

# Gray Plaza

2200 Harbor Blvd | Costa Mesa, CA 92627



## Retail/Restaurant/Medical/Office Opportunity

100 SF - 1,215 SF  
Ground Level Available

661SF - 4,444 SF  
Second Level Available

## CONTACT

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## DESCRIPTION

- Opportunity to join one of the most desirable retail corridors in Orange County
- Excellent blend of national and local co-tenancy including, Planet Fitness, Dick's House of Sport, Aqua Tots & more
- Strong traffic counts with over 59,000 CPD fronting Harbor Blvd & Wilson St intersection
- Excellent demographics with high disposable incomes in surrounding area (over \$158,000 household income within 3 mile radius)
- Caters to greater Costa Mesa & Newport Beach communities including Mesa Verde, Eastside Costa Mesa & College Park

## 2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	35,619	169,541	395,025
Avg Household Income	\$131,933	\$169,725	\$163,387
Daytime Population	10,954	107,426	373,738

Source: Esri

## TRAFFIC COUNTS

Harbor Blvd	approx. 40,700 cpd
Wilson St	approx. 18,000 cpd

Source: Costar

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# Gray Plaza Tenant Directory

GLA:188,772

## PLEASE DO NOT DISTURB EXISTING TENANTS

UNIT	TENANT	SF
K	Dick's House of Sport	94,058
P-110	Deal Pending	14,000
P-120	Aqua Tots	6,939
H	Planet Fitness	16,940
<b>BUILDING A</b>		
A-110	The Mattress Firm	3,870
A-120	Payday Money Center	883
A-125	No 1 Top Nails	888
A-130	T-Mobile	1,200
A-140	Tenant	1,825
<b>BUILDING B</b>		
B-110	Deseret Book	5,947
B-130	iCode	1,553
B-150	Newport Body Works	
	Wellness Work (Herbalife)	3,671
B-160	Threading Lounge	762
1	B-165	Available
		738

UNIT	TENANT	SF
B-170	Management Office	1,110
<b>BUILDING C</b>		
C-110	Amorello Mexican Café	1,598
C-120	Liberty Tax Services	1,100
<b>BUILDING D</b>		
D-110	H&R Block	1,315
D-120	Sally's Beauty Supply	1,602
D-130	Nu View Optometry	1,200
② D-140	Available - DO NOT DISTURB	1,215
<b>BUILDING E</b>		
E-110	The Flame Broiler	1,260
E-120	Panificadora Bakery	1,762
E-130	Tenant	836
E-140	Kut Mart	833
E-150	Cancun Juice	3,100
E-160	Kaphrao Express	800
E-170	Miss Donut & Yogurt	1,500

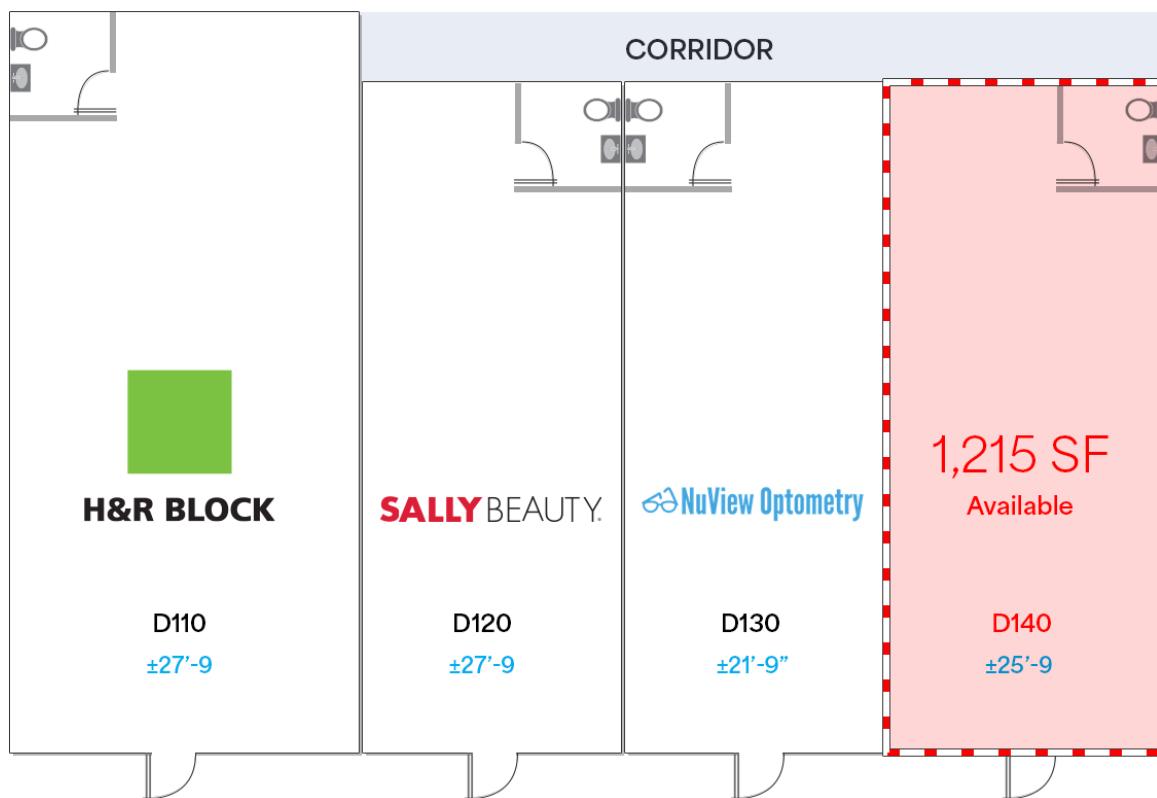
UNIT	TENANT	SF
E-180	Hong Kong Express	1,000
E-185	Cricket Wireless	850
<b>KIOSK</b>		
<b>3</b>	<b>F</b>	<b>Available Kiosk</b>
		100
<b>2ND FLOOR - BUILDING B</b>		
B-210	Family Doctor	2,200
B-230	Brighter Smile Dental	1,106
B-240	Family Doctor	1,100
<b>2ND FLOOR - BUILDING C</b>		
C-210/220	Available	3,144
C-230	Available	1,300
C-240	Lux Bay Beauty Lashes	1,069
<b>6</b>	<b>C-250</b>	<b>Available</b>
		1,083
<b>2ND FLOOR - BUILDING D</b>		
<b>7</b>	<b>D-210</b>	<b>Available - DO NOT DISTURB</b>
		661
D-215/220	My Head 2 Toe	1,974
D-230	Q Acting Studio	680

4 5  
Contiguous  
up to **4.444 SF**

GROUND LEVEL  
BLDG. D

1,215 SF

Unit D140



**SECOND LEVEL  
BLDG. C**

**3,144 SF**  
Unit C210/220

**1,300 SF**  
Unit C230

**1,083 SF**  
Unit C250

**Contiguous up to 4,444 SF**



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