



SWC Harbor Blvd & 19th St • Costa Mesa, CA

172,612 SF Lifestyle Center

- | | |
|----------------------------|-----------------------|
| BevMo! | Rubio's Coastal Grill |
| Grocery Outlet | Buffalo Wild Wings |
| CVS | FedEx Office |
| Code Ninjas | Phenix Salon Suites |
| The Coffee Bean & Tea Leaf | Road Runner Sports |
| Western Dental | Club Studio |
| Vans | |



POPULATION	AVG HH INCOME	DAYTIME POPULATION
1-mile 39,727	1-mile \$152,372	1-mile 23,804
3-mile 160,578	3-mile \$194,823	3-mile 120,553
5-mile 348,080	5-mile \$183,014	5-mile 422,061

AVAILABLE SPACE

1st Floor Retail: 2,673 SF (Tower Signage Available) • 1,439 SF (QSR)

Source: Sites USA, 2023

TRAFFIC COUNTS

- Harbor Blvd** 37,180 cars per day
- 19th Street** 34,631 cars per day
- Newport Blvd** 93,442 cars per day

Source: Sites USA, 2022



For More Information,
Please Contact:

Wally Limburg CalBRE Lic: 00468578
949.500.1396 | wally.limburg@SRA-re.com





Total Site Area
21 Acres
 Building Area
170,000 Square Feet



Costa Mesa, California



★ 1835 Newport Blvd.

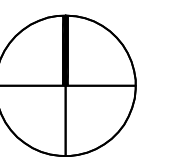




**COSTA MESA
COURTYARDS**
1835 NEWPORT BOULEVARD
COSTA MESA, CA

**BUILDING "B"
SUITE B125**

VESTAR PROPERTY MGMT.
2437 PARK AVENUE
TUSTIN, CA 92782



NORTH

SCALE: 3/16"=1'-0"

4/24/2018

FLOOR PLAN



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Storefront

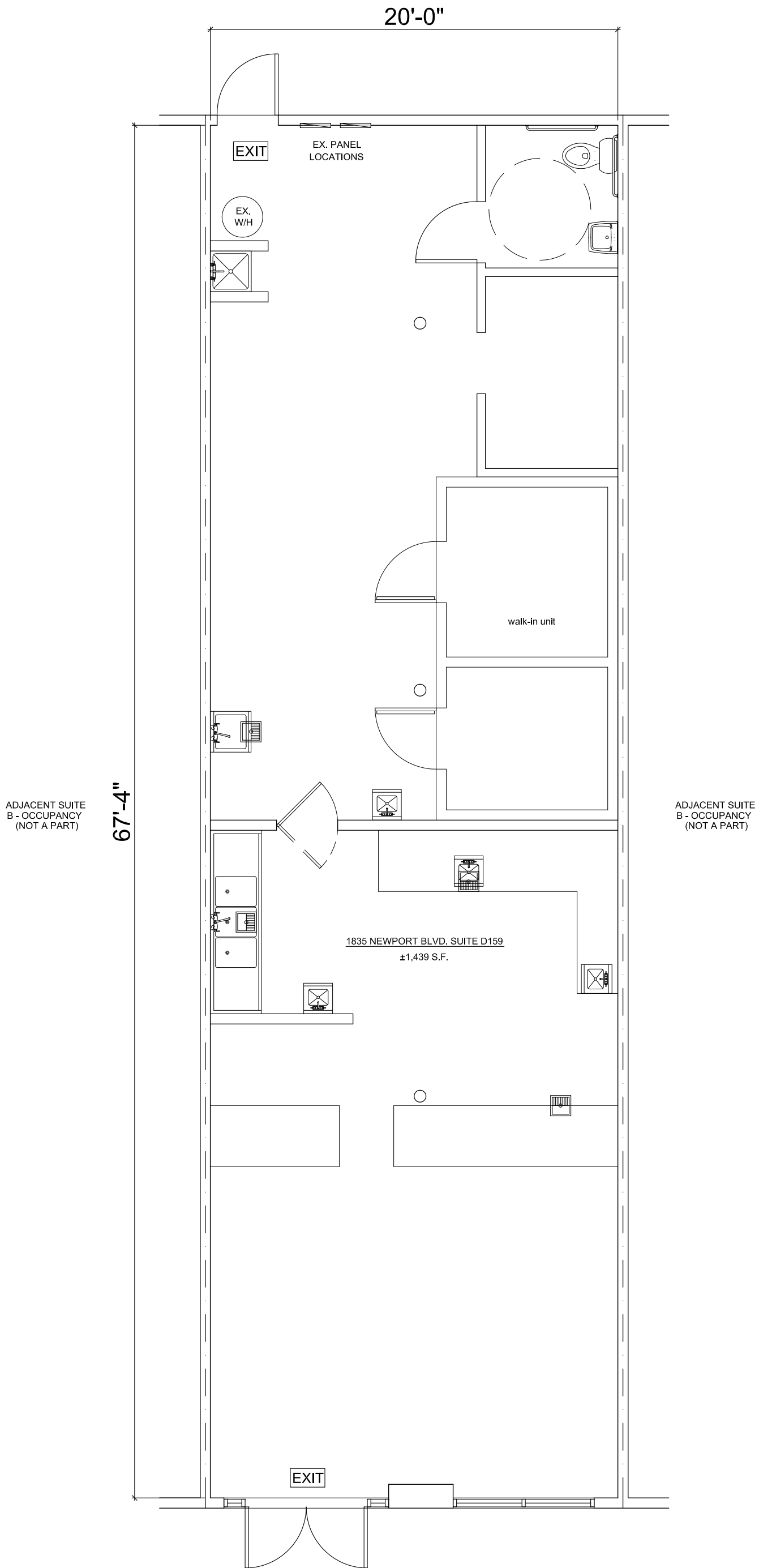
Interior



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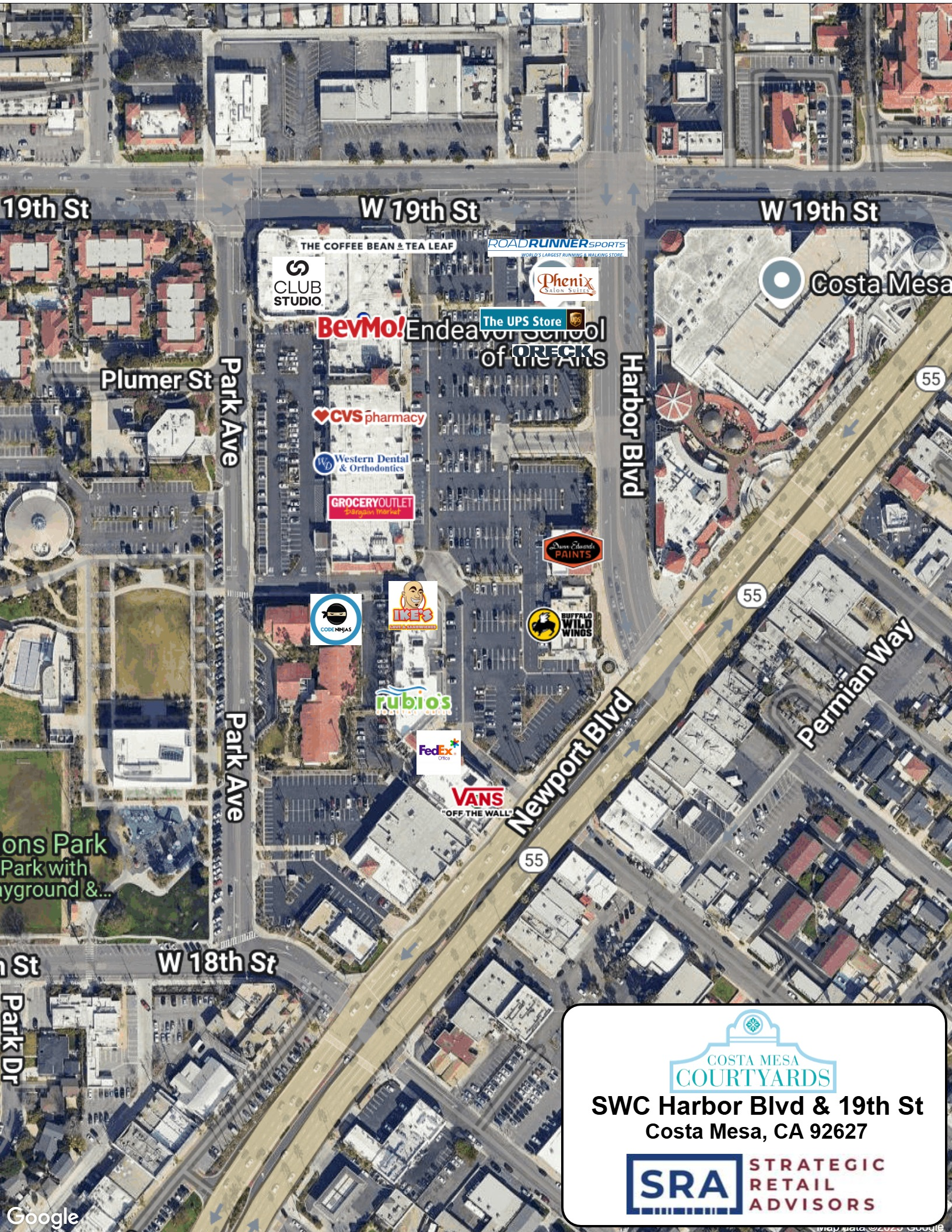
1 EXISTING AS-BUILT FLOOR PLAN

COSTA MESA COURTYARDS
 1835 NEWPORT BLVD., SUITE D159
 COSTA MESA, CA 92627

SCALE: 3/16"=1'-0"



KEVIN R. BARNES
 ARCHITECT



19th St

W 19th St

W 19th St

THE COFFEE BEAN & TEA LEAF
CLUB STUDIO

ROADRUNNERSPORTS
WORLD'S LARGEST RUNNING & WALKING STORE

Phenix
Salon Suites

BevMo! The UPS Store
Endeavor School of the Arts

CVS pharmacy

Western Dental & Orthodontics

GROCERYOUTLET
Organic Market

Dan's Paints

CODENNIAS

IKEA'S
HOME & OFFICE

BUFFALO WILD WINGS

rubio's
RESTAURANT

FedEx
Office

VANS
"OFF THE WALL"

Costa Mesa

Plumer St

Park Ave

Harbor Blvd

55

Permian Way

Newport Blvd

55

ons Park
Park with
yground &...

n St

W 18th St

Park Dr

COSTA MESA
COURTYARDS

SWC Harbor Blvd & 19th St
Costa Mesa, CA 92627

SRA

STRATEGIC
RETAIL
ADVISORS



**COSTA MESA COURTYARDS
PRIMARY TRADE AREA**

Total Population - 160,754

Costa Mesa Population - 94,569
(represents 84% of total city population)

Newport Beach Population - 63,348
(represents 73% of total city population)



This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.