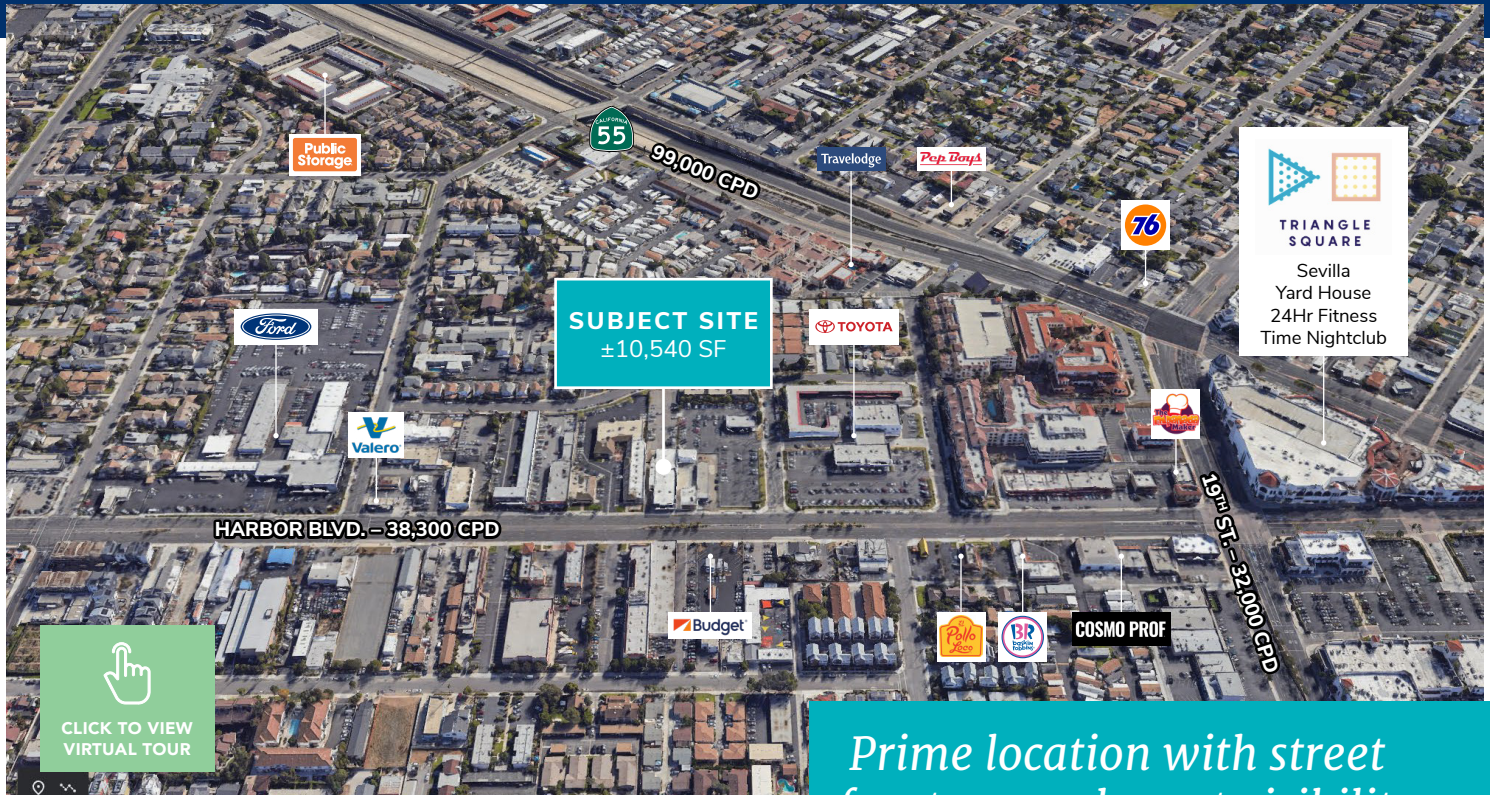


For Sublease

1998 Harbor Boulevard
Costa Mesa, CA

±10,540 SF
Flex Space /
Showroom Retail



Prime location with street frontage and great visibility

HIGHLIGHTS

- **Harbor Blvd. Corridor** – The property is located on Harbor Blvd. in Costa Mesa and boasts extremely strong demographics. There are over 12,000,000 cars traveling past annually.
- **Street Frontage** – With 48' of street frontage on Harbor Blvd. and no setbacks from the street, this property is highly visible to traffic.
- **Location** – Costa Mesa, California is a highly desirable location due to its close proximity to both the beach and major urban centers. The city boasts a vibrant arts and culture scene, excellent shopping and dining options, and a variety of outdoor recreational activities, making it a popular destination for both residents and visitors alike.
- **C1 Zoning** – [Local Business District](#) provides flexible zoning and uses to meet the needs of the community. The permitted uses are aimed towards benefiting the needs of the community.

2022 DEMOS	1 MILE	3 MILE	5 MILE
Population	40,386	160,000	347,542
Daytime Population	34,408	164,699	470,314
Avg. HH Income	\$104,089	\$132,060	\$129,102

TRAFFIC COUNTS

Harbor Blvd	38,300 CPD
19th Street	32,000 CPD
55 Freeway	99,000 CPD

For more information, please contact:

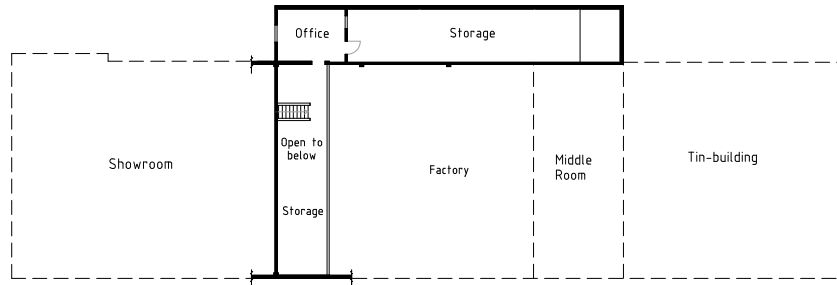
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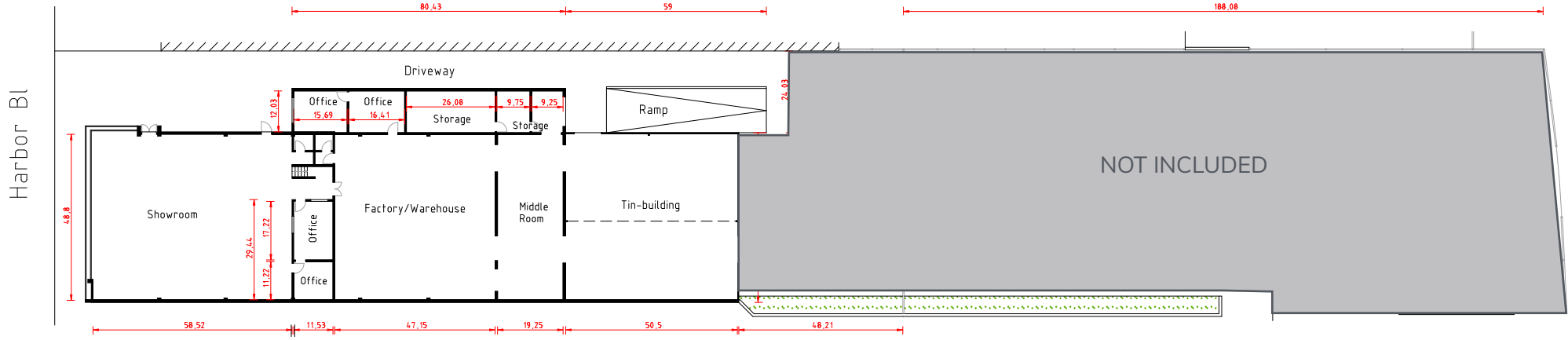
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MEZZANINE



FIRST LEVEL

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