

Represented by



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

SRSRE.com

FOR SALE/FOR LEASE

Rare ±1,862 SF Freestanding Drive-Thru Opportunity

≈0.36 AC (≈15,507 SF of Land)

2956 BRISTOL STREET, COSTA MESA, CA 92626







Rare Freestanding Drive-Thru Opportunity

PLEASE DO NOT DISTURB

PRICING: CALL FOR DETAILS

Building: 1,862 SF

Land Area: ≈**0.32 Acres** (≈15,507 SF)

Parking Ratio: 16.11/1,000 SF (30 spaces)

APN: **418-163-04**

Zoning: C-1

- Rare freestanding drive-thru building with ~10 car stack in Costa Mesa corridor
- Immediate proximity to South Coast Metro and SoBeCa Arts District along with convenient access to 405, 55 and 73 freeways
- Approximately 76k cars per day along Bristol St & Baker St intersection and over \$151k household income in 5 mile radius
- Dedicated parking field and excellent signage options including large monument signage

Demographics

ESTIMATE 2025 *SOURCE: ESRI

112,686 population63,424 daytime population

one mile

Population / 14,000 Avg HH Income / \$70,261 Daytime Population / 30,886 Median Age / 35.2

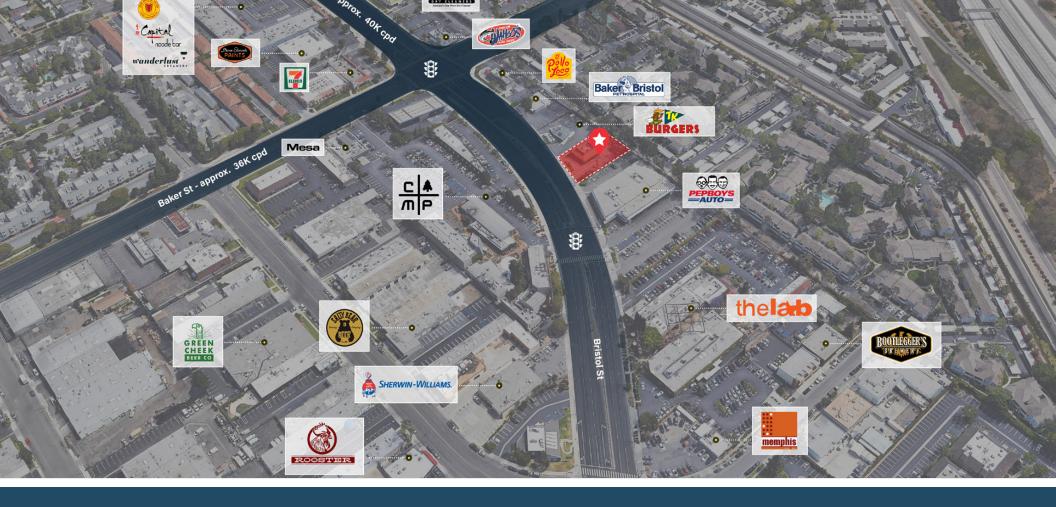
three miles

Population / 172,789 Avg HH Income / \$144,568 Daytime Population / 238,367 Median Age / 35.5

five miles

Population / 566,082 Avg HH Income / \$151,831 Daytime Population / 437,500 Median Age / 35.7





For More Information, Contact

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