

# Costa Mesa



2018 Community Economic Profile

This is an annual publication prepared by the Development Services Department including Planning, Building, Housing and Community Development and Code Enforcement Divisions. For any questions regarding current or future development, please contact the department at (714) 754-5245.

## Location

The City of Costa Mesa is located in central Orange County and encompasses 15.8 square miles. It is bordered by the cities of Santa Ana, Newport Beach, Huntington Beach, Fountain Valley, and Irvine. The City is approximately 37 miles southeast of Los Angeles, 88 miles north of San Diego, and 475 miles south of San Francisco. Costa Mesa is accessible from the San Diego Freeway (I-405), the Costa Mesa Freeway (SR-55), and the Corona del Mar Freeway (SR-73).



## Climate

The climate is characterized by mild winters, warm summers, moderate rainfall, and generally year-round sunshine.

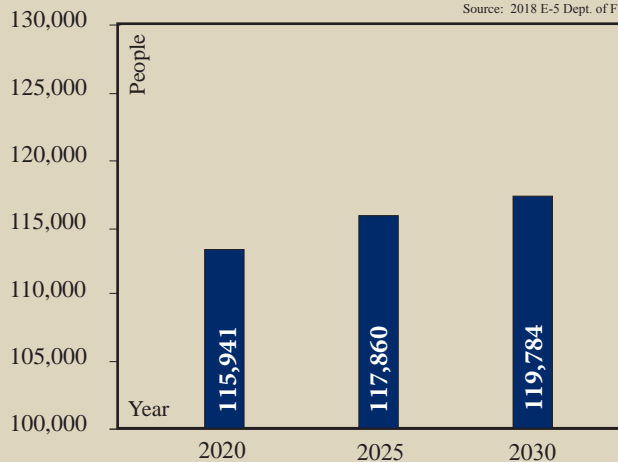
Average temperature:	January high 67°, low 47° July high 78°, low 64°
Average rainfall:	13.4 inches, humidity- 71%

## History

This once "cozy little no man's land" of unincorporated area between Newport Beach and Huntington Beach post WWII; has become Orange County's "center of commerce, culture and cuisine" according to the Orange County Register, the preeminent periodical for the County. This "City of the Arts" is home to a web of interconnected residents, businesses, and organizations. Major industries that reside here include the arts, action sports, technology, luxury retail, and automobile trade. This is what makes Costa Mesa the capitol of cool.

## Population Characteristics

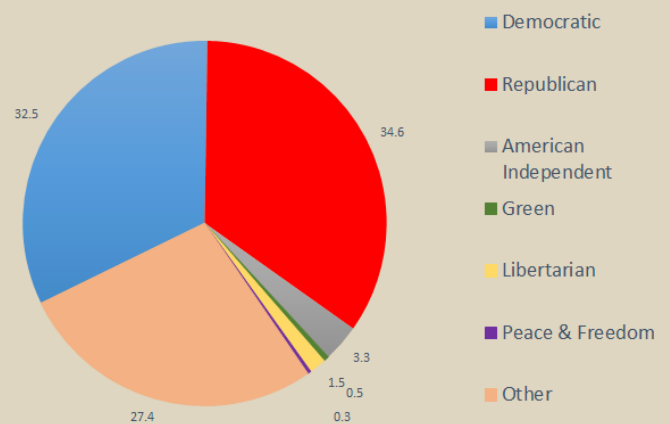
### POPULATION PROJECTIONS



Population:	115,296
Median Age:	34.5
Average Household Size:	2.71
Average Family Size:	3.34

Source: 2018 E-5 Dept. of Finance and 2016

### VOTER REGISTRATION



## Growth and Trends

	1980	2000	2010	2015	2020
<b>Population Orange County<sup>1</sup></b>	1,932,709	2,846,289	3,010,232	3,451,757	3,533,935
<b>Population Costa Mesa</b>	82,562	106,103	109,960	112,343	115,941
<b>Costa Mesa Retail Sales Tax Revenue<sup>2</sup></b>	\$11.2 million	\$30.3 million	\$40.9 million	\$50.1 million	-

1. Center for Demographic Research (2010), State Department of Finance

2. Costa Mesa Finance Department (2016)

## Land Use

A diversity of land uses exists within the City. Approximately 46% of all incorporated land is designated for residential use, 14% is designated for commercial uses, 11% is set aside for industrial uses, and 29% is allocated for public and semi-public uses.<sup>3</sup>

3. Costa Mesa General Plan (2015)

### Property Sales Prices in Costa Mesa<sup>4</sup>

Homes	2016	2017
Highest	\$ 3,300,000	\$ 2,350,000
Median	\$ 765,000	\$ 815,000
Lowest	\$ 485,000	\$ 485,000
<b>Condominiums</b>		
Highest	\$ 1,095,000	\$ 1,298,000
Median	\$ 529,000	\$ 540,000
Lowest	\$ 147,000	\$ 265,000

4. Torelli Realty, 2018

### Orange County Fair Market Rental Rates<sup>6</sup>

Studio apartments	\$ 1,351
One-bedroom apartments	\$ 1,551
Two-bedroom apartments	\$ 1,946

6. Department of Housing and Urban Development (2018) - Rent including water, trash, and sewer.

2015 Housing Units Distribution <sup>5</sup>	Units	%
<b>Single Detached:</b>	16,396	38.3%
<b>Single Attached:</b>	4,082	9.5%
<b>2 to 4 units/ structure:</b>	5,925	13.8%
<b>5+ units/ structure:</b>	15,478	36.1%
<b>Mobile homes:</b>	939	2.2%
<b>Other:</b>	25	.06%
<b>Total housing units:</b>	42,845	100.0%
<b>Occupied units:</b>	40,855	95.4%
<b>Vacant units:</b>	1,990	4.6%
<b>Persons per unit:</b>	2.71	

5. US Census ACS 2016 5 YR B25024

2015 Households <sup>7</sup>	Units	%
Owner occupied	15,730	38.5%
Renter occupied	25,125	61.5%

7. US Census, ACS 2016 5 YR.

## Property Valuation

In 2015-2016, the total assessed property valuation for the City was \$16.5 billion. The total valuation for the City may be broken down into the following categories.<sup>8</sup>

<b>Residential</b>	\$ 10.5 billion
<b>Commercial</b>	\$ 3.8 billion
<b>Industrial</b>	\$ 1.2 billion
<b>Other</b>	\$ 1.1 billion

8. 2015 data from County Assessor's Office



## Employment

The major industries in the City are services and trade followed by manufacturing. The projection of future employment within the City is a total of 95,718 jobs in Year 2016, increasing to a total of 101,017 jobs in<sup>3</sup> Year 2030 . Wages, rates, extent of unionization, fringe benefits and related information for specific industries and job classifications may be obtained from the State Employment Development Department at (714) 558-6406. General information for the State of California is available at (916) 445-8008.



### 2016 Income

**Median Household Income** \$70,438

#### Income Distribution

Income and benefits

(In 2016 inflation-adjusted dollars)

Income Range	Number	Percentage
Less than \$ 10,000	1,920	4.7%
\$10,000 to \$14,999	1,430	3.5%
\$15,000 to \$24,999	2,737	6.7%
\$25,000 to \$34,999	3,350	8.2%
\$35,000 to \$49,999	5,189	12.7%
\$50,000 to \$74,999	6,782	16.6%
\$75,000 to \$99,999	5,597	13.7%
\$100,000 to \$149,999	7,476	18.3%
\$150,000 or more	6,455	15.8%

1. U.S. Census Bureau (ACS 2016 5 YR )

### Education (No. of schools)

Newport Mesa Unified School District:

Elementary Schools	10
Junior High Schools	2
High Schools	2

Orange Coast Community College

Private Schools 17

Vanguard University

Whittier Law School

National University

### Industry<sup>2</sup>

Civilian Employed Population	62,511
Agriculture, Forestry, Fishing	0.7%
Construction	5.2%
Manufacturing	9.5%
Wholesale Trade	3.1%
Retail Trade	11.1%
Transportation	2.8%
Information	1.9%
Finance and Insurance	9.6%
Professional, Scientific	17.7%
Educational Services	15.8%
Arts, Entertainment	14.1%
Other Services, except Public Administration	6.6%
Administration	2.0%

2. US Census ACS 2016 5 Yr.

## Major Employers

Name of Company	Estimated Employees
Coast Community College	7,300
Experian	4,200
EPL Intermediate	3,990
Automobile Club	1,700
Westar Capital Associates II	1,180
IBM Corp	750
Deloitte & Touche	700
Dynamic Cooking Systems, Inc.	700
Vans	520

3. D & B Hoovers 2018. Disclaimer: This information is compiled from secondary sources and made available to the public for informational purposes only. The major companies identified herein may include subdivisions, affiliates and/or other corporate relations with a different corporate name not provided here. While the City endeavors to maintain current information, it makes no representations that the information is up to date.

	Number	Percent of Total
Employed	62,532	93.4%
Unemployed	5,959	6.6%
Total Labor Force	66,933	100.0%

4. 2015 5 Yr. ACS

## Major Development Projects/Areas

### Commercial Opportunities:

- The Press: Master Planned 665,000-square-foot creative office space
- The Hive: 181,743-square-foot creative office space (Home of LA Chargers)
- South Coast Plaza
- Segerstrom Home Ranch (43 acres)
- Harbor Gateway (78 acres)
- The Met/Experian Solutions (45 acres)

### Workforce Housing:

- Over 1,100 new residential units in process:
  - 17WEST, 177-unit development (live/work and loft) under construction
  - The Baker Block, 240-unit apartment community at 125 East Baker Street.
  - 580 Anton Blvd, 250-unit mid-rise luxury apartment community
  - Symphony Apartments, 393-unit apartment mid-rise luxury apartment plus 250 new single family homes in process.

## Major Retail Centers

**South Coast Plaza** – 3333 Bristol Street and 3333 Bear Street

**Metro Pointe** – 901-907 South Coast Drive.

**SOCO** - South Coast Collection - 3303 Hyland Ave.

**The Camp** - 2937 Bristol St.

**The Lab** - 2930 Bristol St.

**Harbor Center** - 2300 Harbor Blvd

**The Square** - 3030 Harbor Blvd

**The Courtyards** - 1835 Newport Blvd

**The Triangle** - 1870 Newport Blvd.



## City Budget

The adopted City budget for all funds used for the Fiscal Year 2017-2018 is \$163,192,745. The General Fund portion of the budget is \$128,845,069. The approved budget is effective from July 1, 2017 through June 30, 2018.

## Transportation

**Rail:** AMTRAK stations at the Irvine Transportation Center (949) 753-9713 and the Santa Ana Transportation Center (714) 547-8389

**Air:** John Wayne Orange County Airport (949) 252-5200 and Los Angeles International Airport (310) 646-5252

**Bus:** Orange County Transportation Authority, Dial-A-Ride, Park-N-Ride (714) 636-RIDE or (800) 636-7433

**Highways:** San Diego Freeway (I-405), Costa Mesa Freeway (SR-55) and Corona del Mar Freeway (SR-73)

**Water:** Long Beach Harbor/ Port of Los Angeles (22 miles away)

**Truck:** All major trucking lines serve Orange County

## Utilities

**Electricity:** Southern California Edison (800) 655-4555

**Natural Gas:** Southern California Gas Company (800) 427-2000

**Telephone:** AT&T - Hotline (800) 288-2020

**Cable:** Time Warner Cable (888) 892-2253

**Water:** Mesa Consolidated Water District (949) 631-1200

Irvine Ranch Water District (949) 453-5300

**Sewer:** Costa Mesa Sanitary District (949) 645-8400

## Other Offices/Contacts

Costa Mesa Chamber of Commerce (714) 885-9090

Orange Coast Association of Realtors (949) 722-2300

Newport Mesa Unified School District (714) 424-5000

Orange County Fair & Exposition Center (714) 708-1500

Orange County Department of Education (714) 966-4000



## City Offices

### Police Services

Emergency 911 or (714) 754-5252

Police Information (714) 754-5311

Animal Control (714) 754-5311

### Fire Services

Emergency 911

Administration (714) 754-5106

**City Council** (714) 754-5285

**City Manager** (714) 754-5328

**City Clerk** (714) 754-5225

**Business Assistance Hotline** (714) 754-5613

### Development Services

Administration (714) 754-5270

Plan Check and Permits (714) 754-5273

Inspections (714) 754-5626

Planning (714) 754-5245

Code Enforcement (714) 754-5623

**Business Licenses** (714) 754-5235

**Public Services** (714) 754-5323

Engineering (714) 754-5335

Transportation (714) 754-5343

Recreation (714) 754-5300

**Housing & Community Dev.** (714) 754-4870

*This brochure was prepared by the City of Costa Mesa Planning Division  
Visit our Website at [www.costamesaca.gov](http://www.costamesaca.gov)*