

1620

SUNFLOWER
COSTA MESA
CALIFORNIA

The **Emerging Creative Hub** of Orange County
The ideal location in OC's rediscovered business corridor

innovation.

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SUNFLOWER
COSTA MESA
CALIFORNIA



productivity.

collaborative.

creative.



Highlights

Design

The physical layout provides just the right amount of offices and open areas with work spaces of different categories; both open and collaborative, and private and individual, giving a company ultimate flexibility.

The selection of colors which are bright and vibrant, chosen to inspire creativity and inspiration.

The level of luxury finishes and materials, in combination invoke innovation, collaboration, and PRODUCTIVITY. Together the DESIGN stirs a level of desired excellence in those that step inside.

The **BOLD** and stylized building is complete, furnished, and ready for the creative company to take the next steps in building a legacy.

The Building

A professional mix of air-conditioned office space with air-conditioned warehouse space and the landlord's choice of utilizing the warehouse space as employee enrichment areas allows the building to "FLEX" with a surge or decrease the number of employees quickly and efficiently- either for growth or work- from- home opportunities.

The high ceilings throughout providing the illusion of additional space and distance for each employee.

Custom LED Lights in different colors and shapes along with the abundance of windows, capture just the right mood.

The most up-to-date HVAC controls and ventilation allows a business owner to control the environment to suit the company's mandates. No more leaving it up to some landlord or property manager to protect your employees, you are in control.

Ingress and egress control- you know who comes in goes not only your building but also your parking lot.



37,455 SF
BUILDING SIZE



2 STORY
CREATIVE OFFICE



3.47/1000
PARKING RATIO



91,415
LAND AREA



24'
CEILING HEIGHT



1986
YEAR BUILT





Amenities

Immediately off the 405 Freeway at Harbor Blvd. Easy access north and south. Closer than you remember to all the freeways and features OC is known for. Directly across the street from SOCO and The OC Mix with 18 different eating/dining locations, 31 design and décor shops, 5 different fashion and clothing outlets. Adjacent to the soon to be completed Press, Market Hall, with 55 makers and restaurants, 2 open air cafes and concert venue. Could not be a better place to establish your company.



3 FULL
KITCHENS



PREMIER LOCATION
CLOSE PROXIMITY TO
STORES, SHOPS & DINING



ELEVATOR
CONVENIENT ACCESS TO
FIRST AND SECOND FLOOR



360° VIRTUAL TOUR
CLICK HERE FOR
360 DEGREE TOUR



RECREATION
PICKLE BALL, BASKETBALL,
BADMINTON COURTS,
PING PONG & FOOSBALL



LOCKER ROOMS
MEN'S & WOMEN'S
LOCKERS & SHOWERS



Location Map

1620

SUNFLOWER
COSTA MESA

Sunflower Ave

Hyland Ave

Harbor Blvd

soco ^{gOC} MiX



Corporate Neighbors

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SUNFLOWER
COSTA MESA

soco ^{OC} MiX

Restaurants

1. Carl's Jr
2. Chick-Fil-A
3. Claim Jumper
4. Del Taco
5. Denny's
6. El Pollo Loco
7. El Torito
8. Hooters
9. IHOP Restaurant
10. In-N-Out Burger
11. McDonald's
12. McDonald's
13. Panda Express
14. Sonic Drive-in
15. Taco Bell
16. Taco Bell
17. Portola Cafe

Stores / Services

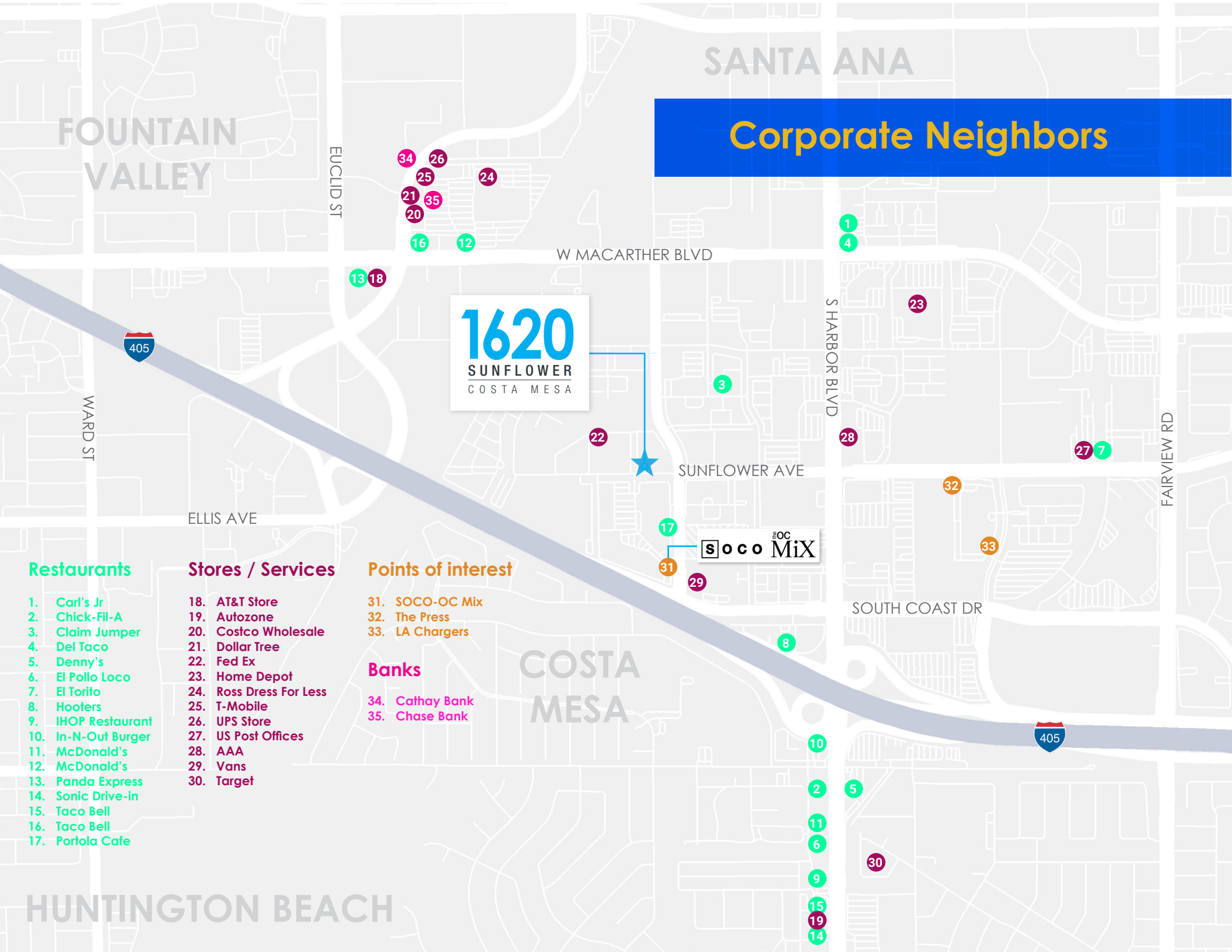
18. AT&T Store
19. Autozone
20. Costco Wholesale
21. Dollar Tree
22. Fed Ex
23. Home Depot
24. Ross Dress For Less
25. T-Mobile
26. UPS Store
27. US Post Offices
28. AAA
29. Vans
30. Target

Points of interest

31. SOCO-OC Mix
32. The Press
33. LA Chargers

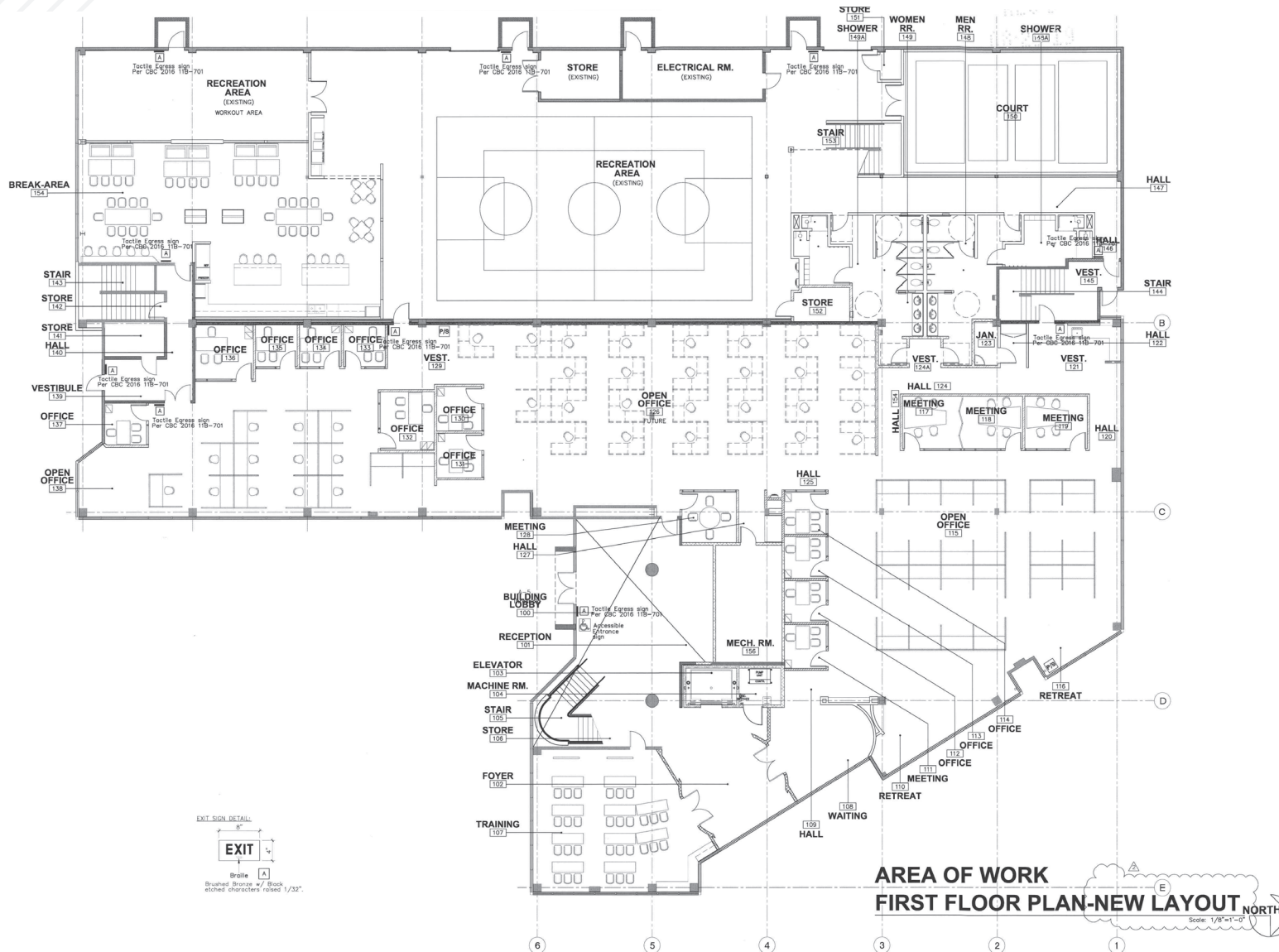
Banks

34. Cathay Bank
35. Chase Bank



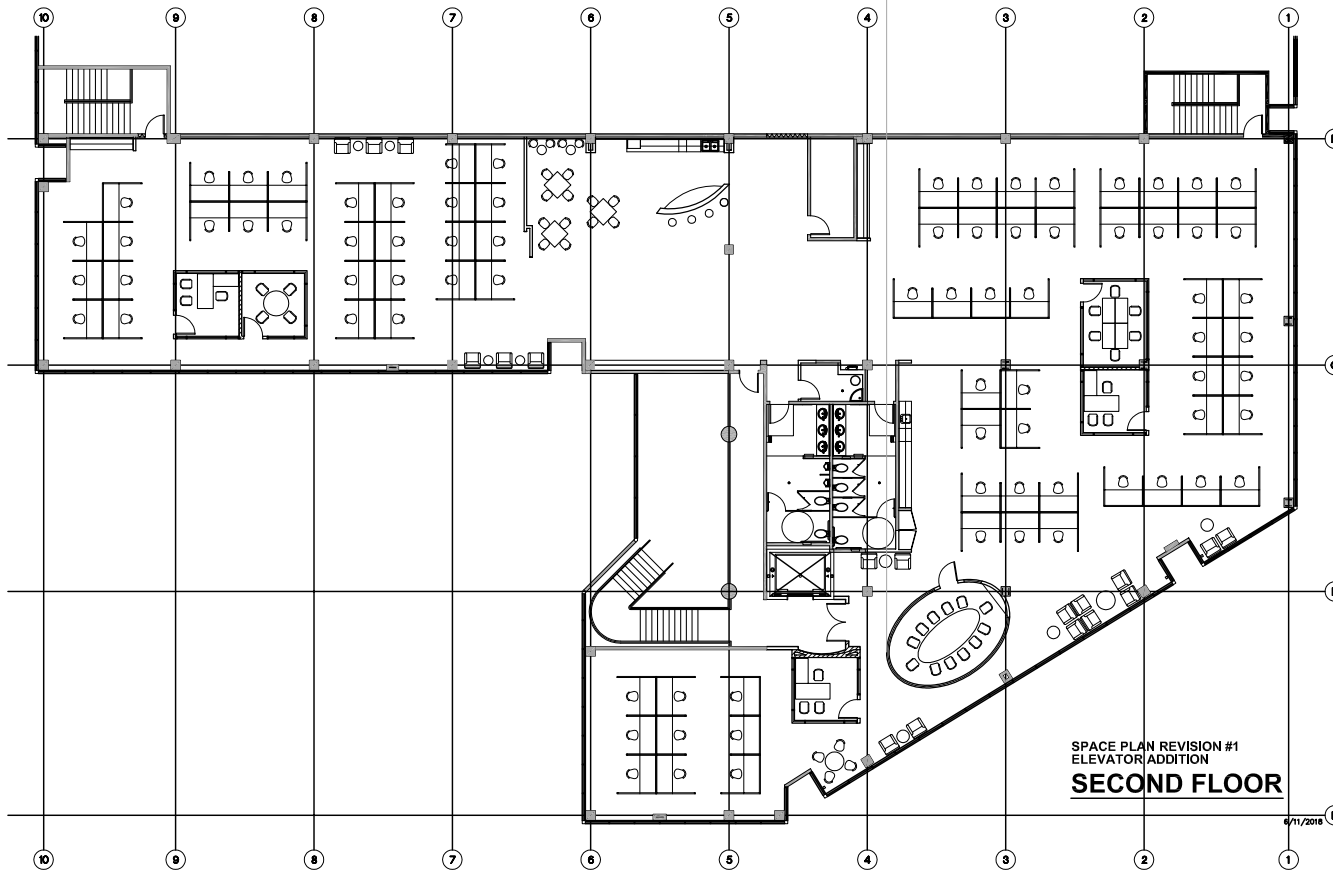
Floor Plan

First Floor



Second Floor

Floor Plan



Market Overview

Discover Costa Mesa

The City Of The Arts

Costa Mesa lies between the upscale coastal community of Newport Beach and Irvine, a local commerce and educational center. Known as Orange County's creative hub, Costa Mesa enjoys mild temperatures year-round along with pleasant coastal fog characteristic of Southern California's beaches. The City offers all the conveniences of urban life-style where your employees can live, work and play.



113,145

POPULATION



113,145

POPULATION



\$116,065

HH INCOME



16.8

SQUARE MILES

Economic Highlights

Costa Mesa's local economy revolves around light manufacturing of electronics, biotech, and plastics along with a strong retail sector. The City's sales tax revenue alone grew \$10.2M or 18.7% year over year from 2018 - 2019.

Many action sports brands operate out of Costa Mesa, such as Vans, Hurley International, RVCA, and Volcom. Other notable companies with Costa Mesa headquarters range from J.D. Power to the growing tech community, including GrowthHackers and adQuadrant.



9,341

BUSINESSES



84,513

EMPLOYEES



65%

WHITE COLLAR



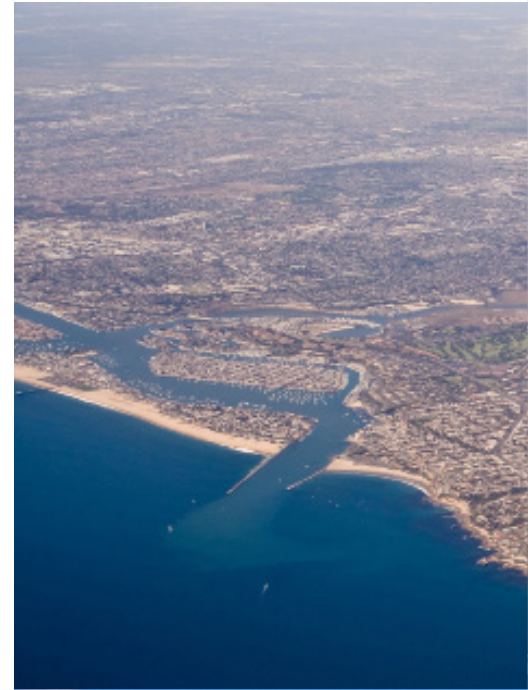
35%

BLUE COLLAR

Exciting Amenities

Costa Mesa offers plenty of recreation and leisure opportunities that reflect the City's reputation as an artistic hub. The Segerstrom Center for the Arts is one of Orange County's premier performance venues for concerts and theatre. The Pacific Symphony is another popular destination for musical entertainment. The annual Orange County Fair takes place in Costa Mesa with fun attractions and artist installations for the whole family.

Costa Mesa's South Coast Plaza shopping center, designed by famed architect Frank Gehry, is the largest mall on the West Coast and the highest volume regional shopping center in the nation. Luxury retailers such as Saks, Burberry, Dolce&Gabbana, Hermes and more bring high fashion to tourists and locals. The Lab Anti-Mall offers an open-air shopping experience with a variety of dining options in a laidback atmosphere. The nearby beaches in Newport and Huntington provide scenic views, surf, and outdoor activities, particularly the Huntington Beach pier.



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