

102 BAKER STREET

COSTA MESA

Available School

±10,000 - 15,000 SF



**TROY A. WOOTON**

twoon@broadstreetre.com

Broker License # 01377431

(949) 242-5210 x1



**BroadStreet**  
REAL ESTATE GROUP

**CHAS W. LEEPER**

cleeper@broadstreetre.com

Broker License # 01921208

(949) 242-5210 x3



**THE OPPORTUNITY**

**BroadStreet Real Estate Group, Inc.** is proud to present the availability of the very rare educational facility located at 102 Baker Street in Costa Mesa. The current CUP allows for up to 300 Preschool, Elementary, Middle and/or High School students. The property is located near the John Wayne Airport and is surrounded by some of the most desirable communities and strongest demographics in the Country.

**BUILDING**

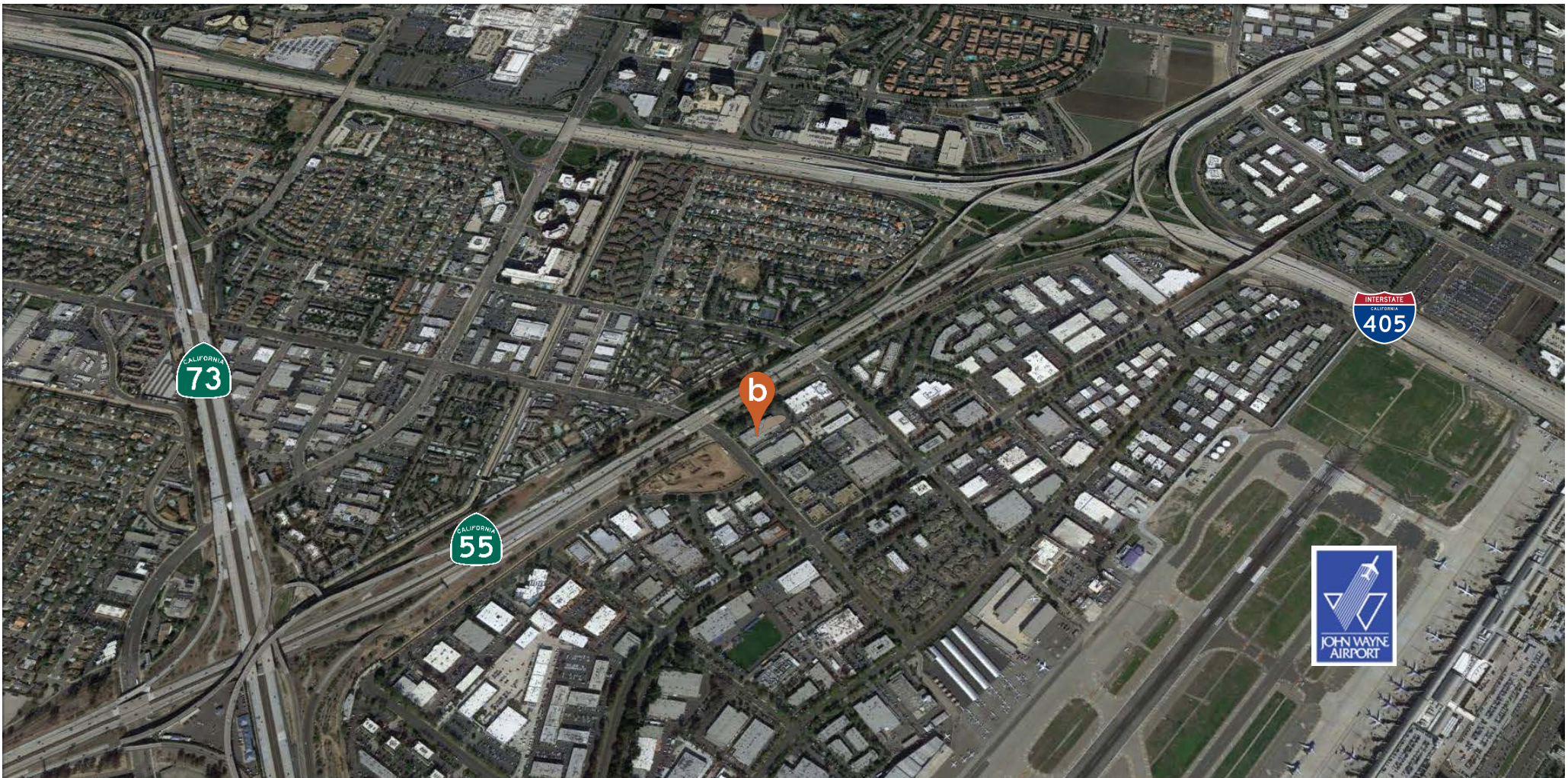
- ±10,000 to 15,000 square feet is available with additional room for expansion.
- High ceilings with a creative feel
- Multiple classrooms and private offices
- 250 Seat Auditorium
- Lunch hall
- Kitchen

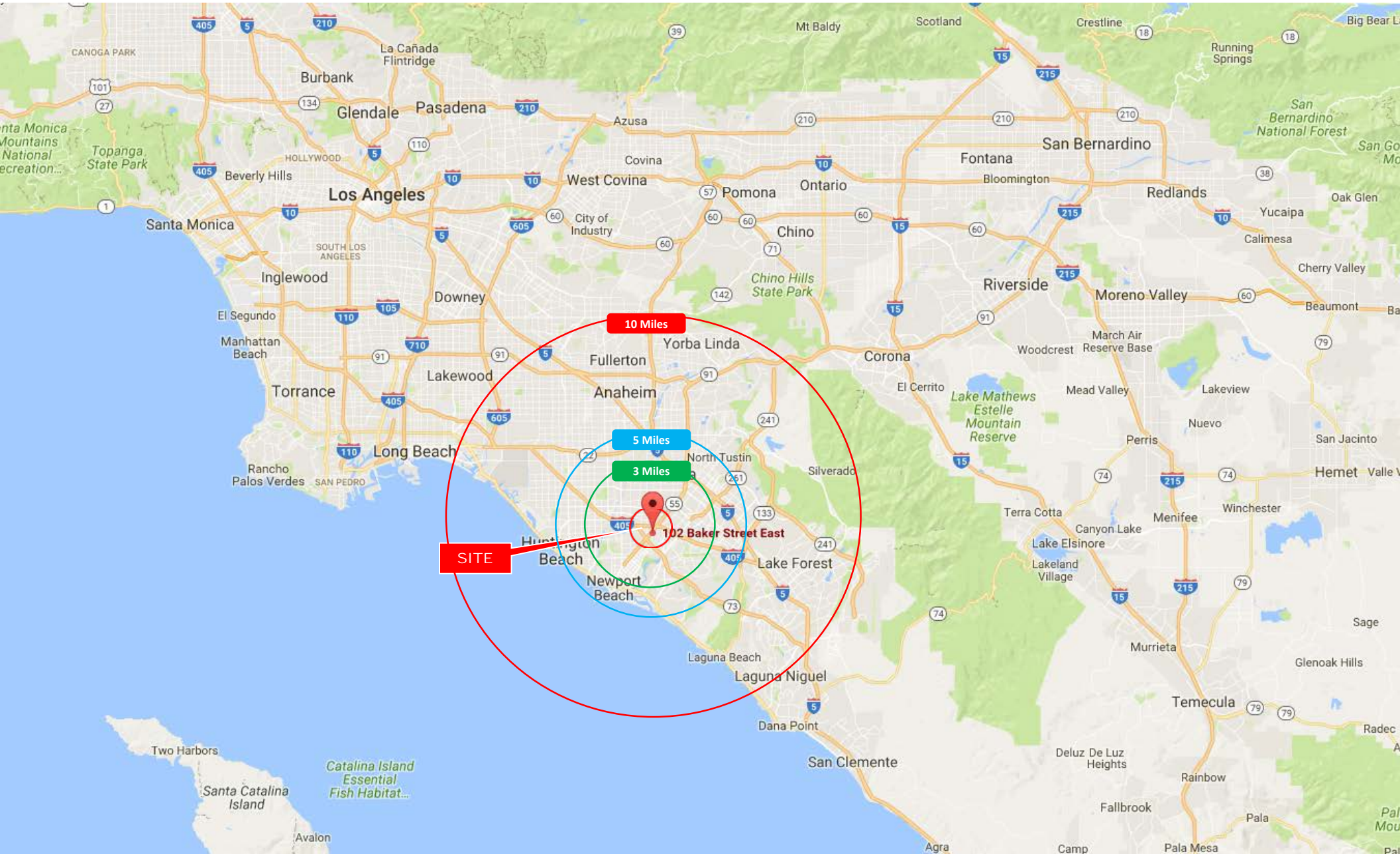
**SITE**

- Over 25,000 square foot fenced yard
- Established pickup/drop-off route
- Ample parking

**LOCATION**

- Centrally located in Costa Mesa near the John Wayne Airport
- Major frontage along the 55 freeway
- Easy access to the 73 toll road and 55, 405, and 5 freeways
- Less than 1 mile from Segerstrom Center for the Arts, South Coast Plaza





427-01

OLD NEWPORT AVE.  
N.Y. COR. BLK. 6  
IRVINE SUB.  
R.S. 64-9

FREWAY

418-21

NEWPORT



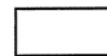
AVENUE

29

RED HILL

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 427 PAGE 01 COUNTY OF ORANGE



MARCH 1965

TRACT NO. 5769

M.M. 210-09.10

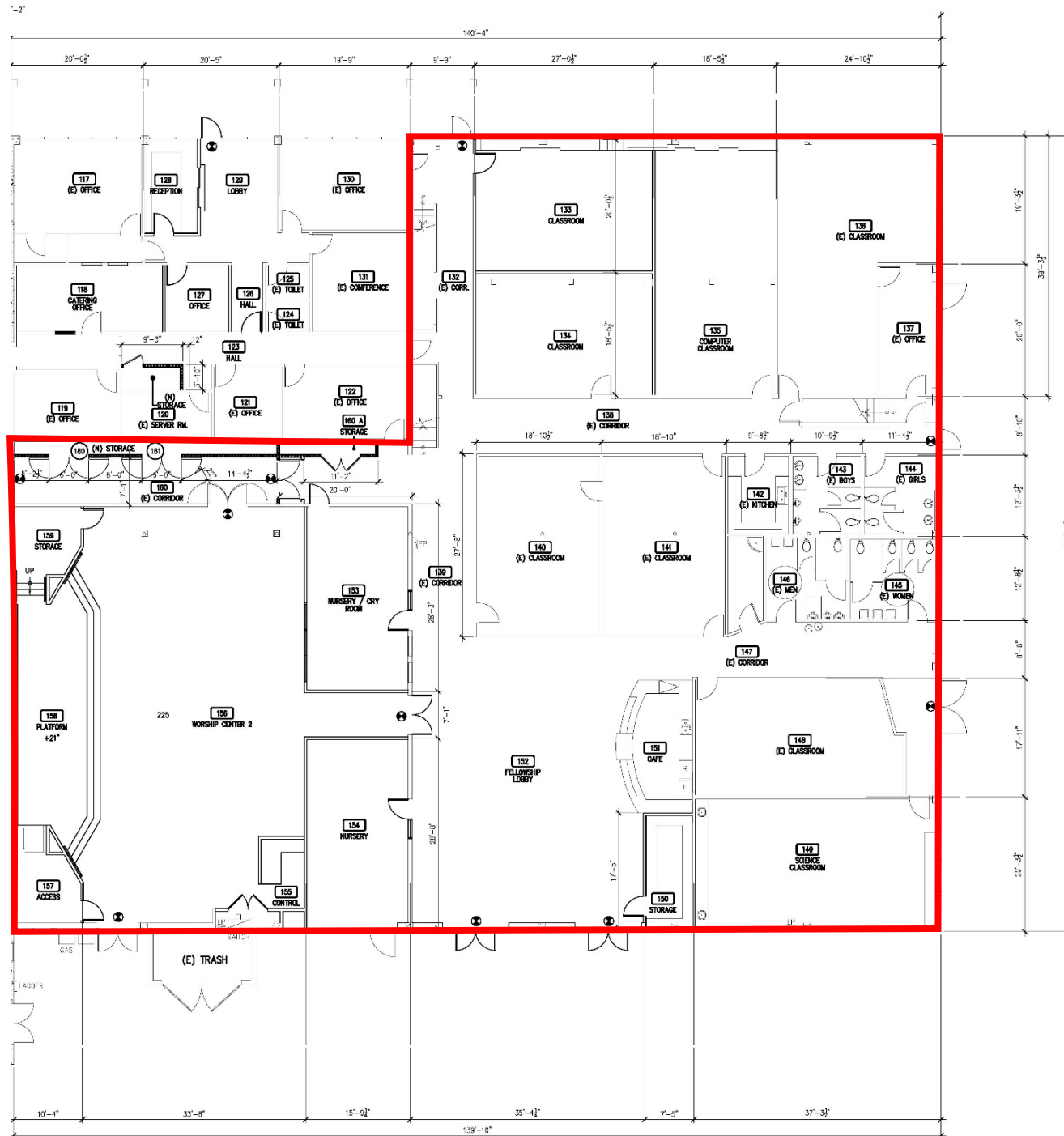
PULLMAN STREET

02

PARCEL MAP

P.M. 65-16



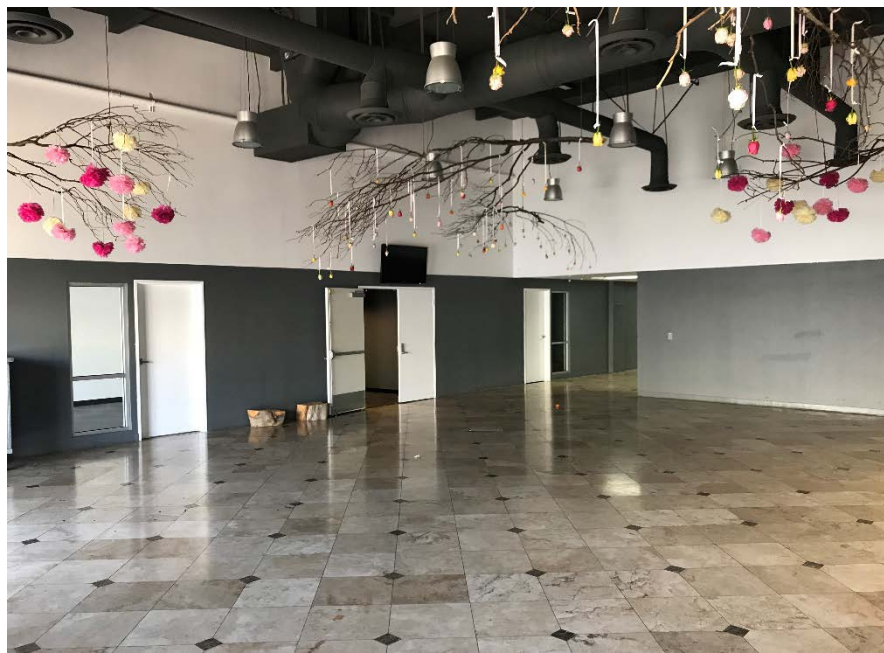




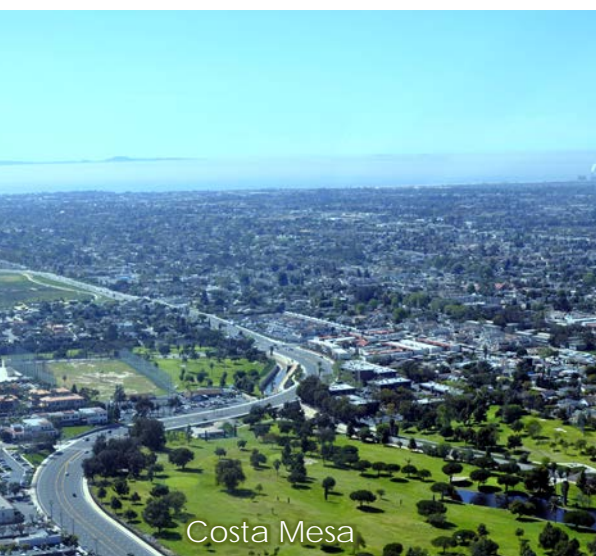
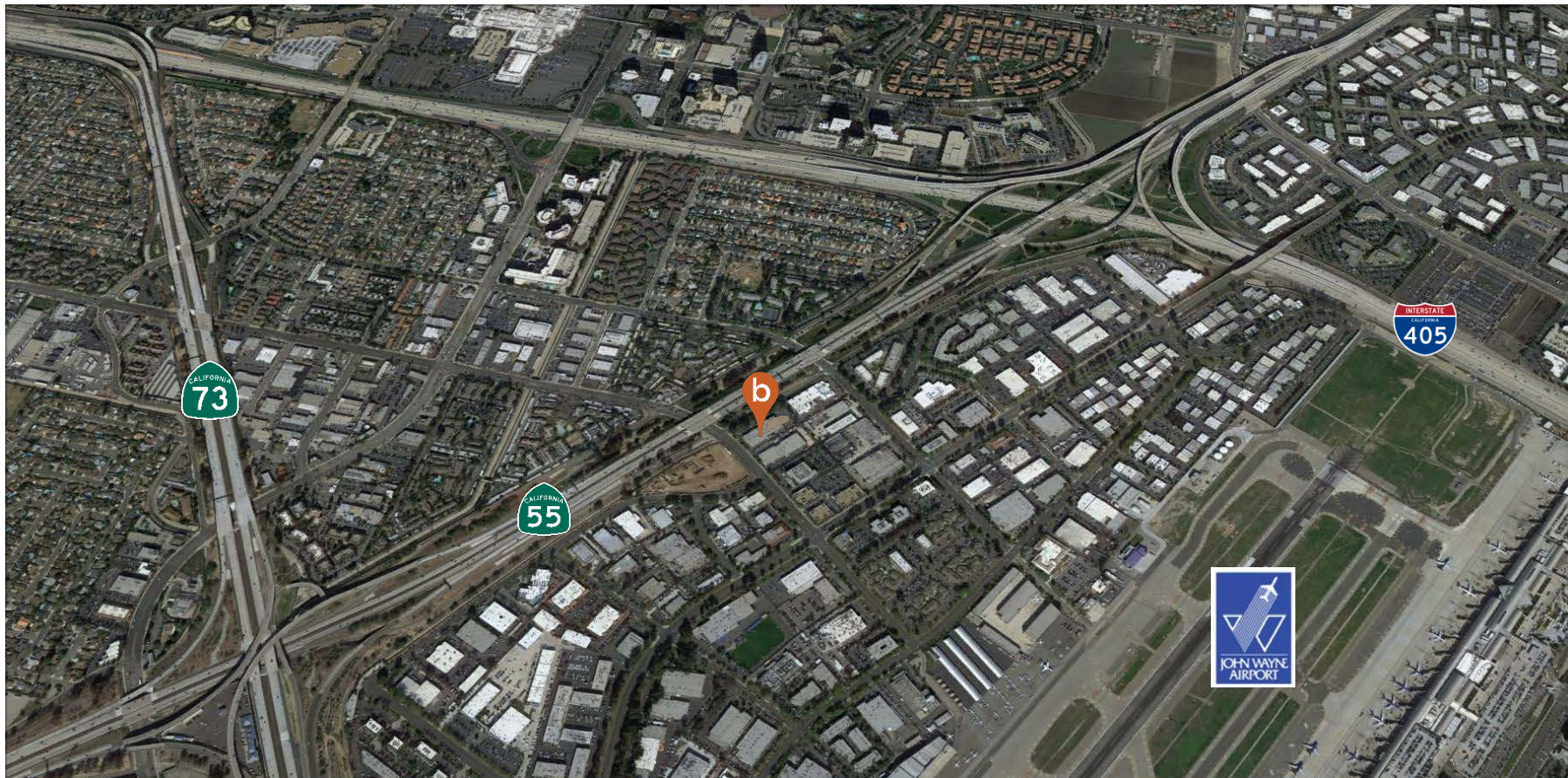








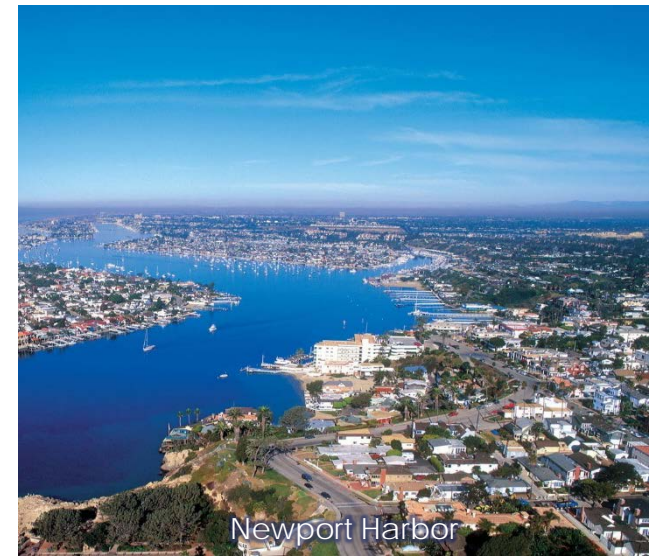




Costa Mesa



OC Fairgrounds



Newport Harbor



## Employment:

Orange County continues to grow its job market availability and is maintaining lower unemployment than the rest of the state. Although the county has over 8% of the states population, the county unemployment rate as of April 2015 is 4.1%, which is well below the 6.3% in the state of California, and also below the national rate of 5.4% that same month. The strength of job availability in the area draws many workers to commute from nearby counties to secure jobs.

The workforce in Orange County is highly educated, very internationally focused, and has a high per capita income. These factors have developed a strong market with lots of diversity that is supported by many manufacturing and service producing industries within the area. Future expectations are optimistic of continued job growth, especially in the services sector. The health services and education fields are forecasted to have the most dramatic growth, but retail and wholesale industries are showing signs of recovery.

## Transportation:

Orange County is surrounded by modern transportation availability including a large freeway network, an upgraded and expanding airport, and an Amtrak train service. The culmination of these has developed a strong infrastructure that contributes to Orange County's successful and positive business climate.

The transportation corridor is continuing to be expanded and upgraded to accommodate the increasing population within the county. Recent lane expansions on many major freeways and state routes as well as new toll roads will help continue the growth and stability of the Orange County economy. John Wayne airport is ahead of itself in terms of expansion and has just recently completed a \$652-million terminal project. The additional airport gates, new terminal marketplace with restaurants and shopping, as well as a 2,000-space parking structure are only part of the total renovation plan for John Wayne. The new facilities should help to meet the future demands of air travel, and will continue to boost the airport's position as an attractive alternative to Los Angeles International Airport (LAX).



Presented by



**BroadStreet**  
REAL ESTATE GROUP

**TROY A. WOOTON**

twooton@broadstreetre.com

Broker License # 01377431

(949) 242-5210 x1

---

**CHAS W. LEEPER**

cleeper@broadstreetre.com

Broker License # 01921208

(949) 242-5210 x3

102 BAKER STREET

COSTA MESA

