



NEW CREATIVE OFFICE CAMPUS

# 660 Baker

COSTA MESA

**CBRE**



Creative space



High identity exterior signage program



Beautiful outdoor work spaces with upscale furnishings and barbecues



Flexible configuration for full campus users or individual suites



Ample surface parking with individual executive garages



Walking Distance to 250 Eateries

# Site Plan



Multiple Signage Opportunities

BAKER ST





**64,109 SF**

# Creative Office Campus Now Complete!

## **BUILDING A**

**14,543 Square Feet  
(Divisible)**

**First Floor: 7,792 SF  
Second Floor: 6,751 SF**

## **BUILDING B**

**20,702 Square Feet  
(Divisible)**

**First Floor: 10,278 SF  
Second Floor: 10,424 SF**

## **BUILDING C**

**20,954 Square Feet  
(Divisible)**

**First Floor: 10,571 SF  
Second Floor: 10,383 SF**

## **BUILDING D**

**7,910 Square Feet  
(Divisible)**

# Amenities

COSTA MESA



## SOUTH COAST PLAZA

- Capital Grille
- Casa Barilla
- Champagne French Bakery
- Claim Jumper
- Corner Bakery
- Din Tai Fung
- Darya Fine Persian Cuisine
- Hamamori Restaurant & Sushi Bar
- Lawry's Carvery
- Leatherby's Cafe Rouge
- Maggiano's Little Italy
- Mezzett Mediterranean Cuisine
- Morton's Steak House
- Pacific Whey Cafe
- Quattro Cafe
- Royal Khyber Fine Indian Cuisine
- Ruby's Diner
- Season 52
- Vaca
- Vie de France
- Wahoo's Fish Tacos
- Wolfgang Puck Kitchen

50+ EATERIES WITHIN A 5 MINUTE WALK

200+ EATERIES WITHIN A 5 MINUTE DRIVE





# Demographics

	1 MILE	3 MILES	5 MILES
2018 Population	17,000	171,356	587,005
2022 Projection	17,637	178,731	608,647
2018 Average Household Income	\$92,122	\$95,644	\$97,201
2018 Average Home Value	\$660,124	\$639,185	\$671,626

# Traffic Counts

STREET	CROSS STREET	YEAR COUNT	AVERAGE DAILY
Baker Street	Bristol Street	2018	31,000
Paularino Avenue	Bristol Street	2018	16,000
Costa Mesa Fwy.	Baker Street	2018	171,454
Bristol Street	Randolph Avenue	2018	24,000



FASHION ISLAND  
NEWPORT CENTER, NEWPORT BEACH

# 660 Baker



4 year schools within 5 mile radius: UC Irvine, Vanguard University, University of Phoenix



Central Location: 2017 Population within 25 miles 3,191,400 and the labor force in the same is 1,606,716



Short walk to retail amenities including the Camp and the Lab



5 minute drive to John Wayne Airport



Exceptional access to 5, 55, 405, 73-freeways



High identity location with major street frontage



5 minute drive to South Coast Plaza



1 minute drive to the Hilton Hotel and Crown Plaza





**For more information,  
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