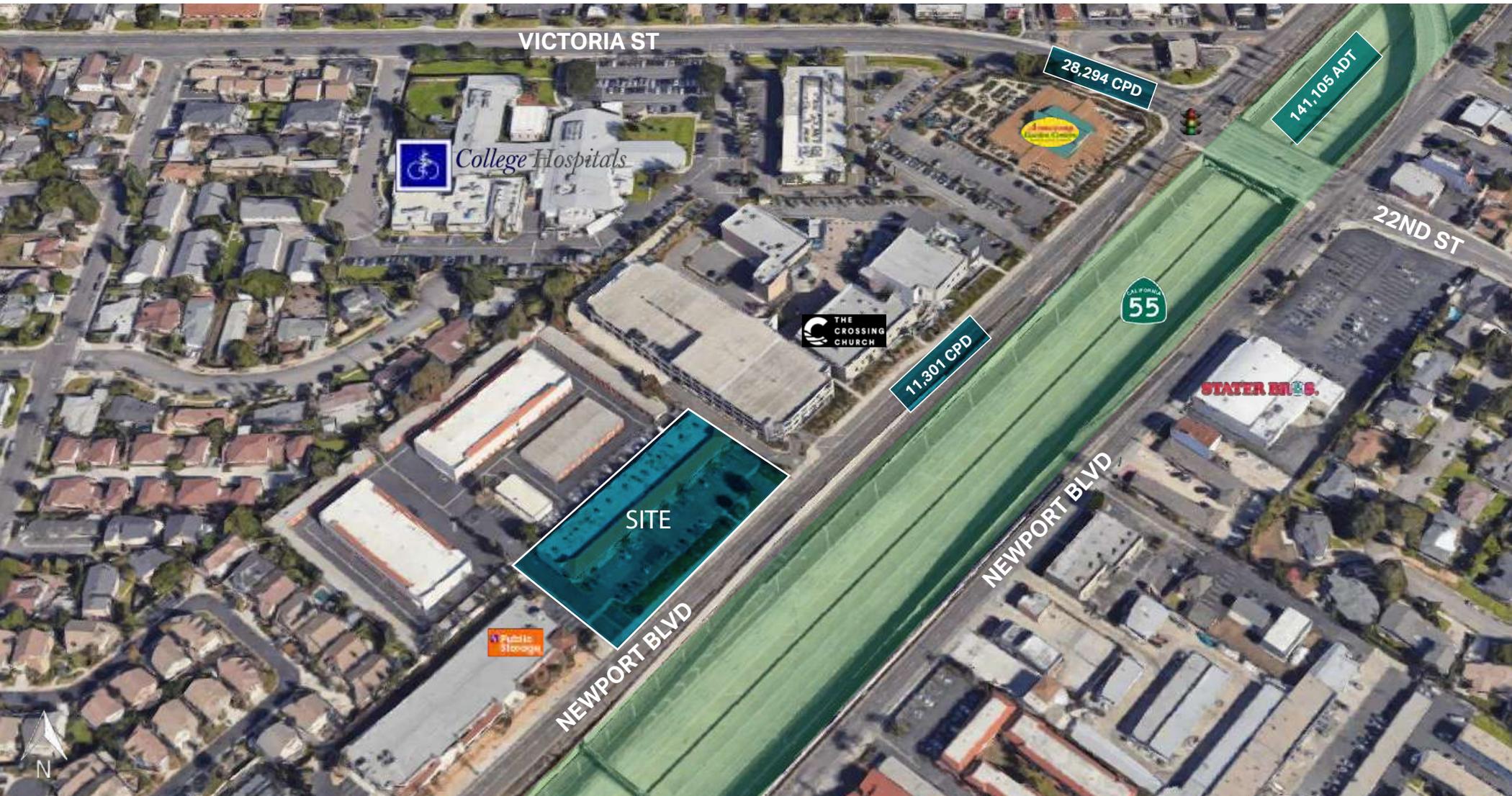


Newport Mesa Plaza

2075 Newport Blvd Costa Mesa, CA

epsteen & associates

FOUNDING MEMBER CHAINLINKS RETAIL ADVISORS



Property Highlights

- Good access / parking / identity
- Serves both Newport & Costa Mesa trade area
- Great for service type businesses

Please Contact

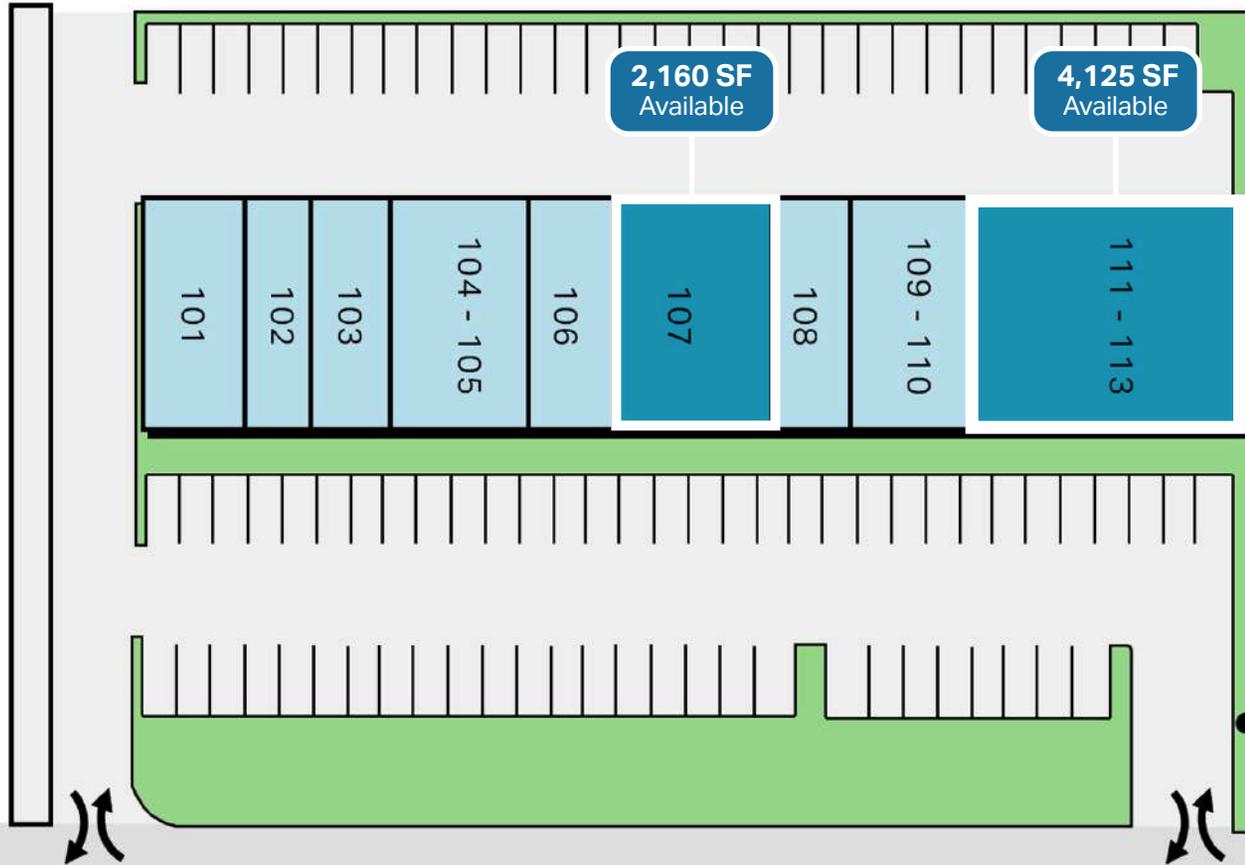
CAMERON CROWNER

310.451.8171 X 240
CCROWNER@EPSTEEN.COM
BRE LIC: 00924460

AUSTIN COLE

310.451.8171 X 251
ACOLE@EPSTEEN.COM
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SITE PLAN

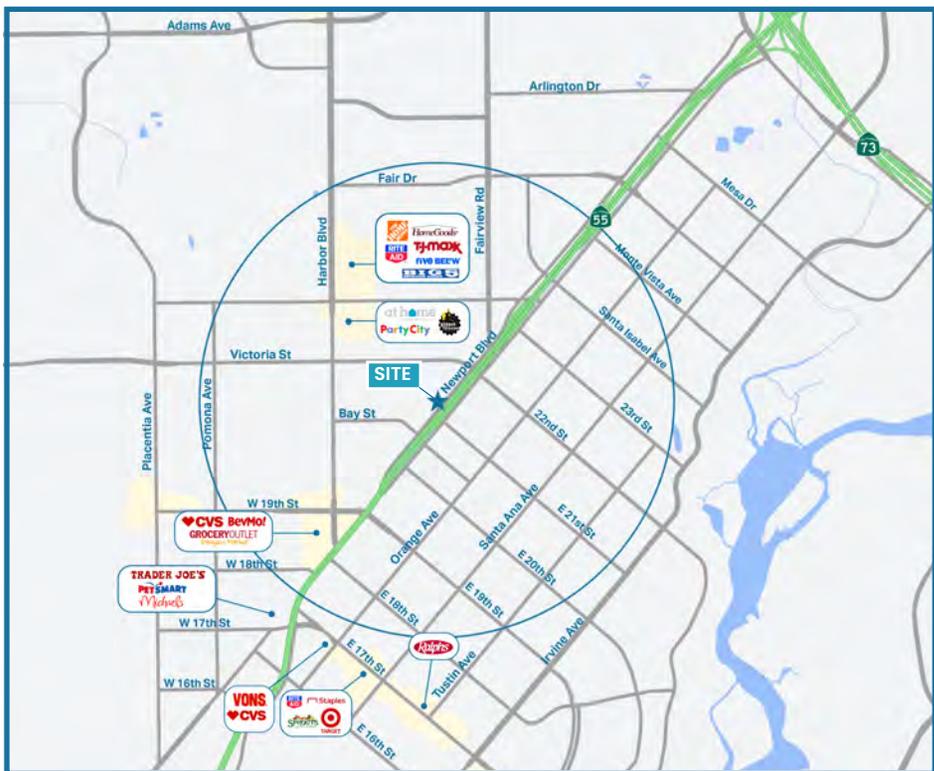


NEWPORT MESA PLAZA

2075 Newport Blvd Costa Mesa, CA 92627

UNIT	TENANT	SIZE
101	UMMA PILATES STUDIO	1,400 SF
102	TOTAL BARBER	900 SF
103	THE STRENGTH CO-GYM	1,200 SF
104 - 105	GLO NAIL BAR	2,100 SF
106	3D LASH SPA	1,200 SF
107	AVAILABLE	2,160 SF
108	SUSHI HONG	1,440 SF
109 - 110	COIN LAUNDRY	1,800 SF
111 - 113	AVAILABLE	4,125 SF

NEWPORT BLVD



DEMOGRAPHICS

TRAFFIC COUNTS



Population

- 1 MILE** 35,274
- 2 MILE** 99,401
- 3 MILE** 164,125



- NEWPORT BLVD (S)** 11,301 CPD
- 55 FREEWAY** 141,105 ADT



Median Household Income

- 1 MILE** \$115,951
- 2 MILE** \$121,765
- 3 MILE** \$130,780



Daytime Population

- 1 MILE** 8,951
- 2 MILE** 43,588
- 3 MILE** 115,909



This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.