

For Lease |  $\pm 11,036$  SF plus  $\pm 1,500$  SF shop spaces

# NEC Harbor Blvd & Victoria St | Join Trader Joe's

2170-2180 Harbor Blvd, Costa Mesa, CA 92627



*For leasing, please contact:*

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# PROJECT HIGHLIGHTS



<b>Address</b>	2170-2180 Harbor Blvd, Costa Mesa, CA	<ul style="list-style-type: none"> <li>Available for lease:</li> </ul>
<b>Population (2 mi)</b>	96,435	<ul style="list-style-type: none"> <li>±11,036 SF - Suite 50 (demised portion of the former 99 Cents)</li> </ul>
<b>Median HH Income (2 mi)</b>	\$102,496	<ul style="list-style-type: none"> <li>Potentially available 4/26 for Suite H and 5/26 for Suite F:</li> </ul>
<b>Employees (2 mi)</b>	56,171	<ul style="list-style-type: none"> <li>±1,500 SF shop space - Suite F (currently occupied by A &amp; A Hair)</li> </ul>
<b>Traffic Counts</b>	Harbor Blvd - 40,000 ADT Victoria St - 30,000 ADT	<ul style="list-style-type: none"> <li>±1,500 SF shop space - Suite H (currently occupied by Intermex)</li> <li>Prominent street visibility with pylon and monument signage</li> </ul>





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# TRADE AREA HIGHLIGHTS





# CONCEPTUAL ELEVATIONS



South Elevation



Corner Perspective



Corner Perspective Strip Building



West Elevation



Strip Building Storefront





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