

# Costa Mesa

## Community Economic Profile

2023

This is an annual publication prepared by the Development Services Department including the Planning, Building, Housing and Community Development, Community Improvement, and Economic Development Divisions. For any questions, please contact the department at (714) 754-5245.

### Location

The City of Costa Mesa is located in central Orange County and encompasses 16.8 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 rain fall, and generally year-round sunshine.

Average Temperature: January high 63°, low 50°  
July high 71°, low 64°

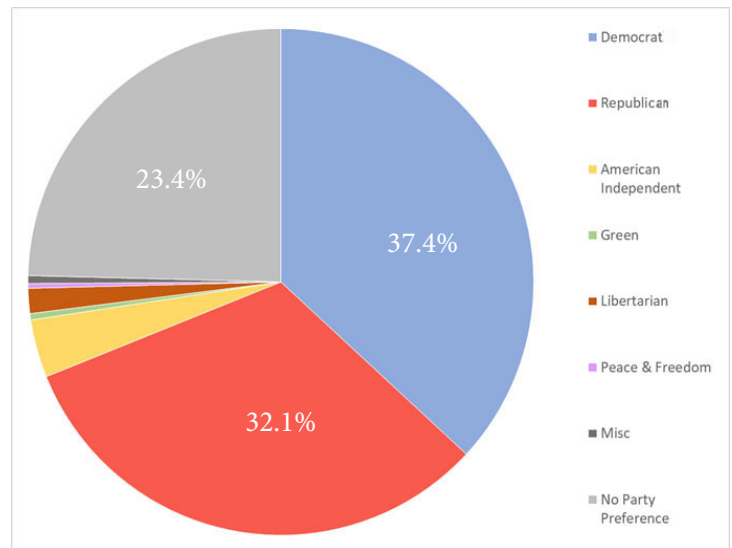
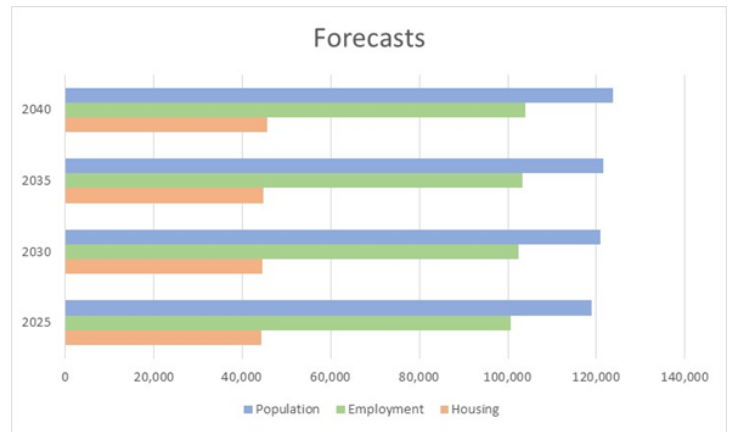
Average Rainfall: 10.7 inches, 65% humidity

### City Hall

Incorporated in June 1953, Costa Mesa has a Council/City Manager form of government. The 9.5 acre Civic Center is located at 77 Fair Drive. City Hall is a five-story building where the primary City administrative functions are conducted. The Civic Center complex also includes the Council Chambers, Police Headquarters, Communications Building and Fire Station No. 5.

### Basics

Population: 111,398 Average Household Size: 2.57  
Median Age: 37.1 Average Family Size: 3.09  
Most Recent Data from Dept. of Finance and US Census ACS 2021 5-year.



## Property Sales Prices

Homes	2021	2022
Highest	\$3,350,000	\$3,800,000
Median	\$1,150,000	\$1,300,000
Lowest	\$610,000	\$720,000
<b>Condominiums</b>		
Highest	\$1,600,000	\$1,740,000
Median	\$715,000	\$810,000
Lowest	\$290,000	\$428,000

Torelli Realty, 2023

## Average Asking Rental Rates

Studio apartments	\$1,745
One-bedroom apartments	\$2,356
Two-bedroom apartments	\$2,881

Costar Data pulled 5/2023

## Housing Units Distribution

	Units	%
Single Detached	17,373	39.3%
Single Attached	4,489	10.1%
2 to 4 units/ structure	5,777	13.1%
5+ units/ structure	15,659	35.4%
Mobile homes	941	2.1%
<b>Total housing units</b>	<b>44,239</b>	<b>100.0%</b>
Occupied units	42,363	95.8%
Vacant units	1,858	4.2%
Persons per unit	2.57	

Most Recent E-5 2023 Housing Estimate from DOF

## Households

	Units	%
Owner occupied	16,607	40.3%
Renter occupied	24,636	59.7%

Most Recent U.S. Census ACS 5 YR Estimate



## Land Use

A diversity of land uses exists within the City. Approximately 46% of land area within the City is zoned for residential use, 14% is designated for commercial use, 11% is zoned for industrial uses, and 29% is designated for public and semi-public uses.

Costa Mesa General Plan 2015

## Growth and Trends

	Population	Costa Mesa Retail Sales Tax Revenue
2000	2,846,289	\$30.3 million
2010	3,010,232	\$40.9 million
2019	3,175,692	\$64.9 million
2020	3,186,989	\$55.9 million
2021	3,153,764	\$63.8 million
2022	3,162,245	\$77.3 million

Most Recent E-5 2023 Housing Estimate from DOF

## Property Valuation

In 2020-2021, the total assessed property valuation for the City was \$22.1 billion. The total valuation for the City may be evaluated within the following categories.

Residential	\$14.1 billion
Commercial	\$4.9 billion
Industrial	\$1.8 billion
Other	\$1.3 billion

Most Recent Data from County Assessor's Office



## Employment

The major industries in the City are professional and educational services followed by manufacturing. The 2018 projection of future employment within the City was a total of 100,649 jobs in Year 2025, increasing to a total of 102,506 jobs in 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 1-800-480-3287.

	Number	Percent of Total
Employed	64,171	94.8%
Unemployed	3,511	5.2%
Total Civilian Labor Force	67,612	100.0%

Most Recent U.S. Census 2021 ACS 5 YR Estimate

## Industry

Professional, Scientific & Technical Services	12.60%
Manufacturing	10.83%
Health Care & Social Assistance	9.82%
Retail Trade	9.69%
Construction	8.31%
Finance & Insurance	7.37%
Accommodation and Food Services	6.35%
Educational Services	6.09%
Administrative and Support Services	5.58%
Other Services	4.97%
Real Estate and Rental Services	4.33%
Wholesale Trade	4.24%
Transportation and Warehousing	2.90%
Arts, Entertainment, and Recreation	1.93%
Information	1.77%
Public Administration	1.63%
Agriculture	0.84%

U.S. Census ACS 2021 5 YR Estimate

## Major Development Projects/ Areas

Anduril Headquarters (23.4 acres)  
 LUX Apartments (4 acres)  
 Harbor Gateway (78 acres)  
 Segerstrom Home Ranch (43 acres)  
 South Coast Plaza Town Center (54 acres)  
 The Met / Experian Solutions (45 acres)  
 Sakioka Farms Lot 2 (33 acres)  
 Halcyon House Apartments (393 units)  
 Avenue of the Arts Hotel (3 acres)  
 West Gateway (177 ownership units)  
 Orange County Museum of Art

## Income

Median Household Income	\$97,904	
Income and Benefits		
Less than \$24,999	4,590	10.5%
\$25,000 to \$34,999	1,661	3.8%
\$35,000 to \$49,999	4,633	10.6%
\$50,000 to \$74,999	4,896	11.2%
\$75,000 to \$99,999	6,819	15.6%
\$100,000 to \$149,999	8,742	20.0%
\$150,000 to \$199,999	4,677	10.7%
\$200,000 or more	7,649	17.5%

Most Recent U.S. Census ACS 5 YR Estimate (2021 Inflation-adjusted dollars)

## Education

Newport Mesa Unified School District:	(No. of Schools)
Elementary Schools	14
Junior High Schools	2
High Schools	4
Private Schools	16
Orange Coast Community College	
Vanguard University	

## Notable Employers

	Estimated Employees
EPL Intermediate, Inc.	3,998
Experian Information Solutions Coast Community College District Orange Coast Community College	3,700
Automobile Club of Southern California	2,900
Deloitte & Touch Llp	1,200
Anduril	700
Vans	650
	550

## Major Retail Centers

South Coast Plaza — 3333 Bristol St.  
 Metro Pointe — 901-907 South Coast Dr.  
 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 Courtyard — 1835 Newport Blvd.  
 The Triangle — 1870 Newport Blvd.



## City Offices

### Police Services

Emergency	911 or (714) 754-5252
Police Information	(714) 754-5311
Animal Control	(714) 754-5674

### Fire Services

Emergency	911
Administration	(714) 754-5106

City Council	(714) 754-5107
City Manager	(714) 754-5328
City Clerk	(714) 754-5225

Business Assistance Hotline	(917) 754-5613
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### Development Services

Administration	(714) 754-5270
Plan Check	(714) 754-5273
Permit Inspections	(714) 754-5626
Planning	(714) 754-5245
Code Enforcement	(714) 754-5623

Business Licenses	(714) 754-5235
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Public Services	(714) 754-5323
Engineering	(714) 754-5323
Transportation	(714) 754-5335
Parks	(714) 754-5300

Housing & Community Dev.	(714) 754-4870
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## City Budget

The adopted City budget for all funds used for the Fiscal Year 2022-2023 is \$206,155,686. The General Fund portion of the budget is \$163,627,538. The approved budget is effective from July 1, 2022, through June 30, 2023.

## 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 County 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

This brochure was prepared by the City of Costa Mesa Planning Division.



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