

FOR SALE / FOR LEASE

# Prime Retail & Redevelopment Opportunity

3130 HARBOR BLVD, COSTA MESA, CA 92626





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DELIVERABLE 2/1/28 - Do Not Disturb

## ±1.02 Acre Multi-Parcel Site

≈44,431 SF of Land

## Building Size

±8,107 SF / 2-Story

## Site APNs

418-141-05, -06, -07

## Signalized Corner

## Rare ±1.02 Acre Redevelopment Opportunity

Signalized Corner | High-Exposure Harbor Blvd Corridor | Costa Mesa, CA

223K+ DAYTIME POPULATION | \$109K+ MEDIAN HH INCOME | 192K+ RESIDENTS (3-MILE)

The site is positioned at a signalized intersection along Harbor Blvd, offering maximum visibility, extended line-of-sight exposure, and multiple points of ingress/egress—key drivers of customer capture and repeat visitation for high-performing retail and restaurant operators. The signalized corner enhances dwell time and turning movements, increasing conversion from passing traffic into on-site visits.

- The property is surrounded by a strong mix of national retailers, including Target, Raising Cane’s, In-N-Out, Chick-fil-A, and McDonald’s, reinforcing the corridor as a proven high-performing retail node. This positioning supports consistent consumer traffic and creates a compelling opportunity to acquire a freestanding asset in a high-barrier-to-entry market.
- The offering includes an existing ±8,107 SF freestanding building situated on a ±1.02-acre site with frontage along Harbor Blvd (≈55K CPD). The site’s scale and configuration provide flexibility for a range of uses, including retail showroom, medical, fitness, daycare, EV charging, or redevelopment.



## SITE OVERVIEW

- The ±1.02-acre site offers strong frontage and accessibility along Harbor Blvd, supporting efficient site planning and multiple redevelopment scenarios, including drive-thru, pad development, or multi-tenant configurations.
- The property is located within a dense and affluent trade area, supported by **192K+** residents and **223K+** daytime population within 3 miles. Median household incomes exceed **\$109K**, with above-average retail spending.
- The combination of dense population, elevated incomes, and significant daytime activity drives a high-performing trade area capable of sustaining strong and consistent tenant sales, further supported by a diverse and well-educated consumer base.

## DEMOGRAPHICS

\*Source: Esri

ESTIMATED 2025	1 MILE	3 MILES	5 MILES
2025 Population	18,208	<b>192,819</b>	572,049
2030 Population	18,810	193,597	576,194
Median Age	38	39	38
Average Family Size	3	3	3
Total Daytime Population	24,653	<b>223,512</b>	672,435
Workers	16,575	135,271	397,259
Residents	8,078	88,241	275,176
Median Household Income	\$118,163	<b>\$109,488</b>	\$108,738
Average Household Income	\$159,212	\$144,805	\$146,970

- Adjacent to Costa Mesa Square:** anchored by Target and Sprouts along Harbor Blvd
- South Coast Plaza (±1.5 mi):** ±2.8M SF premier shopping destination with 270+ retailers and among the highest retail sales volumes in the U.S.
- Orange Coast College (±1.5 mi):** 16,000+ students; major daytime driver and top OC community college feeder to UC/CSU systems
- OC Fair & Event Center (±2 mi):** 1.3M+ annual visitors during the OC Fair, plus year-round events generating consistent regional traffic



## FOR MORE INFORMATION CONTACT

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