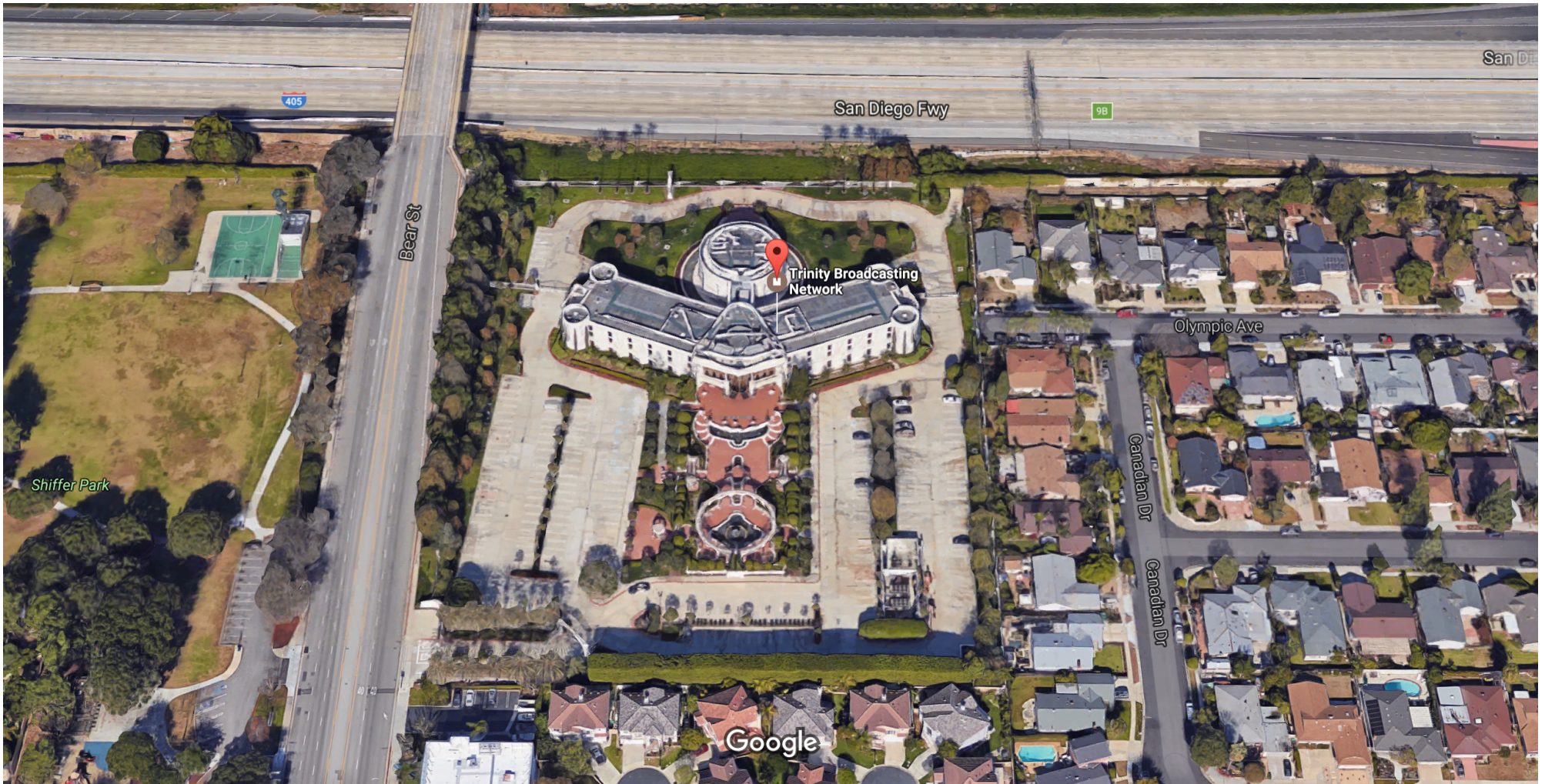


# ALLIANCE SOUTH COAST PROPERTIES LLC

Costa Mesa, CA



Presented By:

**PROCESS Developments**

145 Valley Street, Unit 3077  
Pasadena, CA, 91105

Contact:

**Randy Lim**

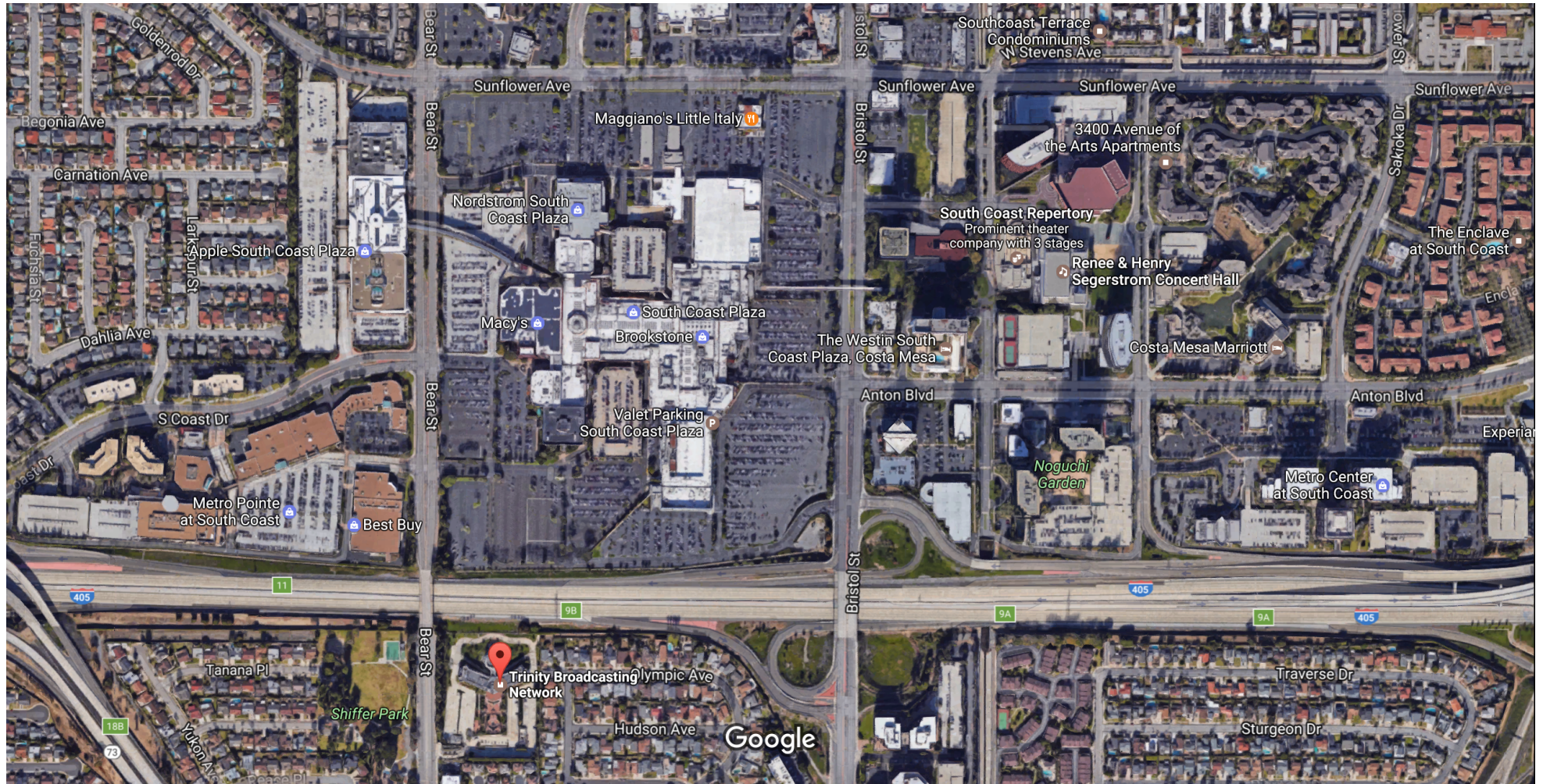
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# ALLIANCE SOUTH COAST PROPERTIES LLC

## Costa Mesa, CA

### SALIENT FACTS: (to be confirmed)

Lot Size: 269,549 Sq Ft

*Existing:*  
Zoning: Mixed Use  
Use: Broadcast Studio, Offices, Kitchen  
Ownership: Individual  
Density: .25 FAR  
Total Building Size: 65,652 Sq Ft  
No of Units: NA  
Average Size of Units: NA  
No of Buildings: 1 Building

*Potential:*  
Zoning: Mixed Use  
Use: Residential / Office / Studio  
Ownership: Individual  
Density: .62 FAR  
Total Buildable: 167,200 Sq Ft  
No of Units: 76  
Average Size of Units: 2200 Sq Ft  
No of Buildings: N/A

### SALIENT FACTS:

Location: 3150 Bear Street, Costa Mesa, CA

Nearby: Freeway, Shopping, Schools, Residential

Schools: .

Transportation: 405 Freeway

Shopping: South Coast Plaza (#1 USA Retail Mall)

Residential: Next door Single Family

Major Offices: San Diego Chargers (Nearby)

Parking: 7 Parking per 1000 Sq Ft (normal at 4)

5 Elevators  
Commercial Kitchen  
Banquet Dining  
2 Amphitheatres with Stadium seating  
Offices

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