

FOR LEASE

# Retail / Light Food Opportunity

545 Anton Boulevard | Suite 103 | Costa Mesa, CA 92626



## Retail / Light Food Use

±1,504 SF

Available

Formerly Quiznos with 15' ceiling heights

## TRAFFIC COUNTS

Anton Boulevard approx. 23,300 cpd  
Bristol Street approx. 66,500 cpd  
I-405 Freeway approx. 252,200 cpd

Source: Costar

## CONTACT

Bree Casas

949.270.8212 | bree.casas@srsre.com

CA License No. 02088511

## DESCRIPTION

- Located at well trafficked intersection of Anton Boulevard & Bristol Street (combined over 89,000 daily commuters)
- Substantial amount of parking (approx. 20 stalls)
- Highly visible pylon and monument signage available
- Close proximity to the I-405 freeway (over 252,000 cpd)
- Immediate proximity to The OC Mix at SOCA, South Coast Plaza, The Lab and The Camp, John Wayne Airport
- Within 0.5 mile from South Coast Plaza a regional shopping mall (\$2.5 billion annual sales; ranked #1 in California) with 275 tenants with an estimated 24 million annual visitors

## 2024 DEMOGRAPHICS

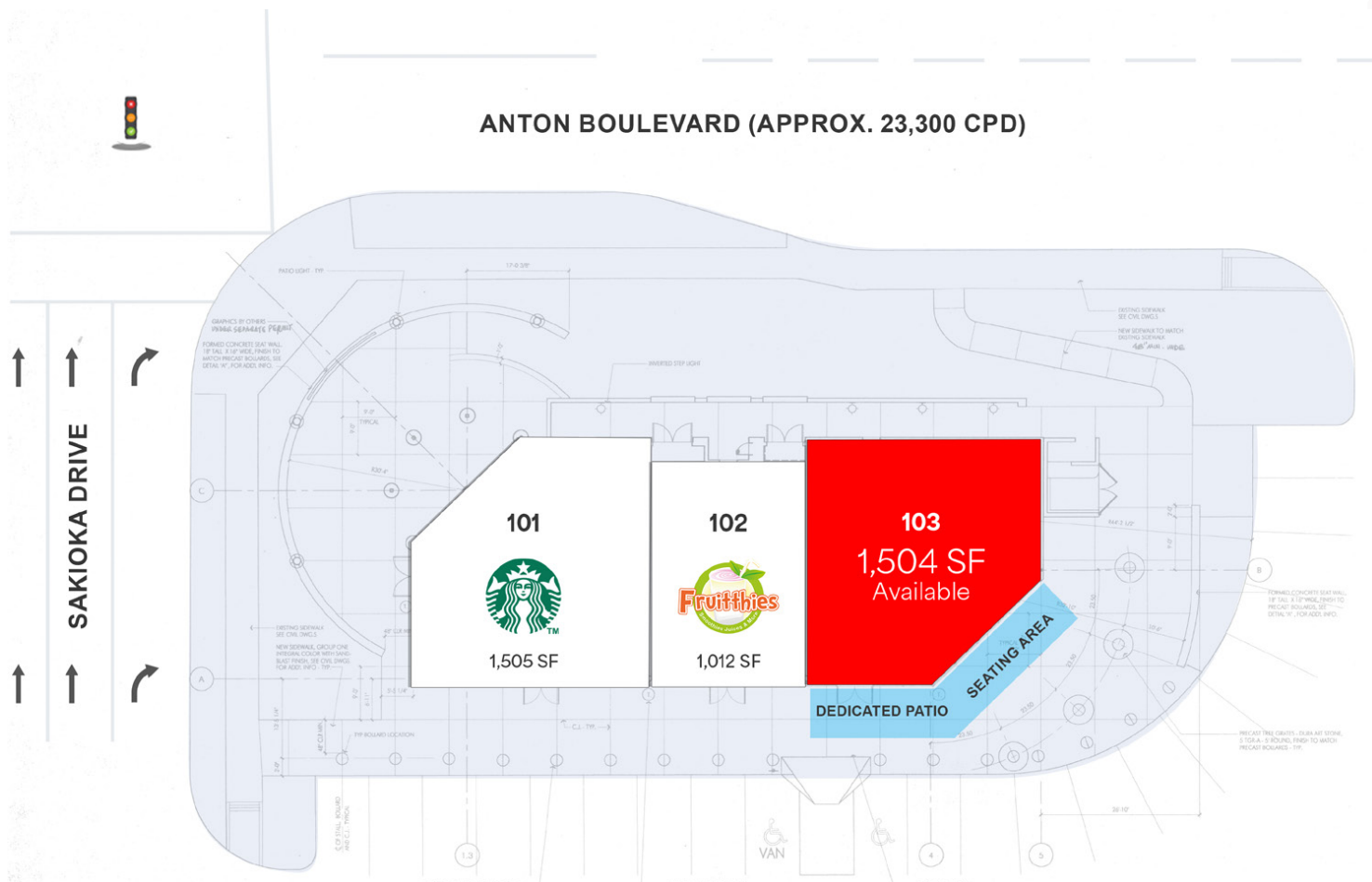
	1 Mile	3 Miles	5 Miles
Population	21,240	174,668	617,568
Avg Household Income	\$120,025	\$137,445	\$139,783
Daytime Population	40,026	250,324	447,279

Source: Esri



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## SURROUNDING TRADE AREA

Total 3,897 **Live & Stay**  
within walking distance to site

**2,303** Total Residential Units  
**1,594** Total Hotel & Resort Rooms

1	Segerstrom Center for the Arts	est. 3,000 visitors annually (2023)
2	Orange County Museum of Art	New \$94M home brings in over 250K visitors (2023)
3	The Enclave at South Coast Apartment Homes	890 units
4	3400 Avenue of the Arts Apartments	770 units
5	580 Anton Apartments	250 units
6	Halcyon House Apartments	393 units
7	The Westin South Coast Plaza	393 rooms
8	Avenue Of The Arts Costa Mesa	238 rooms
9	Costa Mesa Marriott	253 rooms
10	Crowne Plaza Costa Mesa Orange County	224 rooms
11	Hilton Orange County Costa Mesa	486 rooms

