



1507 S COAST DRIVE  
Costa Mesa, CA 92626

FOR LEASE OR GROUND LEASE  
6,625 SF Restaurant Building Opportunity



PLEASE DO NOT DISTURB

RARE OC FREEWAY VISIBLE  
RESTAURANT OPPORTUNITY


Property Owned Managed By:





HUGE PYLON SIGN  
ALONG THE 405 FWY WITH OVER  
**306K** cars passing daily!

 I-405 FWY  
approx. 306,000 CPD

 On ramp

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## RARE OC FREEWAY VISIBLE RESTAURANT OPPORTUNITY

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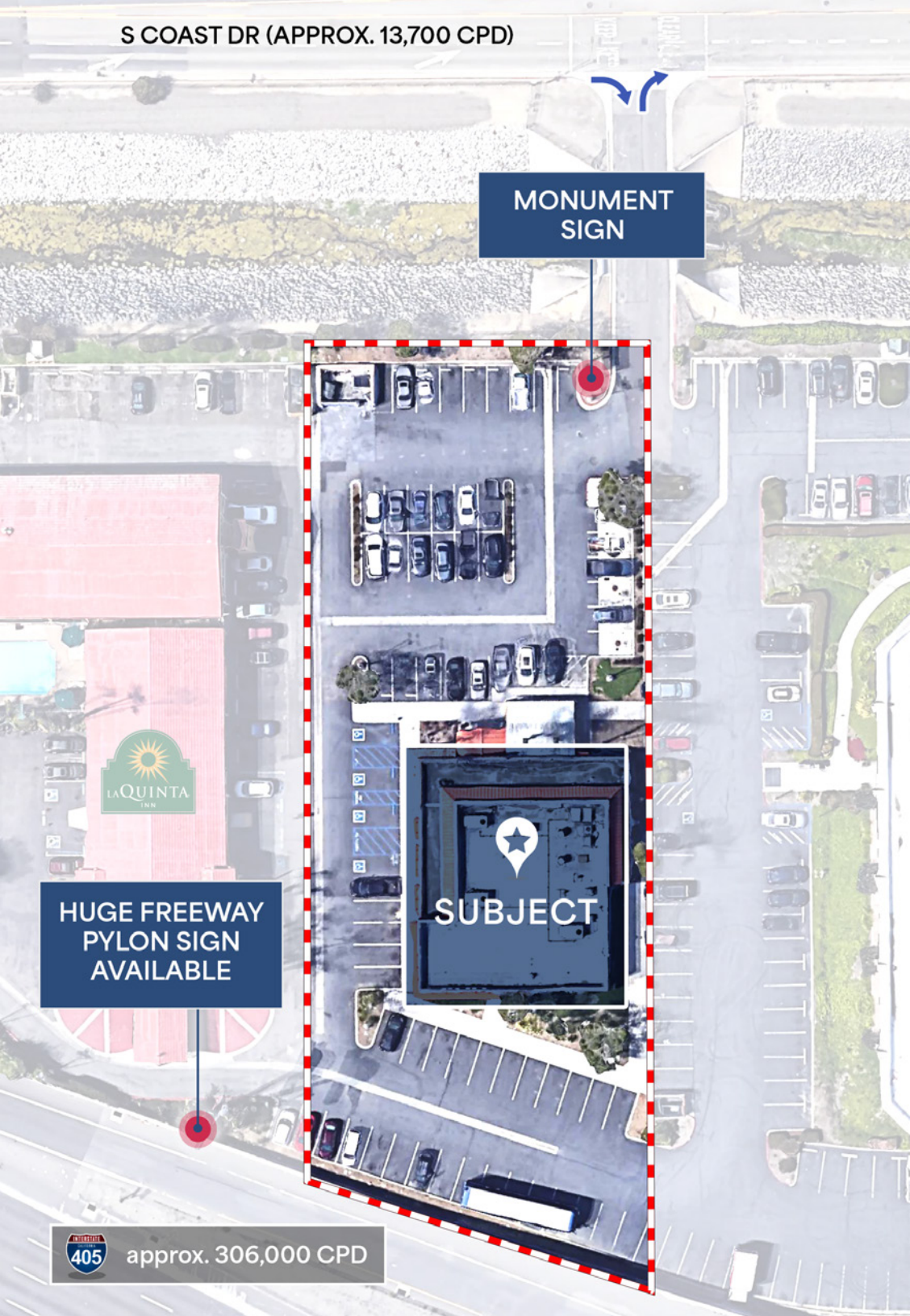
6,625 SF Restaurant Building

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### Highlights

- 0.96 Acres - 41,264 SF of Land (APN # 139-031-75)
- Great street and freeway visibility (combined over 70K cpd along Harbor Blvd & S Coast Dr and over 306k cpd on I-405 freeway)
- Large daytime population (over 200K within 3 mile)
- Immediate proximity to The OC Mix at SOCA, South Coast Plaza, The Lab and The Camp
- Within 5 minutes from the OC Fair & Event Center (hosts over 150 events attracting 4.3 million visitors annually)
- Highly visible and well trafficked pylon and monument signage available







**Site**  
 1507 S. Coast Drive  
 Costa Mesa, CA 92626

**SRS**  
 SRS REAL ESTATE PARTNERS

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## Trade Area & Demographics

1507 S COAST DRIVE is a freestanding building or development opportunity that has the potential to be one of the most iconic buildings within one of the most successful retail pockets in Orange County. This opportunity is positioned between SOCO OC Mix and South Coast Plaza, two established high performing experiential retail projects with long range customer draw. In addition, the dense surrounding office population creates well above average daytime population counts and average incomes. With easy access to and from the 405 freeway and 55 freeway, it is the ideal destination to reach a retail or restaurant customer base.

	EST. POPULATION	AVG. HH INCOME	DAYTIME POPULATION	MEDIAN AGE
5 MIN	17,294	\$148,082	32,673	39
10 MIN	273,507	\$135,669	280,621	37
15 MIN	889,602	\$142,494	557,377	36

**\$17M+**

Spent on apparel & services within 5 minute drive-time

**\$29M+**

Spent on food away from home within 5 minute drive-time

**28.6%**

Of the population has a college degree

**29,936**

Daytime workers within 5 minute drive

	EST. POPULATION	EST. DAYTIME POPULATION	AVG. HH INCOME
1 MILE	11,763	20,428	\$154,688
3 MILE	202,321	128,597	\$133,120
5 MILE	616,549	405,790	\$132,264

\*SOURCE: ERSI 2023

**HOOTERS**  
restaurant

## FOR LEASING INFORMATION

*Restaurant, Retail and Office Leasing Opportunities*

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### **TERRISON QUINN**

terrison.quinn@srsre.com

**949 698 1107**

CA License No. 01789657

### **CASEY MAHONY**

casey.mahony@srsre.com

**949 698 1108**

CA License No. 01886184

### **TONY VUONA**

tony.vuona@srsre.com

**949 270 8211**

CA License No. 02046746

610 Newport Center Drive, Ste 1500, Newport Beach, CA 92660

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