

For Lease | ±18,098 SF

# NEC Harbor Blvd & Victoria St | 99 Cents Only

2180 Harbor Blvd, Costa Mesa, CA 92627



For leasing, please contact:

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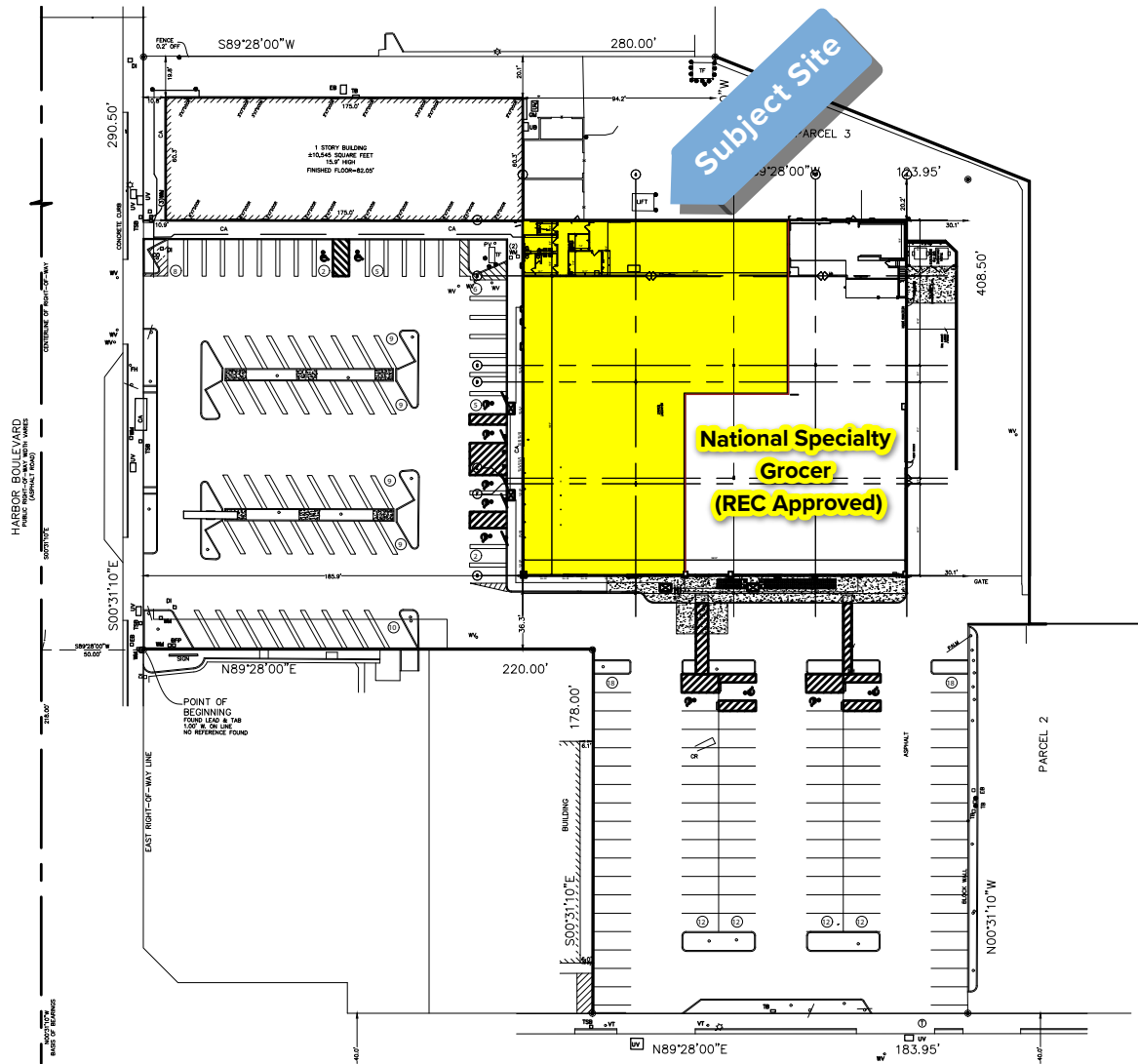


# PROJECT HIGHLIGHTS



<b>Address</b>	2180 Harbor Blvd, Costa Mesa, CA 92627	<ul style="list-style-type: none"> <li>• ±18,098 SF demised portion of the box</li> </ul>
<b>Population (2 mi)</b>	96,435	<ul style="list-style-type: none"> <li>• Located at the highly trafficked intersection of Harbor Blvd and Victoria St</li> </ul>
<b>Median HH Income (2 mi)</b>	\$102,496	<ul style="list-style-type: none"> <li>• Convenient surface area parking with 2 parking lots off both major streets</li> </ul>
<b>Employees (2 mi)</b>	56,171	<ul style="list-style-type: none"> <li>• Prominent street visibility with pylon and monument signage</li> </ul>
<b>Traffic Counts</b>	Harbor Blvd - 40,000 ADT Victoria St - 30,000 ADT	<ul style="list-style-type: none"> <li>• Easily accessible with four access points, three of which are full access</li> </ul>

# SITE PLAN

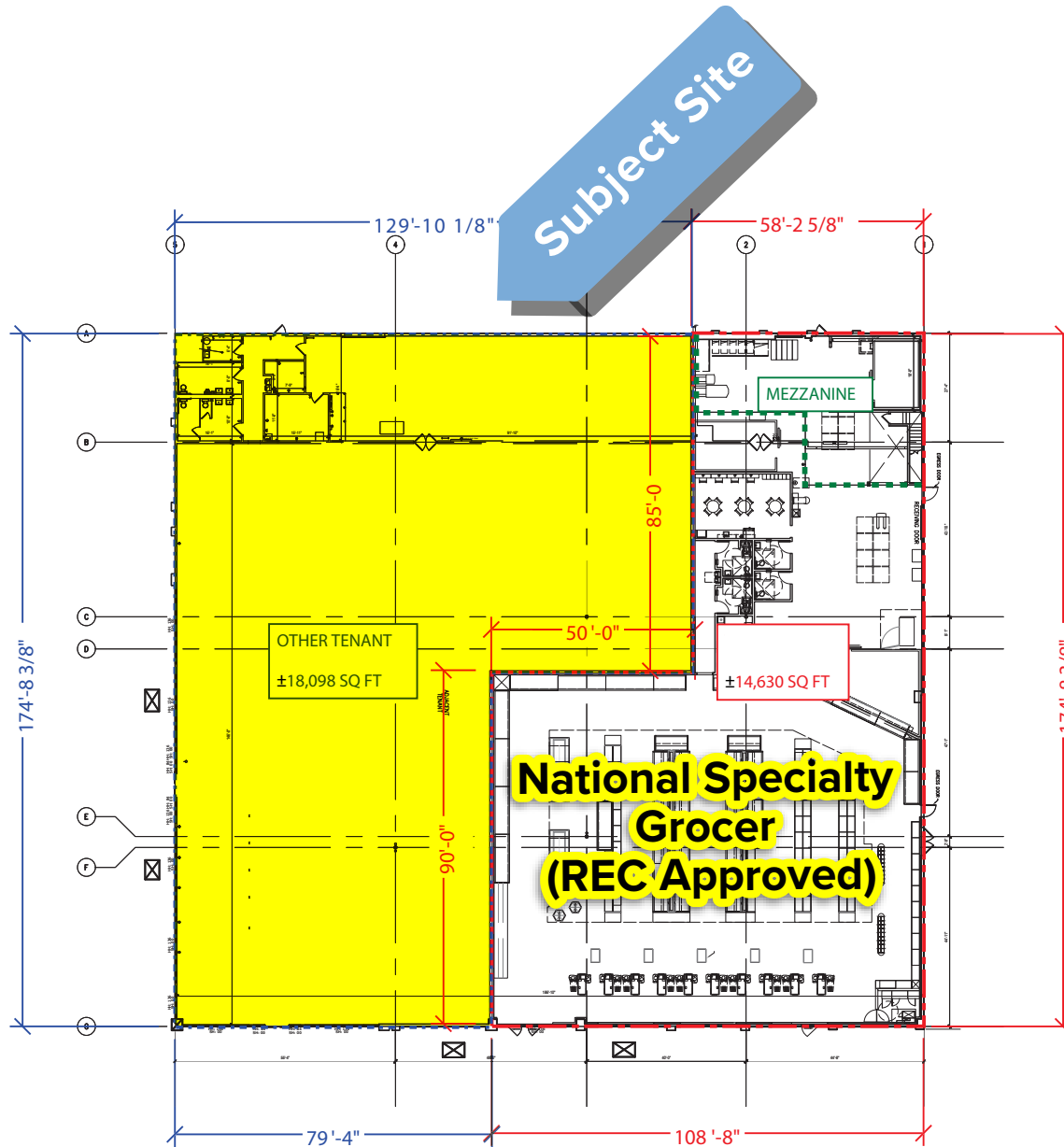


1 PROPOSED RE-STRIPING PLAN

SCALE 1/64" = 1'-0"

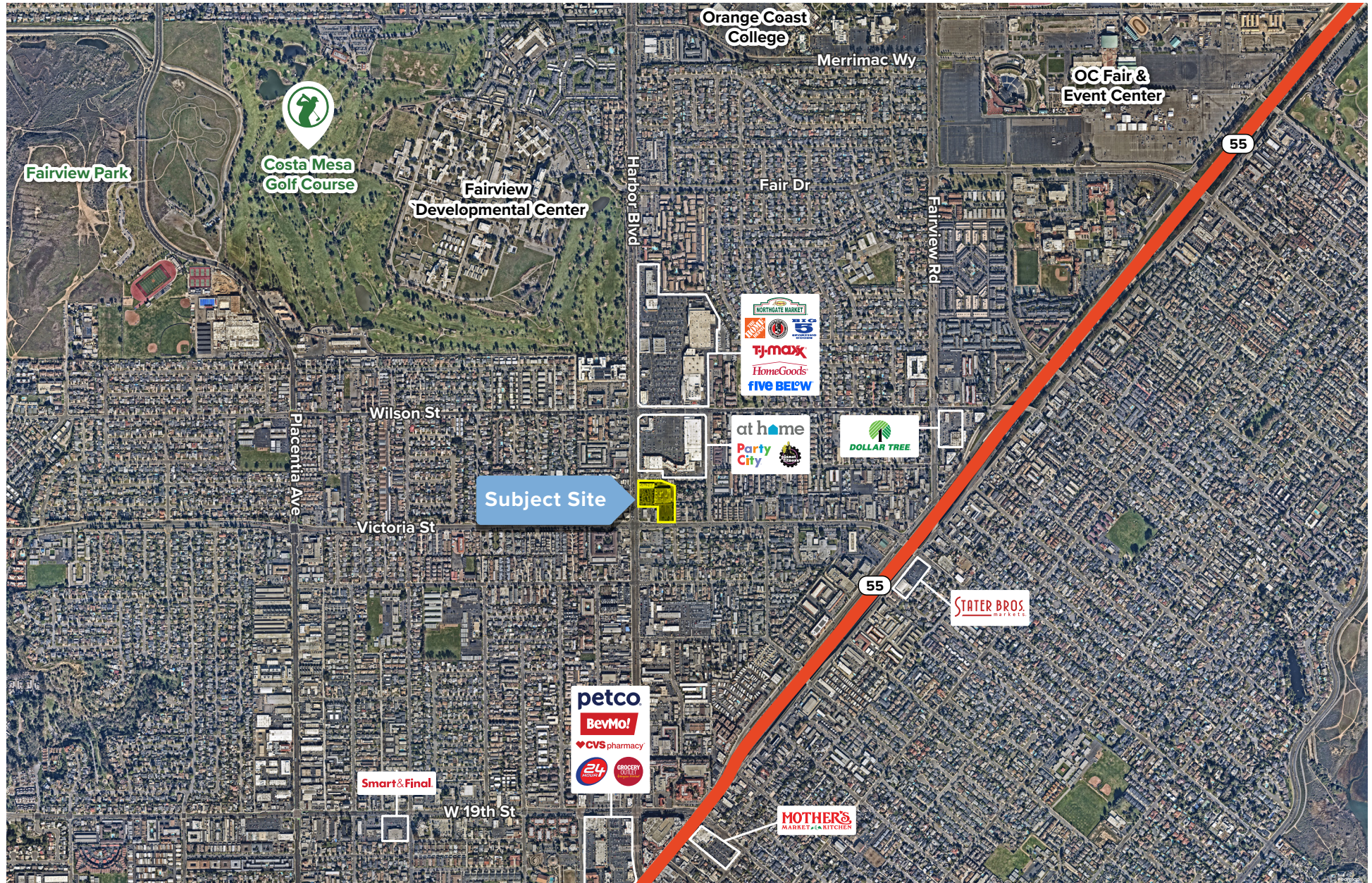


# DEMISING PLAN





# TRADE AREA HIGHLIGHTS





# GROCERY COMPETITION MAP







# WESTERN RETAIL ADVISORS

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