



2930 Bristol St,
Costa Mesa

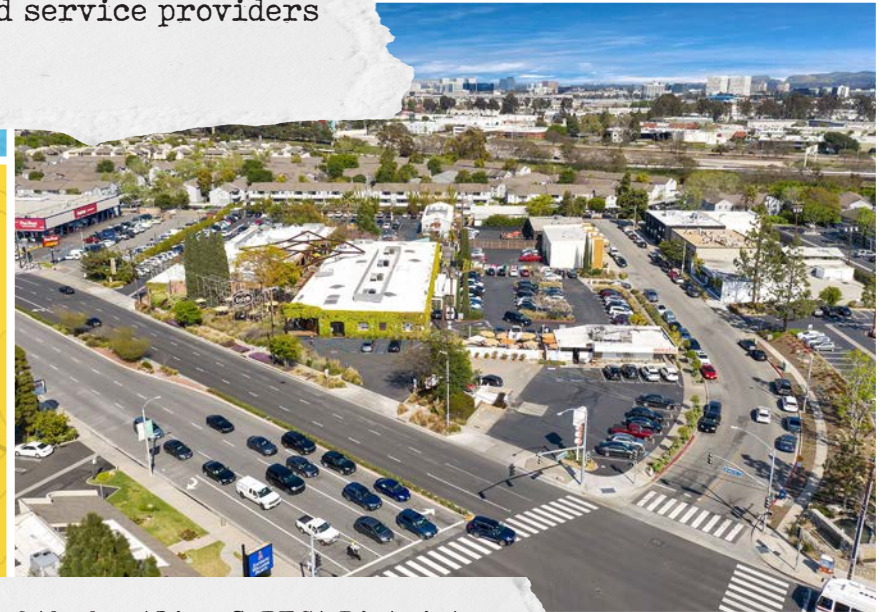
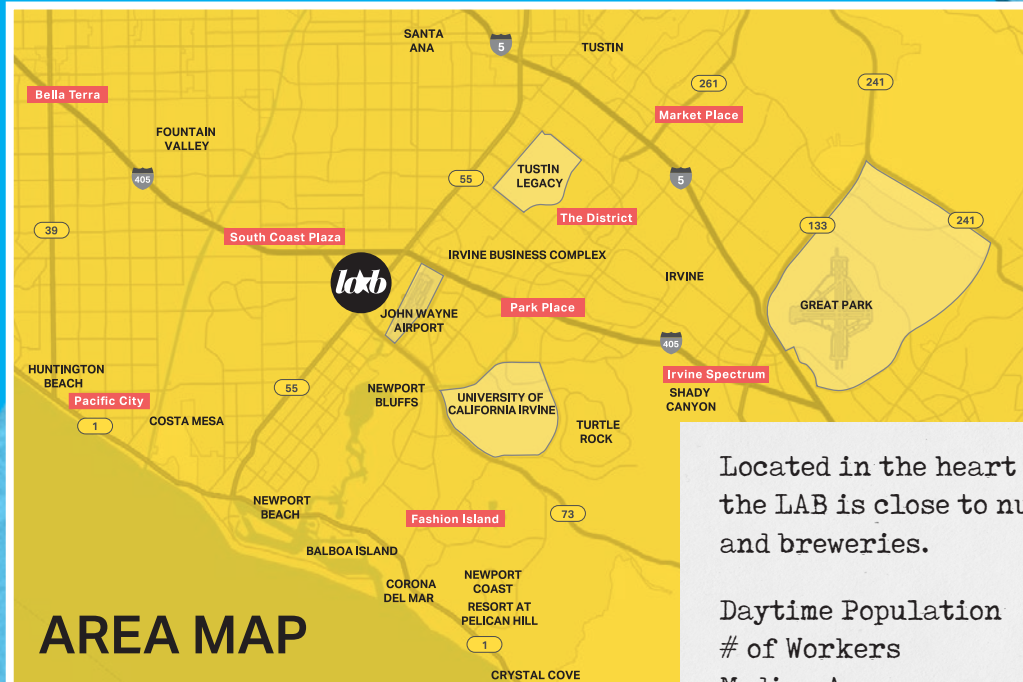
THE *lab*

an•ti mall (æn.ti môl)

1. A place where thoughts roam free, art and culture are king
2. Destination full of small businesses, art and funkiness



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.



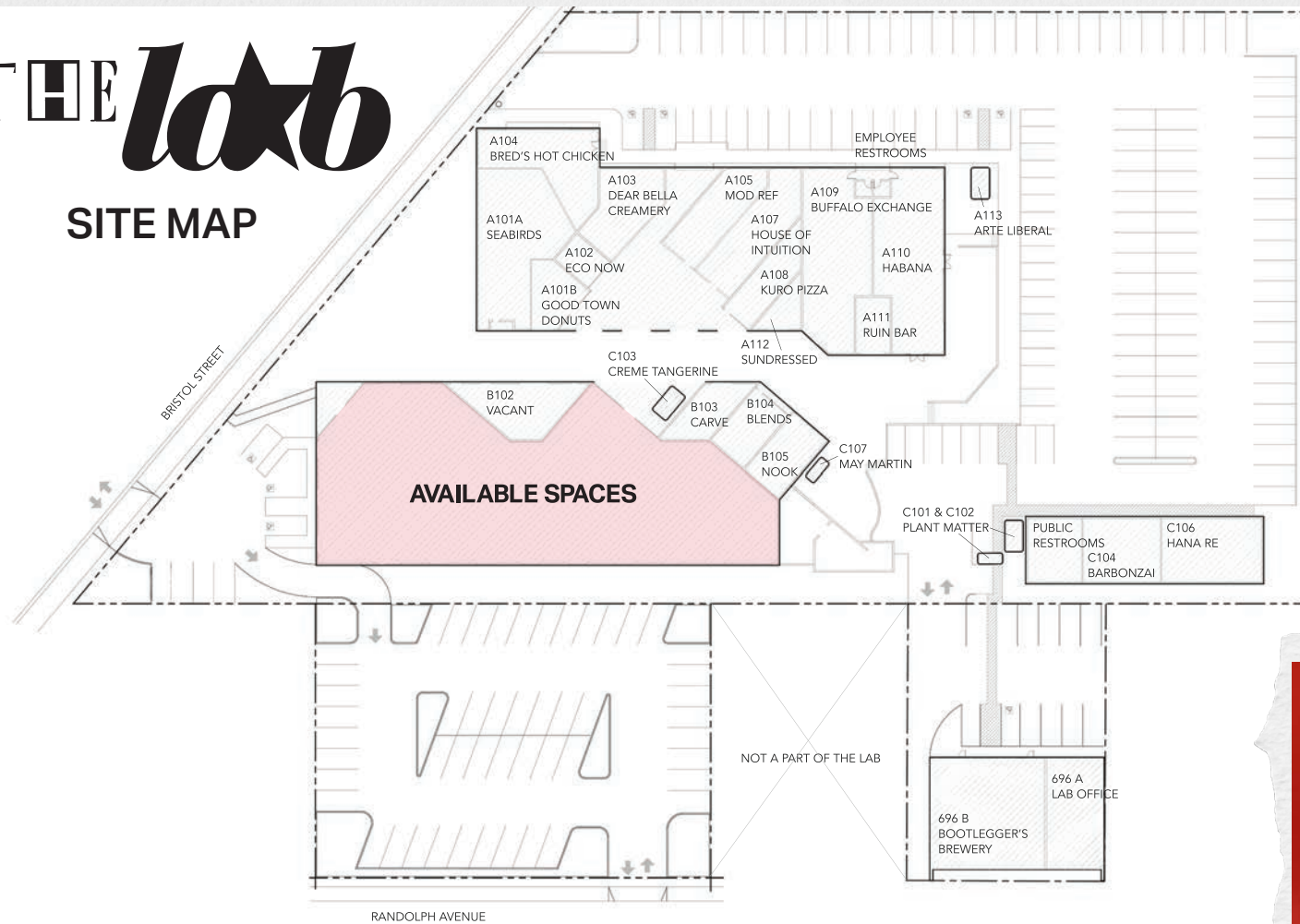
Located in the heart of the bustling SoBECA District, the LAB is close to numerous retailers, eateries, cafés and breweries.

	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



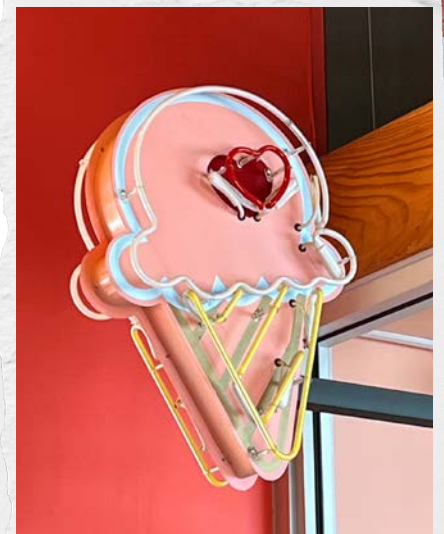
THE *lab*

SITE MAP

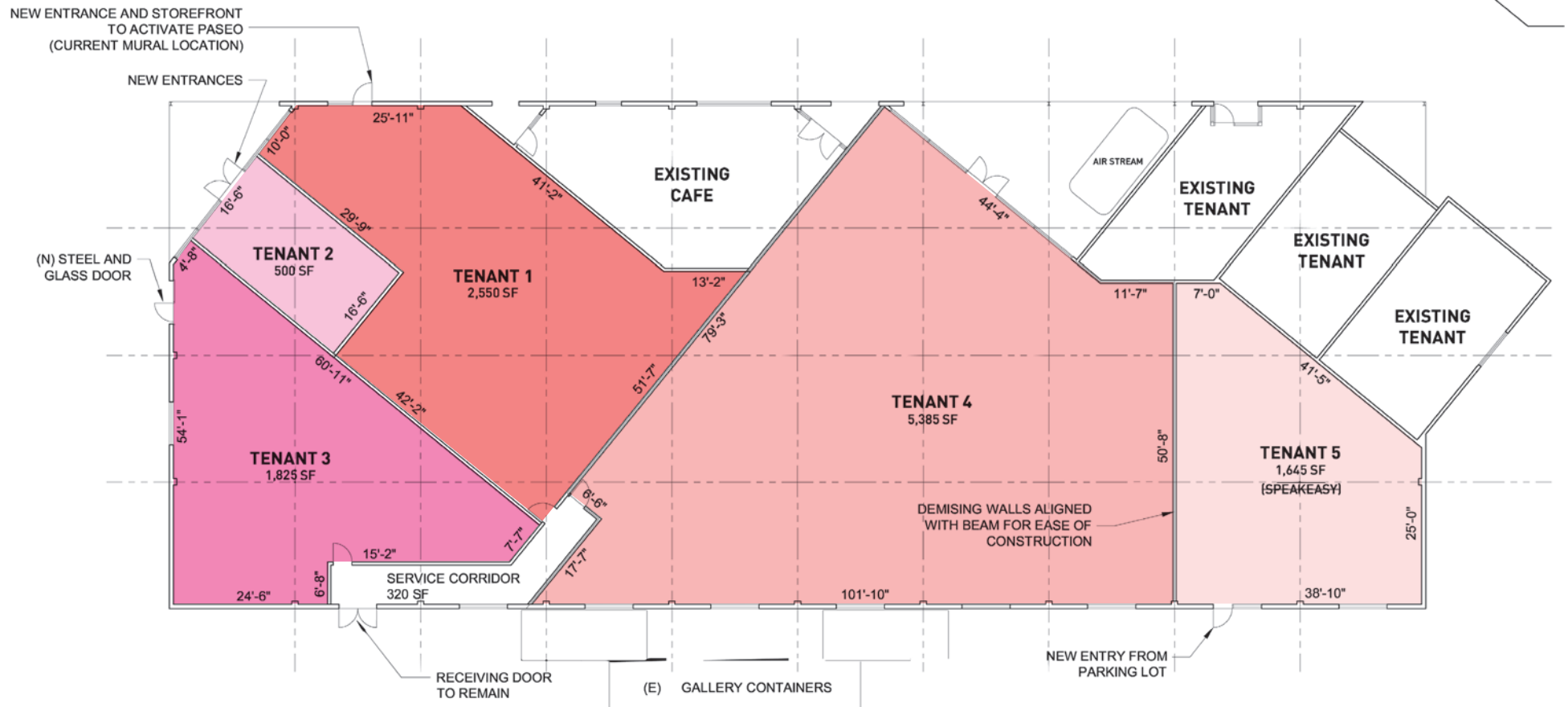


PROPERTY HIGHLIGHTS

- × 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

NEW ENTRANCE AND STOREFRONT
TO ACTIVATE PASEO
(CURRENT MURAL LOCATION)

NEW ENTRANCES

(N) STEEL AND
GLASS DOOR

TENANT 2
500 SF

TENANT 1
2,550 SF

TENANT 3
1,825 SF

EXISTING
CAFE

TENANT 4
3,055 SF

TENANT 5
2,320 SF

EXISTING
TENANT

EXISTING
TENANT

EXISTING
TENANT

TENANT 6
1,645 SF
(SPEAKEASY)

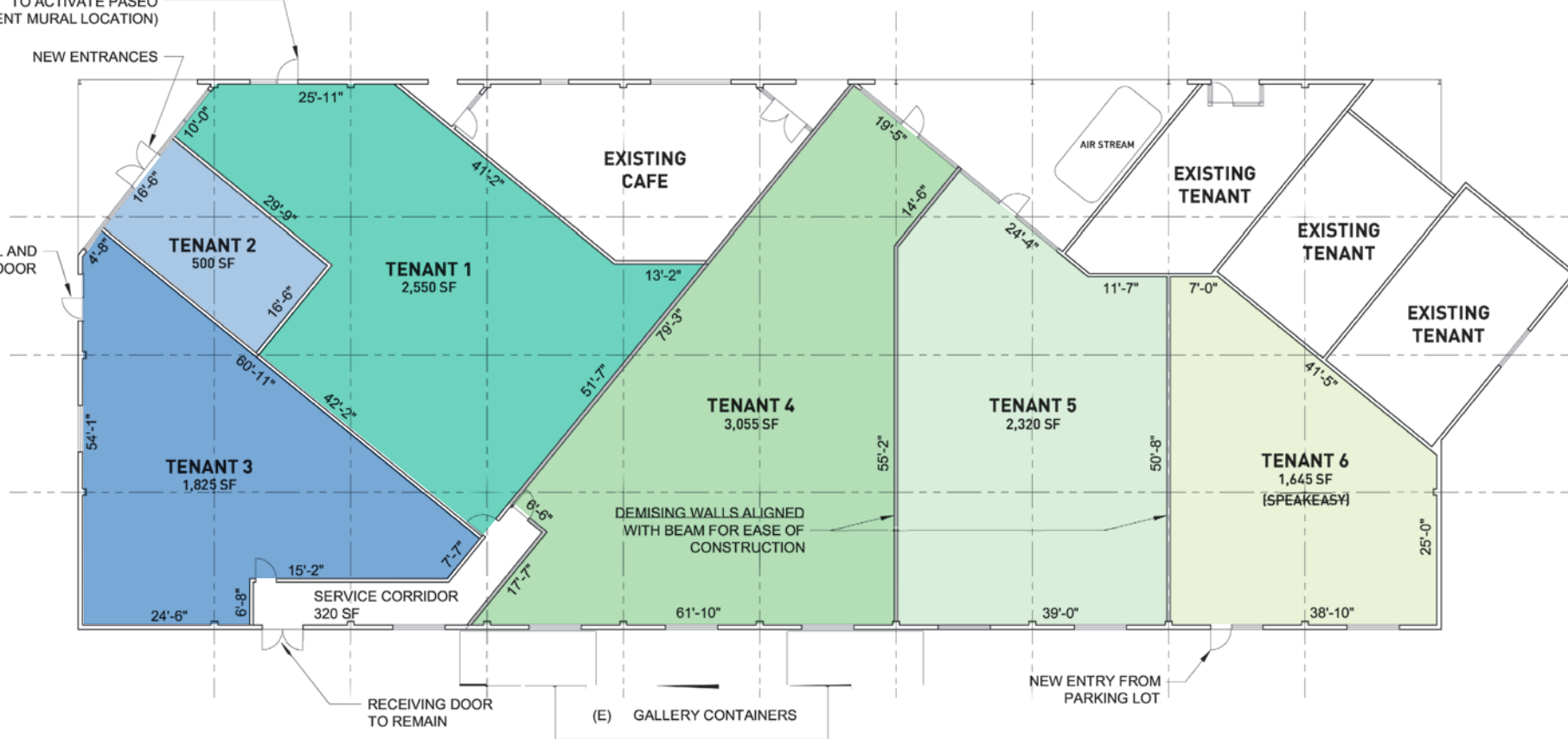
SERVICE CORRIDOR
320 SF

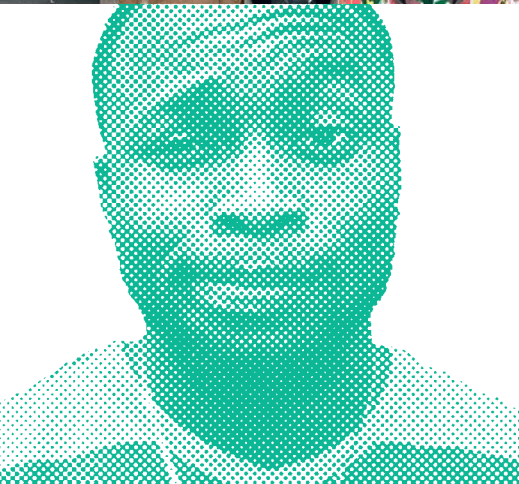
DEMISING WALLS ALIGNED
WITH BEAM FOR EASE OF
CONSTRUCTION

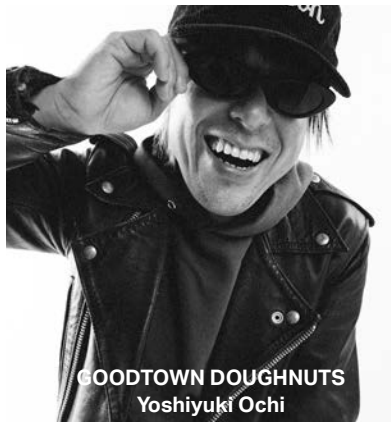
RECEIVING DOOR
TO REMAIN

(E) GALLERY CONTAINERS

NEW ENTRY FROM
PARKING LOT







GOODTOWN DOUGHNUTS
Yoshiyuki Ochi



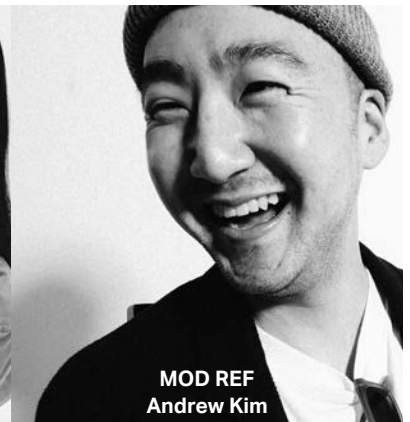
BOOTLEGGER'S BREWERY
Patricia Barkenhagen



BRED'S HOT CHICKEN
Scott Kears



PLANT MATTER SHOP
Sandy Payawal



MOD REF
Andrew Kim



ECO NOW
Thea Merritt

FACES OF THE LAB

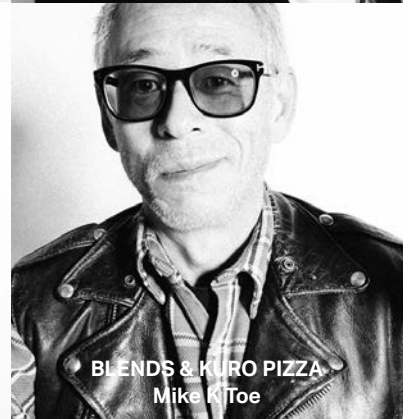
Meet a few of the hard working small business owners and operators that claim a home here at The LAB Anti-Mall.

With 30 years of our retail experiment, the mission has remained the same : to create a community of small business and art lovers to break the retail mold.

The faces of The LAB are ever-changing but remain forever a part of our history and journey to support small.



HOUSE OF INTUITION
Alex Naranjo



BLENDS & KURO PIZZA
Mike Kito



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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