



**BAKERY/RETAIL
SUBLEASE**



1,371 SF



**\$4.33 SF/MONTH
(\$1.16 NNN)**



Cinderella Cakes

Costa Mesa, California 92627

Property Highlights

- Approx. 1,371 sq ft.
- Duke convection oven, walk-in fridge, refrigerated display case, full-size sink, type 2 hood.
- On Harbor Blvd near Triangle Square. Over 30,000+ Cars passing daily.
- Lease ends 12/2028. 5-year option to extend.

OFFERING SUMMARY

Lease Rate:	\$4.33 SF/month (\$1.16 NNN)
Available SF:	1,371 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	13,995	63,151	134,079
Total Population	38,876	158,733	341,589
Average HH Income	\$137,211	\$167,608	\$159,654



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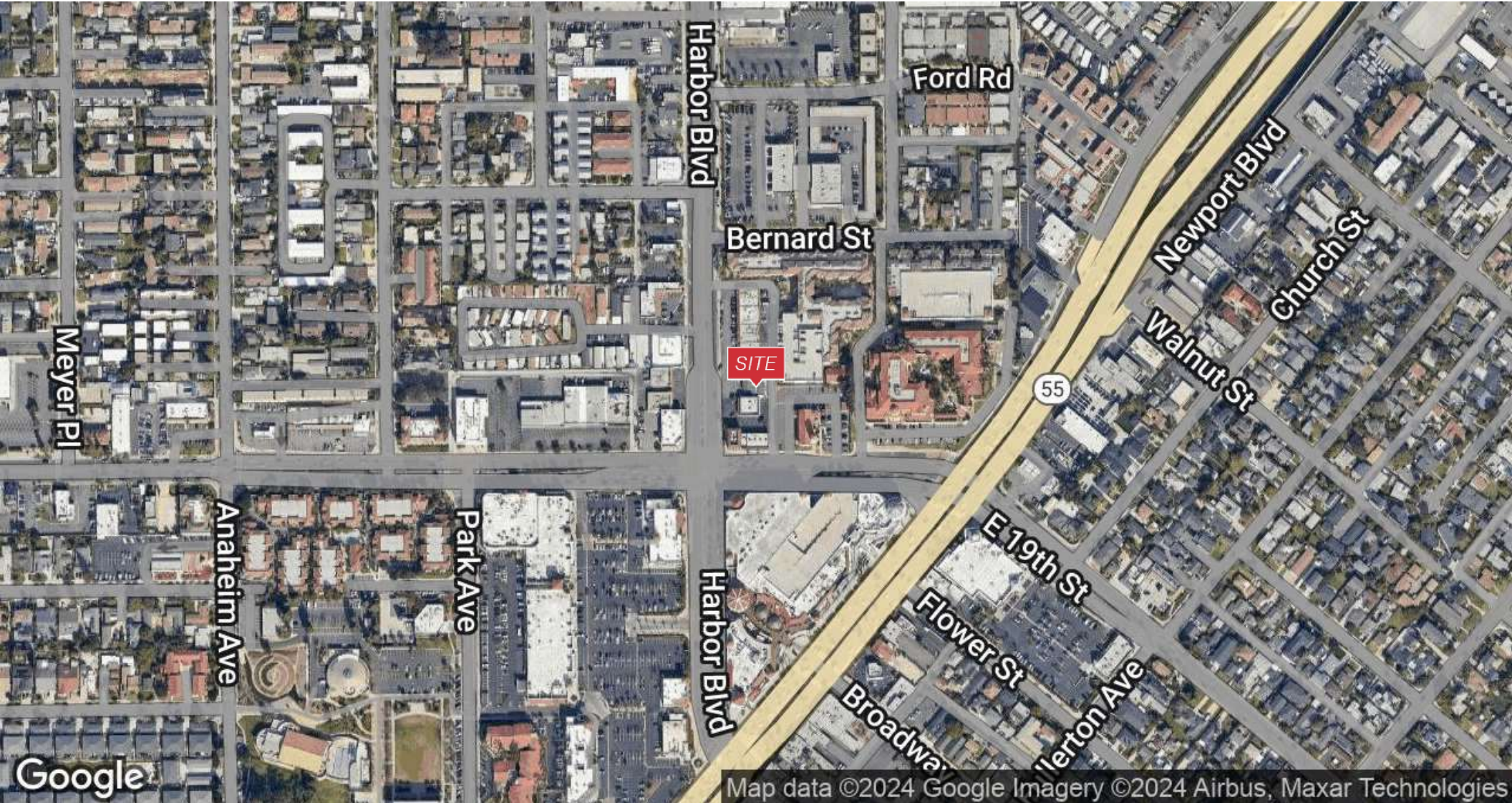
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Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies



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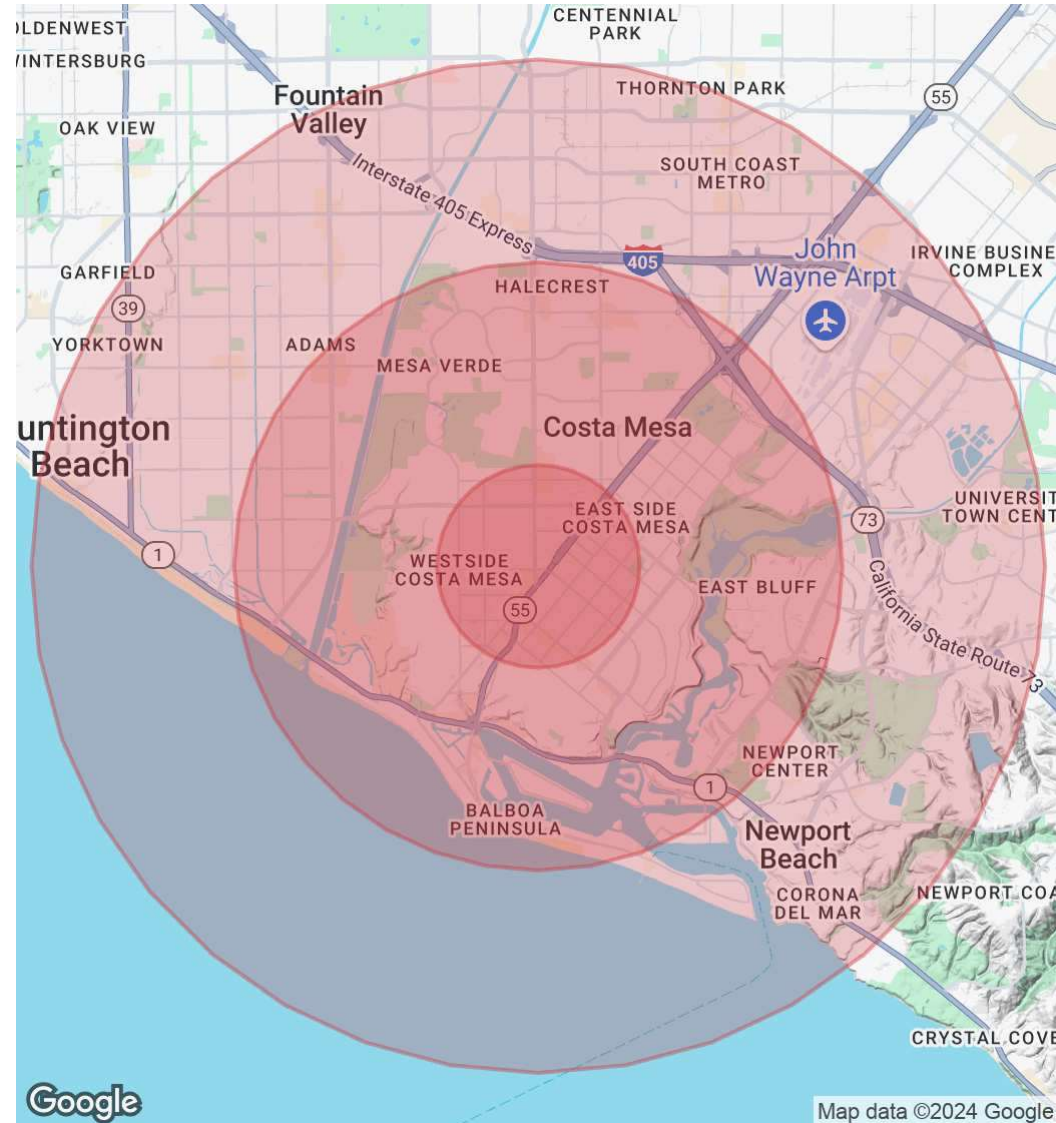


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	38,876	158,733	341,589
Average Age	38	42	42
Average Age (Male)	37	41	41
Average Age (Female)	38	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	13,995	63,151	134,079
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$137,211	\$167,608	\$159,654
Average House Value	\$1,132,443	\$1,347,058	\$1,247,105

Demographics data derived from AlphaMap



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