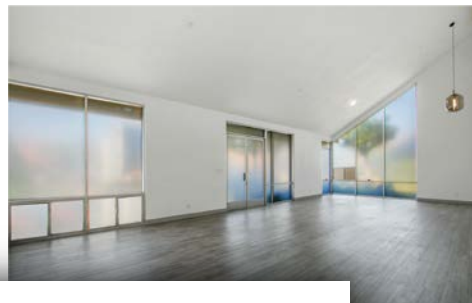
PROPERTY FOR LEASE

OFFICE / FLEX /
SHOWROOM CONDO

**FOR
LEASE**

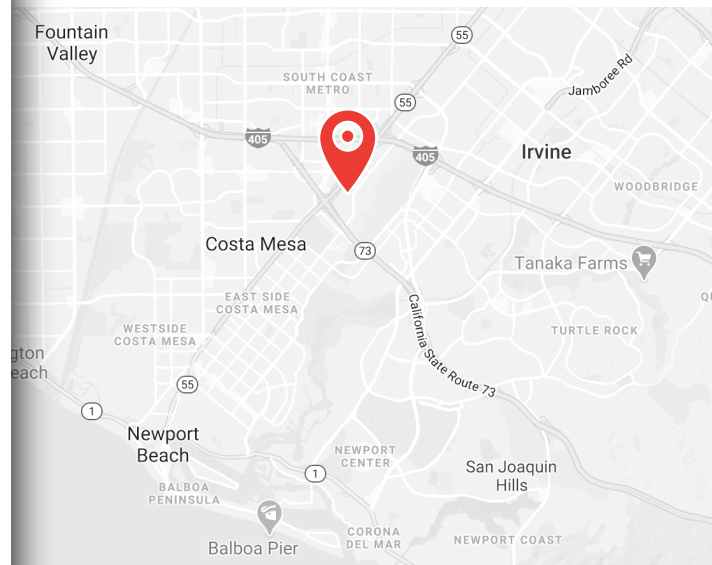
± 3,500 SF

**245 FISCHER AVE, SUITE D3
COSTA MESA, CA**



PROPERTY FEATURES

- ± 3,500 SF of Office/Flex/Showroom
- Recent Renovations include New Roof, New HVAC Units, Fire Sprinklers, Restrooms, Kitchen, Offices, Led Lights, Drywall Security System, fiber optic internet (confirm), Fab Access, charcoal filter system, etc.
- 200 Amps of Power (verify)
- HOA in place to manage The Exterior & Common Areas
- Zoned MP-Industrial Park (per city of Costa Mesa)
- Minutes from 55, 73 & 405 Freeways & Less than 1 mile from John Wayne Airport
- Nearby Shopping & Amenities include South Coast Plaza and the LAB

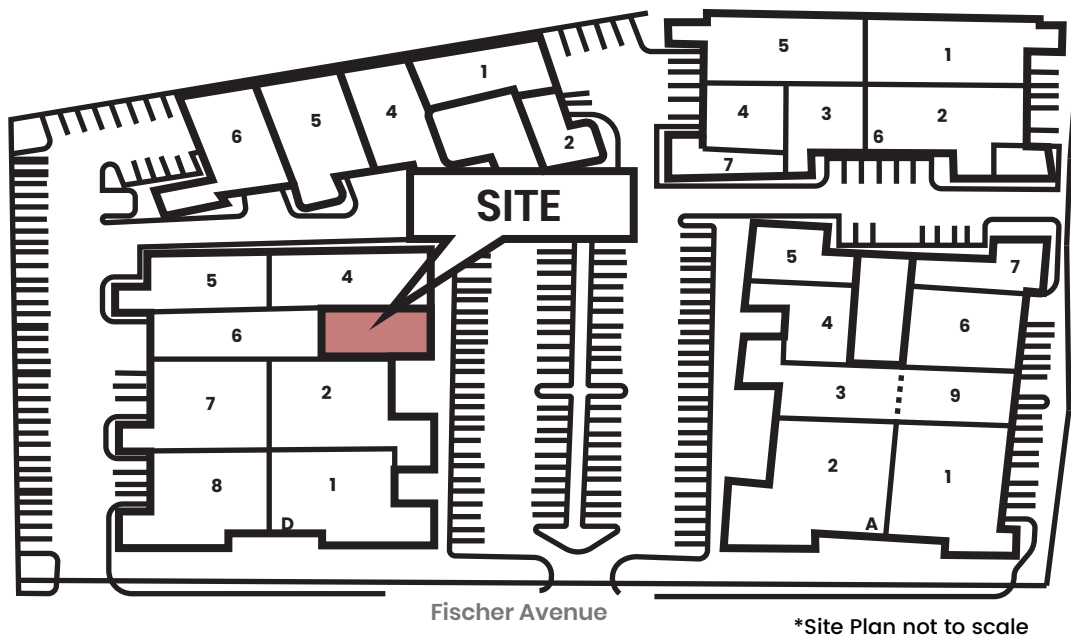
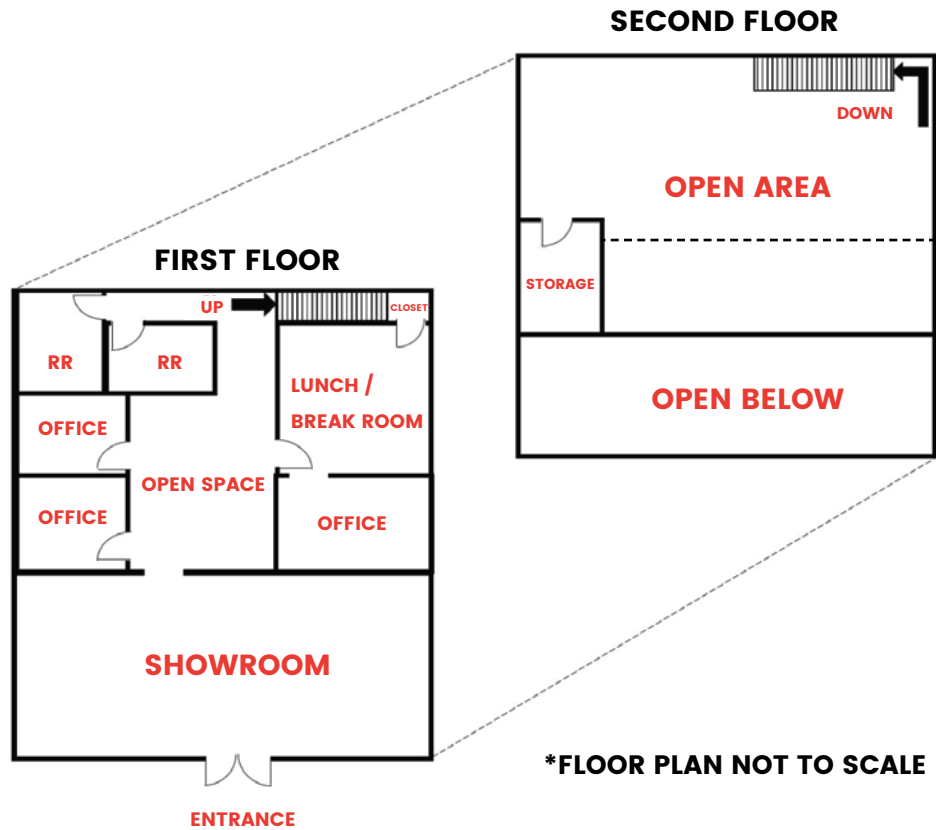


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FLOOR PLAN & SITE PLAN

245 FISCHER AVE, SUITE D3 | COSTA MESA, CA

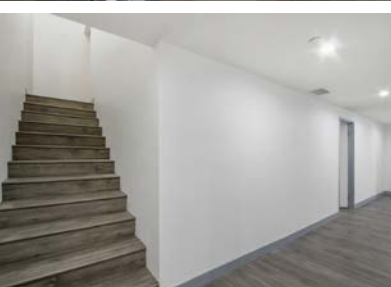
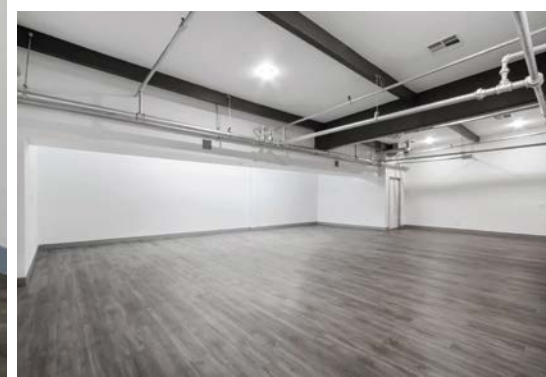


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P H O T O S

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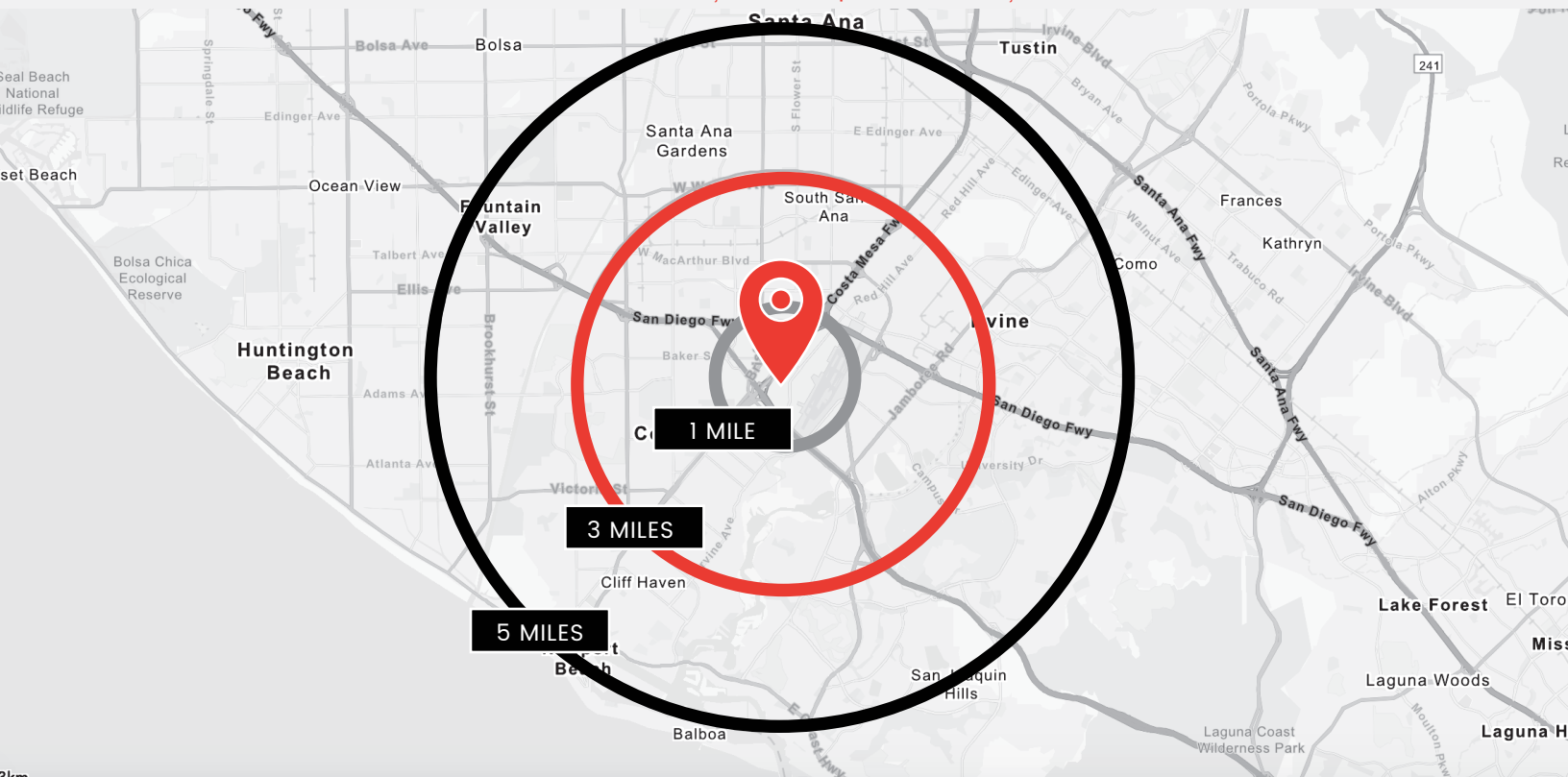
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DEMOGRAPHIC OVERVIEW

245 FISCHER AVE, SUITE D3 | COSTA MESA, CA



2020 Summary	1 Mile	3 Mile	5 Mile
Population	8,287	171,290	567,167
Households	3,401	61,417	178,853
Families	1,795	35,043	117,238
Average Household Size	2.41	2.71	3.10
Owner Occupied Housing Units	1,159	22,332	80,266
Renter Occupied Housing Units	2,242	39,085	98,587
Median Age	35.5	34.2	34.1
Median Household Income	\$85,286	\$86,170	\$85,428
Average Household Income	\$100,361	\$113,907	\$119,692
2025 Summary	1 Mile	3 Mile	5 Mile
Population	8,475	179,093	582,188
Households	3,468	64,483	183,806
Families	1,830	36,648	120,261
Average Household Size	2.42	2.70	3.10
Owner Occupied Housing Units	1,184	22,918	82,441
Renter Occupied Housing Units	2,284	41,565	101,365
Median Age	35.7	34.9	35.3
Median Household Income	\$91,834	\$96,775	\$94,475
Average Household Income	\$113,317	\$127,745	\$132,951

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