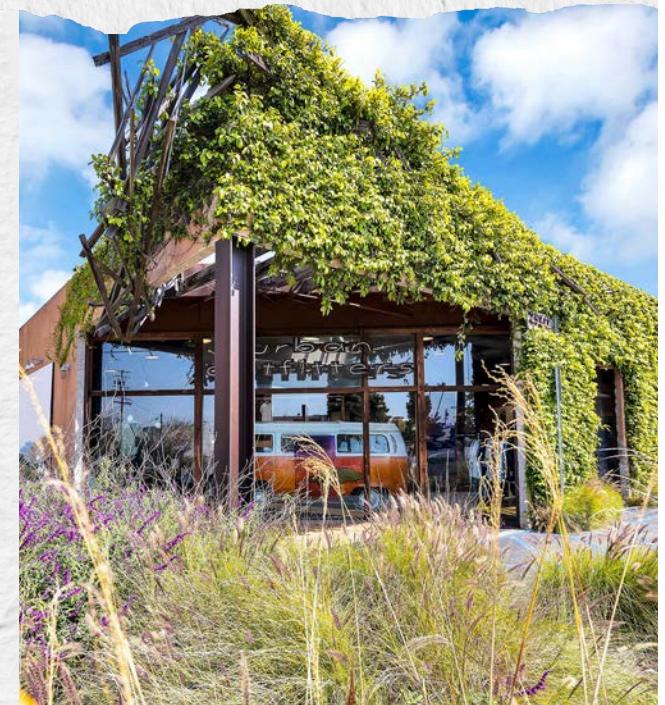
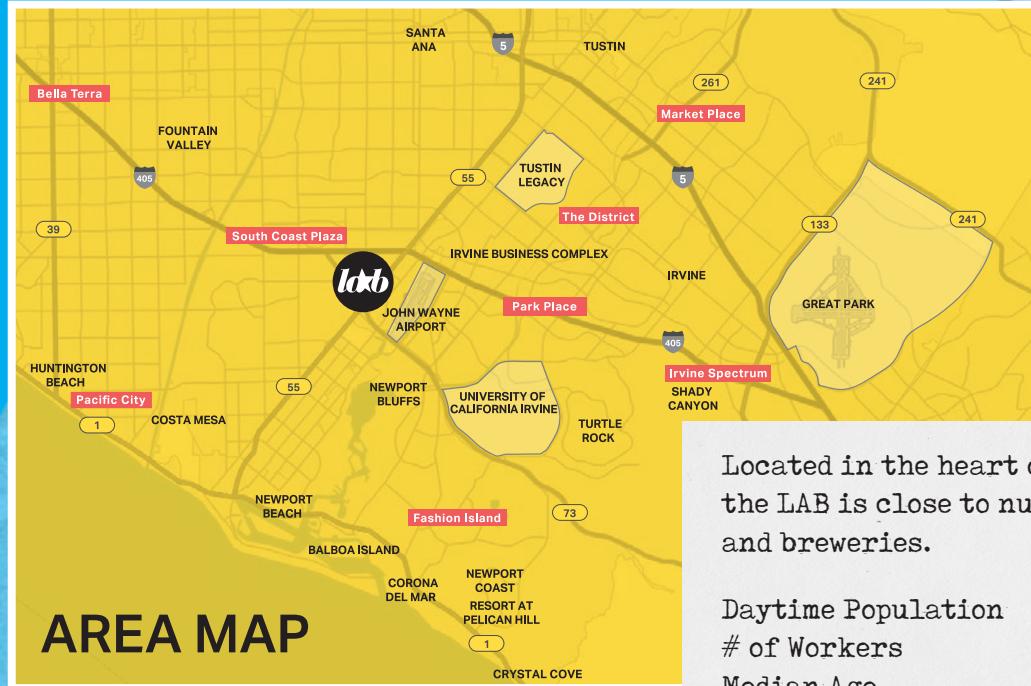




2930 Bristol St,
Costa Mesa



The LAB (acronym for "Little American Businesses") now 30 years young, inhabits a former night vision goggle factory as a **haven for creatives** in the OC. Rotating murals, live music events, artisan fairs and an indoor-outdoor lounge (the "living room") comprise this well known OC **retail community**. Post-Covid, The LAB continues to evolve and offers a rare opportunity of newly divisible space to accommodate additional complimentary retailers and service providers to their **young at heart customers**.



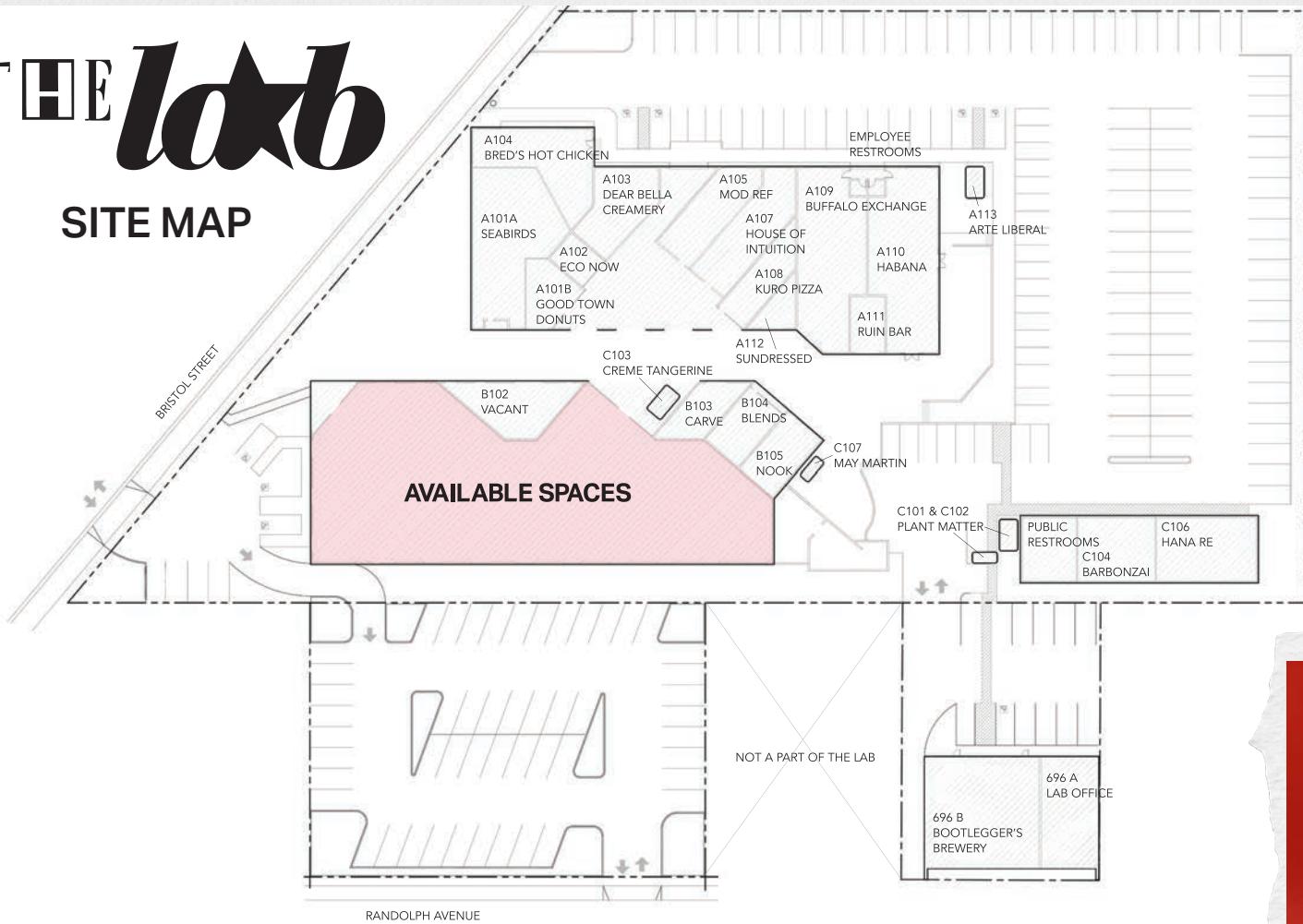
Located in the heart of the bustling SoBECA District, the LAB is close to numerous retailers, eateries, cafés and breweries.

	1 mile	3 miles	5 miles
Daytime Population	31,569	279,750	701,476
# of Workers	25,737	204,736	417,520
Median Age	35.5	35.2	34.0
Average Income	\$122,409	\$133,310	\$137,647
Median Income	\$100,811	\$101,748	\$100,307



THE *lab*

SITE MAP



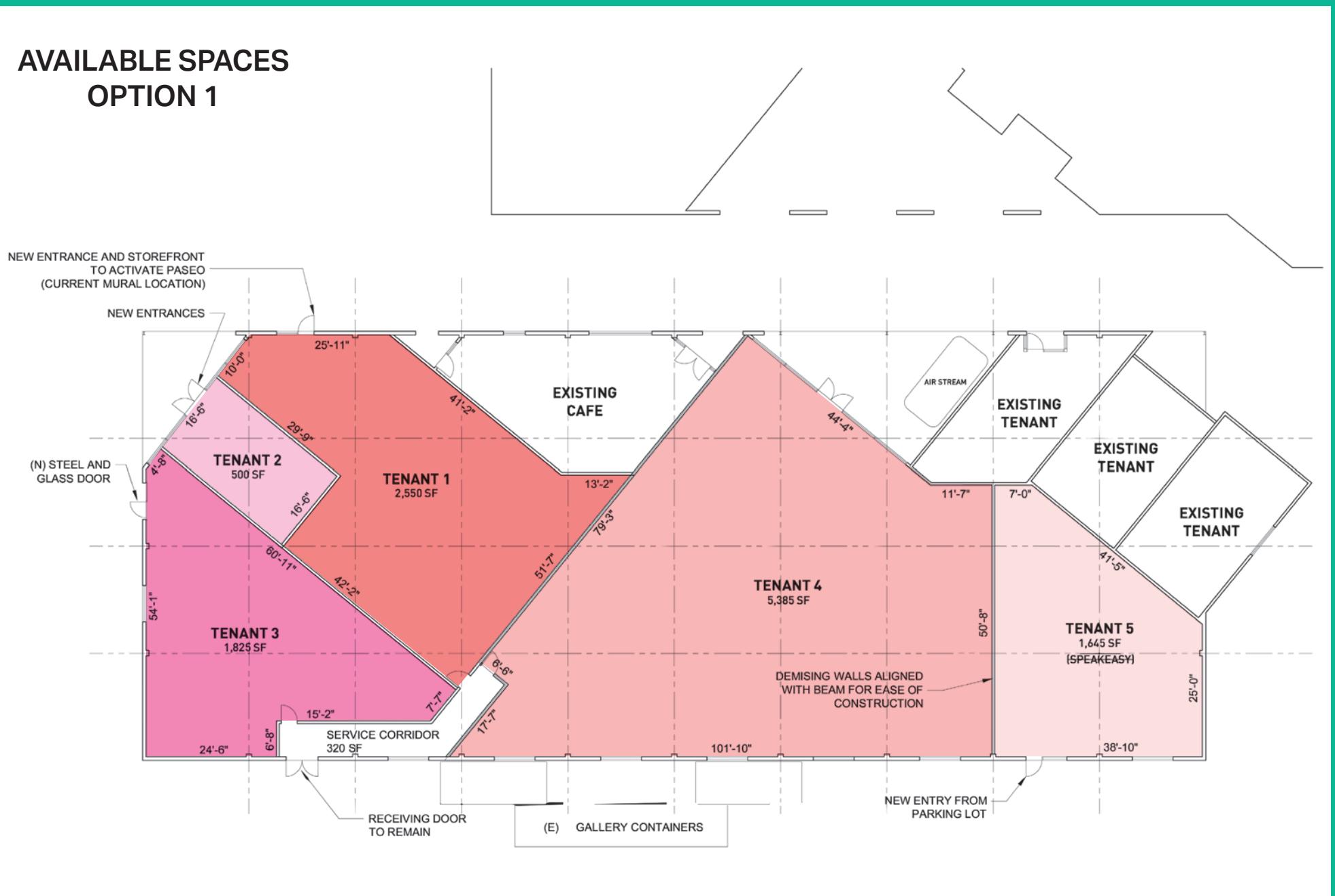
PROPERTY HIGHLIGHTS

- 11,905 SF; can be demised to 500 SF - 5,385 SF
- Uniquely positioned within the LAB, anchor space formerly occupied by Urban Outfitters
- Contact broker for pricing and details



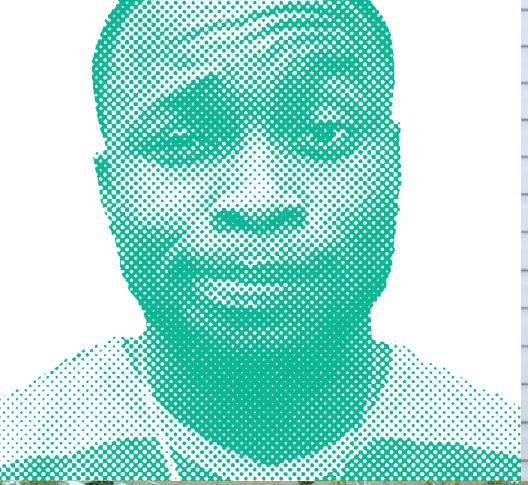
AVAILABLE SPACES

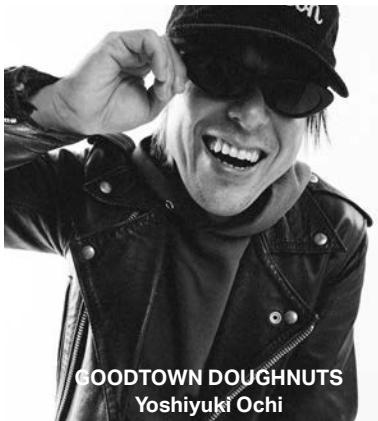
OPTION 1



AVAILABLE SPACES OPTION 2







GOODTOWN DOUGHNUTS
Yoshiyuki Ochi



BOOTLEGGER'S BREWERY
Patricia Barkenhagen



BRED'S HOT CHICKEN
Scott Kearse



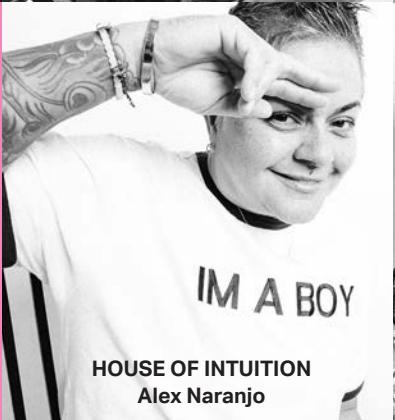
PLANT MATTER SHOP
Sandy Payawal



MOD REF
Andrew Kim



ECO NOW
Thea Merritt



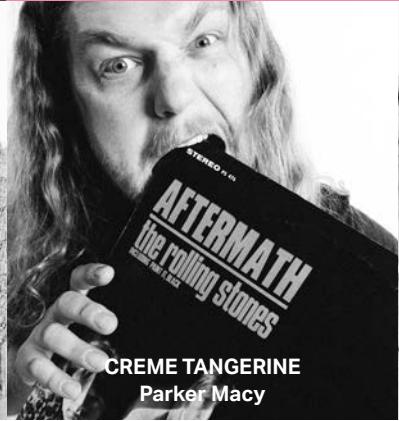
HOUSE OF INTUITION
Alex Naranjo



BLEND'S & KURO PIZZA
Mike K Toe



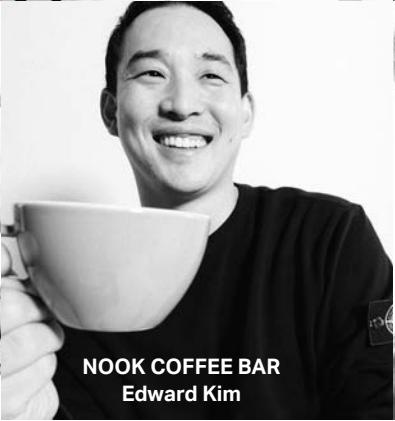
SEABIRDS KITCHEN
Stephanie Morgan



CREME TANGERINE
Parker Macy



DEAR BELLA CREAMERY
Belinda Wei



NOOK COFFEE BAR
Edward Kim



BARBONZAI
Sam Zakharia



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