







## QUALITY MIX

The combination of lifestyle tenants, diverse dining options and a variety of entertainment venues creates a powerful draw that ideally caters to the surrounding community and beyond.



## DINING

The Triangle offers a balanced mix of full-service and fast casual dining options, consisting of a unique blend of regional, local and national names.

## ENTERTAINMENT

Attracting patrons from all over Southern California, Sutra nightclub continues to redefine nightlife with a dedication to presenting the world's top DJs and entertainment, an energetic and modern ambience, decadent service and state-of-the-art audio & visual elements. Tavern + Bowl feature a variety of entertainment activities well-suited for the entire family, including a bowling alley, numerous flat-screen TV's to view sporting events and a wide assortment of beers on tap.







NEWPORT BEACH PIER

LIDO ISLAND

PACIFIC OCEAN

SPROUTS  
Cafe Rio MEXICAN GRILL  
STAPLES  
RITE AID  
ROSS DRESS FOR LESS

VONS CVS UFC GYM  
O'Reilly  
aaron brothers ART & FRAMING  
OUTBACK STEAKHOUSE

hoag

DEL TACO  
MICHAEL'S  
PET SMART  
TRADER JOE'S

EAST 17TH STREET

WEST 17TH STREET

NEWPORT BLVD (±71,000 CPD)

19TH STREET (±32,895 CPD)

HARBOR BLVD (±13,333 CPD)

**THE TRIANGLE**  
recreation & entertainment

CASA BELLA APARTMENTS

LIONS PARK

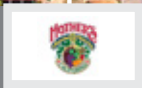
DONALD DUNGAN LIBRARY

DOWNTOWN RECREATION CENTER

COSTA MESA HISTORICAL SOCIETY

PARK CENTER PLACE APARTMENTS HOMES

TURNIP ROSE GRAND NEWPORT PLAZA



eFITNESS  
Yard House  
Cinemas  
Sutra  
SAHLE RANCH  
Creamistry  
BLACK KNIGHT  
KODS IN OVEN  
H&O  
Lava  
TVRN BOWL  
nails by Ruelle

GROCERY OUTLET  
Beverly Hills  
CVS  
eFITNESS  
ROADRUNNER  
UPS  
PRINTS  
Mimi's Cafe  
VANS  
FedEx Office  
Rubio's FRESH MEXICAN GRILL  
petco where the healthy pets go  
STYLES  
Jamba Juice



## AREA OVERVIEW

### COSTA MESA

- » Costa Mesa is the capital of the action sports industry as the home of headquarters for companies such as Hurley International, Volcom, RVCA, Vans, Paul Frank Industries and Rip Curl.
- » The city spans 16 square miles and has a population of over 114,000 with a median housing value of \$591,400.
- » The city of Costa Mesa is located just one mile from the Pacific Coast in the heart of Orange County and is one of California's most eclectic and vibrant cities known as the "City of Arts."
- » Costa Mesa's diverse dining scene has earned it the award from Rand/McNally and USA Today as being the best small town for restaurants west of the Mississippi River.
- » Costa Mesa offers 28 parks, two municipal golf courses, 20 public schools and three libraries. Orange Coast College, Coastline Community College, Vanguard University, and Whittier Law School have their campuses in Costa Mesa and the Orange County Fair and Event Center is also within the city limits.

*For more information please view; [www.costamesaca.gov](http://www.costamesaca.gov), [www.visitcalifornia.com/region/discover-orange-county](http://www.visitcalifornia.com/region/discover-orange-county) and [http://en.wikipedia.org/wiki/Costa\\_Mesa,\\_California](http://en.wikipedia.org/wiki/Costa_Mesa,_California)*

NEWPORT BEACH



2 MILES

LOS ANGELES



33 MILES

CARLSBAD



47 MILES

SAN DIEGO



78 MILES

PALM SPRINGS



81 MILES

SAN FRANCISCO



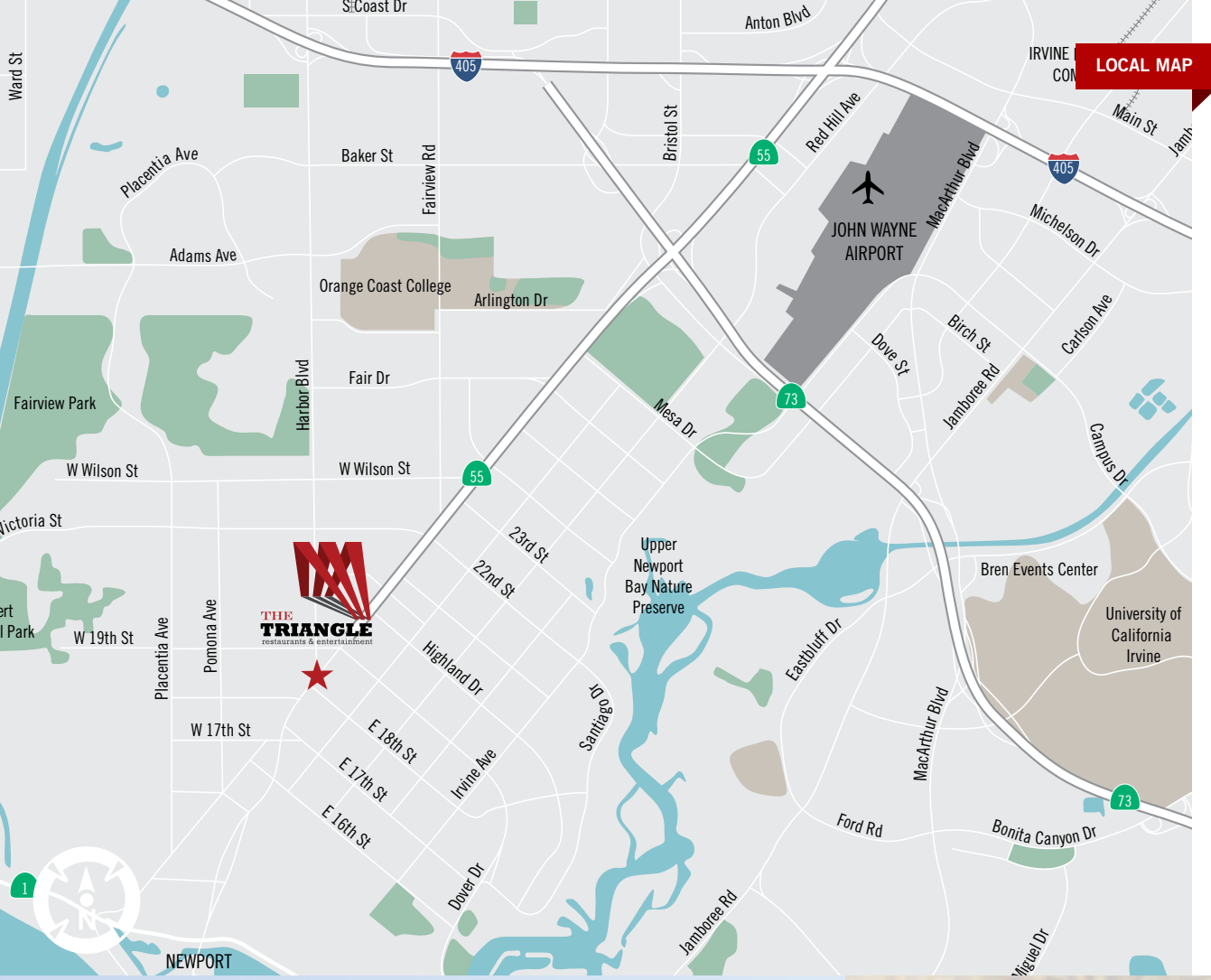
378 MILES

AND HENRY SEGERSTROM CONCERT MALL

SOUTH  
COAST  
PLAZA







## COSTA MESA DEMOGRAPHICS

2016 POPULATION	115,352
2021 POPULATION	120,431
PERCENT POP CHANGE: 2016 TO 2021	4.40%
2016 AVERAGE AGE	37
2016 HOUSEHOLDS	42,130
2021 HOUSEHOLDS	44,218
PERCENT HH CHANGE: 2016 TO 2021	4.96%
AVERAGE HOUSEHOLD SIZE	2.67
2016 AVERAGE HOUSEHOLD INCOME	\$92,302
2016 HOUSING UNITS	44,328

## COSTA MESA TOP EMPLOYERS

RANK	EMPLOYER	# OF EMPLOYEES
1	EXPERIAN INFORMATION SOLUTIONS	3,700
2	COAST COMMUNITY COLLEGE DISTRICT	2,500
3	ORANGE COAST COLLEGE	1,900
4	MENTAL HEALTH CALIFORNIA	1,500
5	CLARK/MCCARTHY JOINT VENTURE	1,250

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=344>

## COMMUTE TO DOWNTOWN COSTA MESA

WALK SCORE **90**
 DRIVING **1 MINUTE**
 BIKING **1 MINUTE**
 WALKING **3 MINUTES**



### TOP TOURIST ATTRACTIONS

- » SOUTH COAST PLAZA
- » ORANGE COUNTY'S PERFORMING ARTS CENTER
- » SOUTH COAST REPERTORY THEATER
- » ORANGE COUNTY FAIR GROUNDS



### TOP RETAIL ATTRACTIONS

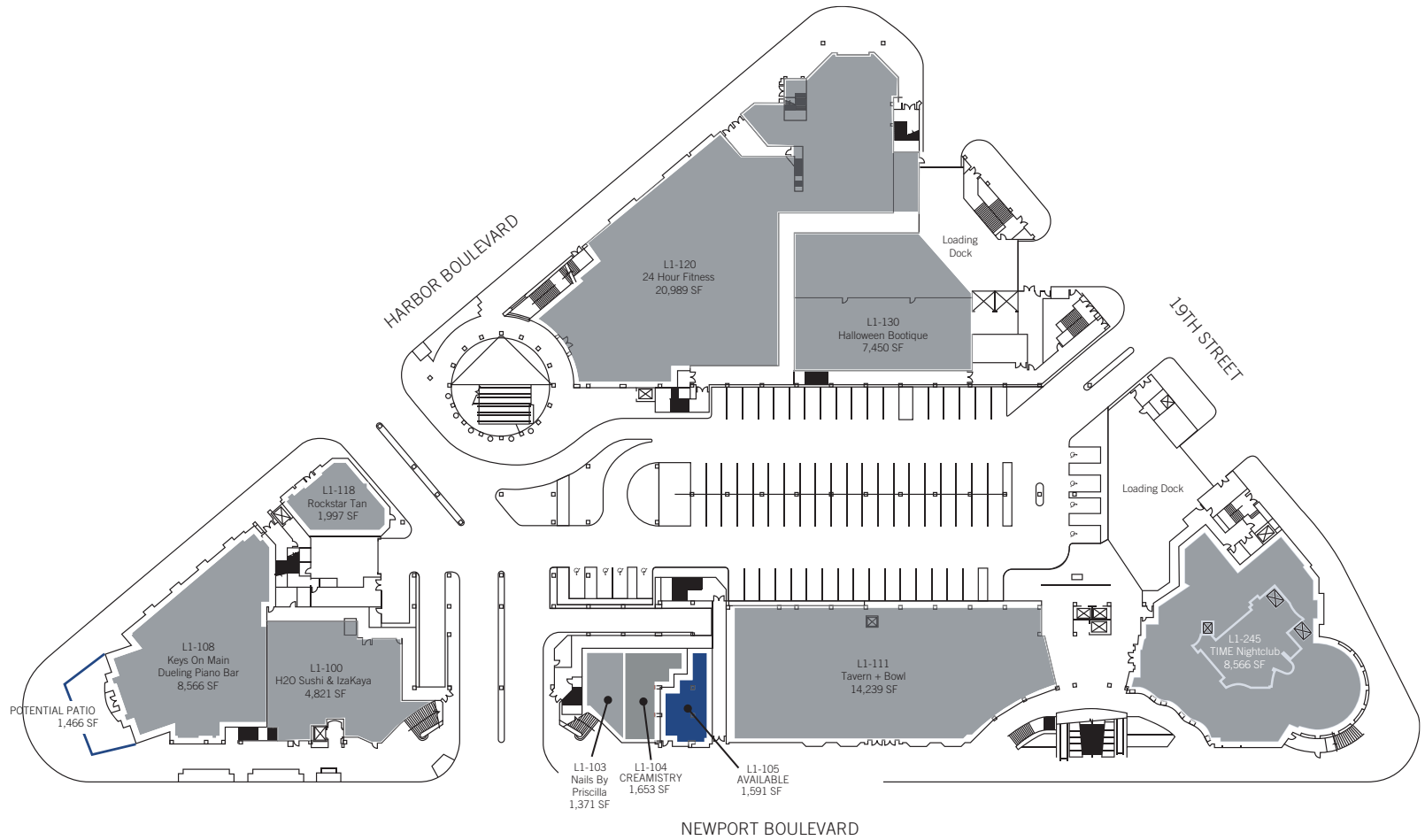
- » SOUTH COAST PLAZA
- » THE LAB
- » THE CAMP
- » SOCO COLLECTION
- » THE TRIANGLE
- » METRO POINTE
- » EAST 17TH STREET PROMENADE

# SITE PLANS

SPACE	RSF	LEVEL
105	1,591 SF	1st Level

- Leased
- Available

1ST FLOOR

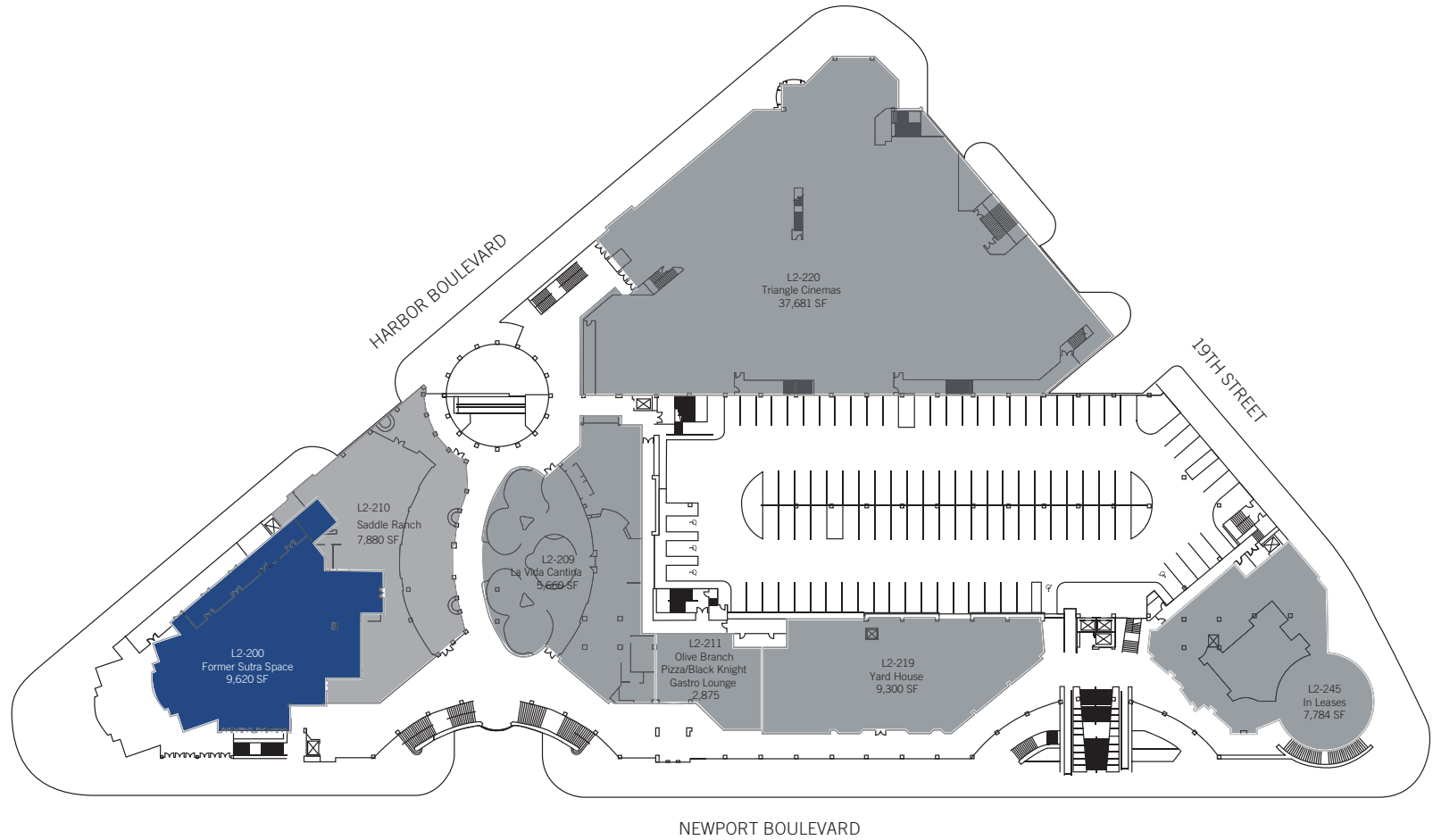


# SITE PLANS

SPACE	RSF	LEVEL
200	9,620 SF + 1,025 SF Patio	2nd Level

- Leased
- Available

2ND FLOOR





# VACANT SUITE

END OF  
55 FWY



TENANT  
SIGNAGE



PREMISES

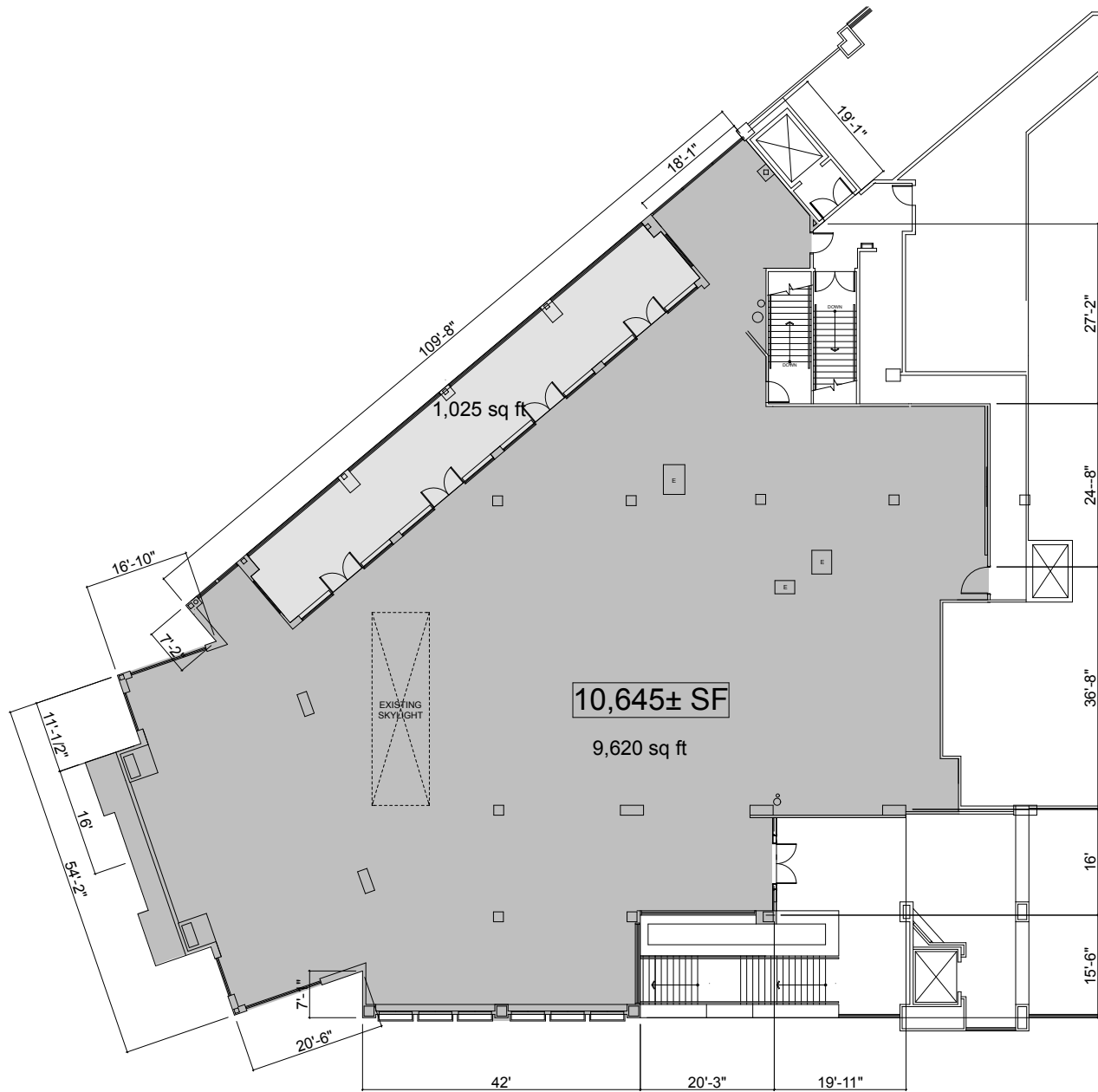








# SPACE PLAN







**VONS** **CVS** **UnionBank** **Souplantation**

**THE HOME DEPOT** **Office DEPOT** **TJ-maxx** **Albertsons**

**SOUTH COAST PLAZA** **blackingholes** **macy's**  
**NORDSTROM** **Stacy's Artisan** **Crate&Barrel**

**SOUTH COAST METRO**  
**OC FAIR & EVENT CENTER**

**COSTA MESA GOLF COURSE**

**TOYOTA**

**TURNIP ROSE**  
**GRAND NEWPORT PLAZA**

**THE TRIANGLE**  
 restaurants & entertainment

**COSTA MESA 55 FREEWAY (±128,555 CPD)**  
**JOHN WAYNE AIRPORT**

**19TH STREET (±32,895 CPD)**

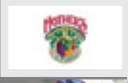
**HARBOR BLVD (±18,333 CPD)**

**19TH STREET (±32,895 CPD)**

**NEWPORT BLVD (±71,000 CPD)**

**GROCERY OUTLET** **CVS** **24 FITNESS**  
**ROADRUNNER** **UPS** **Paints**  
**Miami Cafe** **VANS** **FedEx Office** **Rubio's**  
**petco** **STYLES** **Jamba Juice**

**24 FITNESS** **Yard House** **Thomas Corcoran** **Sutra** **CREAM STRY**  
**BLACK KNIGHT** **ROCKS IN A HAT** **H2O** **TVRN & BOWL** **nails**







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