

FOR LEASE

Gray Plaza

2200 Harbor Blvd | Costa Mesa, CA 92627



Retail/Restaurant/Medical/Office Opportunity

100 SF - 1,215 SF

Ground Level Available

661 SF - 4,444 SF

Second Level Available

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

CONTACT

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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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680 Newport Center Dr., Ste. 300, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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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
BUILDING A		
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
BUILDING 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
BUILDING C		
C-110	Amorello Mexican Café	1,598
C-120	Liberty Tax Services	1,100
BUILDING D		
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
BUILDING E		
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

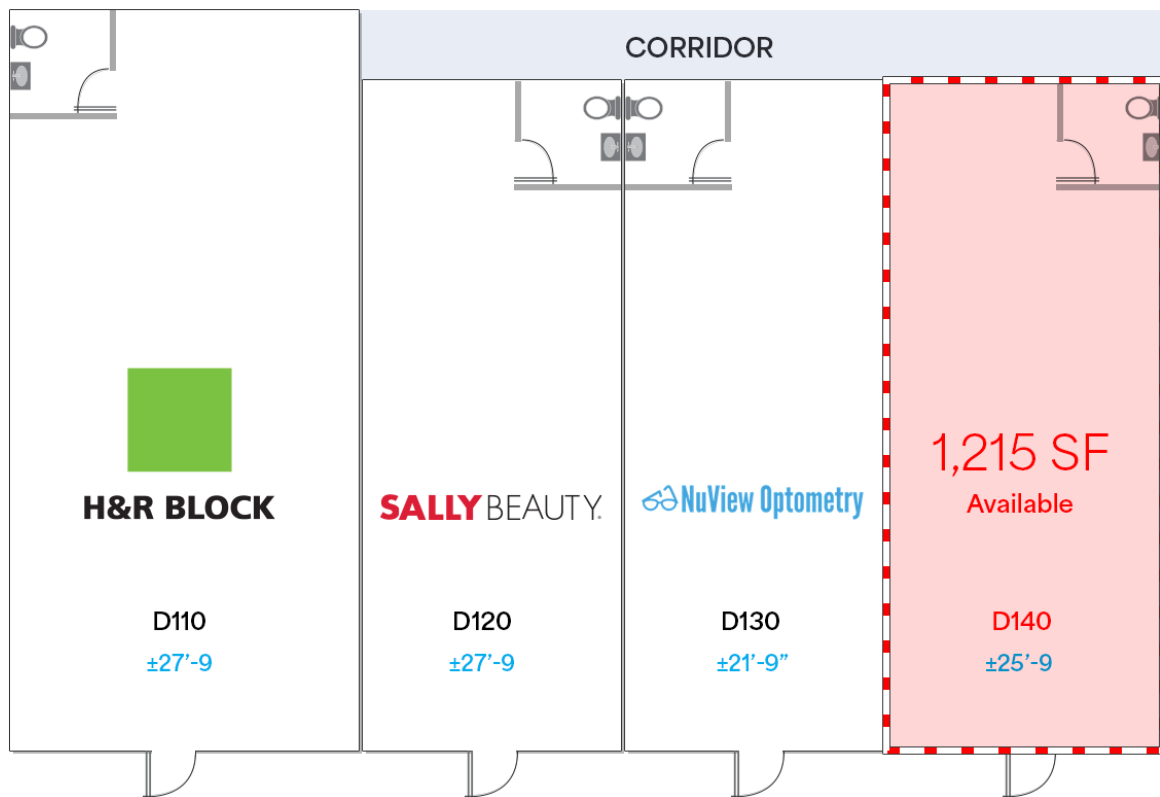
UNIT	TENANT	SF
E-180	Hong Kong Express	1,000
E-185	Cricket Wireless	850
KIOSK		
3 F	Available Kiosk	100
2ND FLOOR - BUILDING B		
B-210	Family Doctor	2,200
B-230	Brighter Smile Dental	1,106
B-240	Family Doctor	1,100
2ND FLOOR - BUILDING C		
C-210/220	Available	3,144
C-230	Available	1,300
C-240	Lux Bay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



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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

1,300 SF
Available
C230

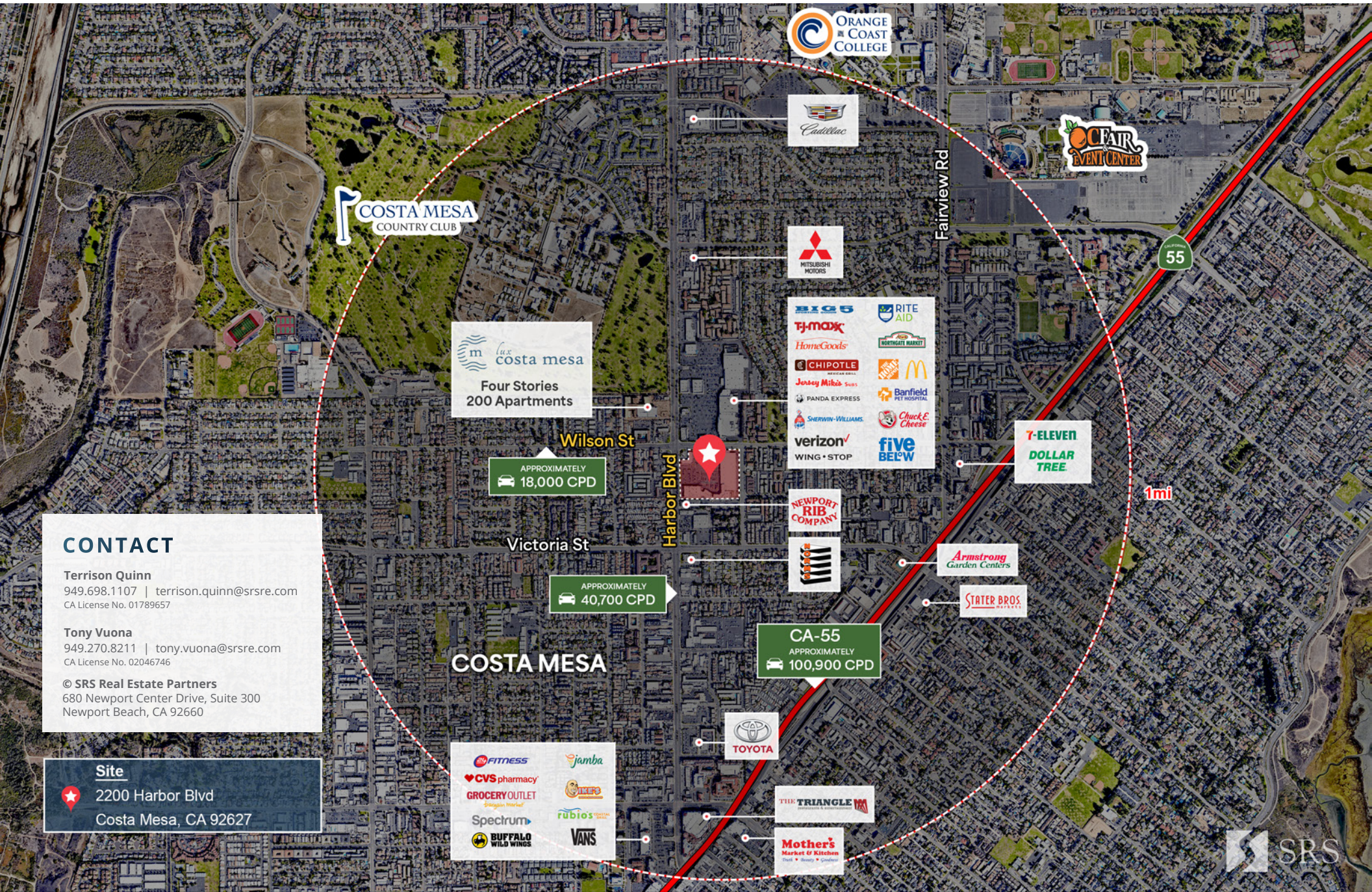
3,144 SF
Available
C210/220

Lux Bay Beauty
Lashes
C240

1,083 SF
Available
C250

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