

STAY & PLAY AT TRIANGLE SQUARE



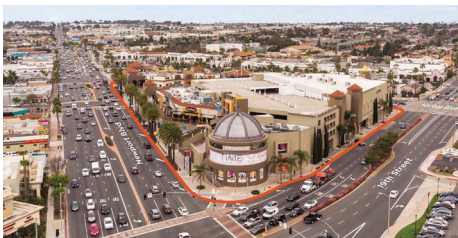
1870
HARBOR BLVD
COSTA MESA,
CALIFORNIA 92627



SPACES AVAILABLE

L1-103	1,371 SF
L2-215	11,000 SF

OVERVIEW



ABOUT TRIANGLE SQUARE

Triangle Square is the premier entertainment center in Orange County, located at the SE intersection of Harbor Blvd, Newport Blvd and 19th St. Situated at the base of the 55 freeway, the property boasts unprecedented 360 visibility, exposure and access.

THE BENEFITS



Premier Entertainment Center

- Recognized as the foremost dining and entertainment project in Orange County, and at one of OC's busiest intersections.



High Traffic Corridor

- Newport Blvd (94,500 CPD), Harbor Blvd. (28,000 CPD) and 19th Street (32,000 CPD) are among OC's busiest thoroughfares for commuters and tourists alike.

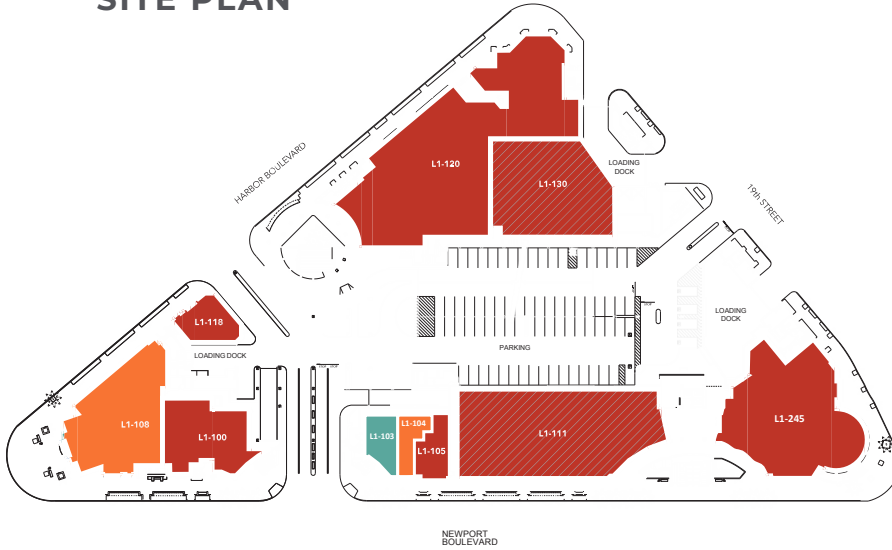


Coveted Coastal Neighborhood

- Proximity to density as well as exceptionally strong retail and restaurant tenants promoting synergy and steady daytime and night time traffic.

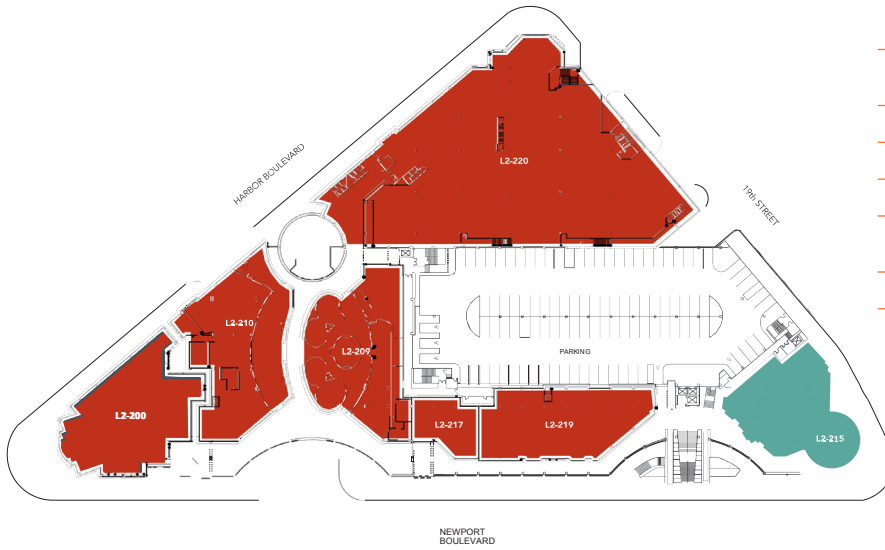
SITE PLAN

STAY & PLAY AT TRIANGLE SQUARE



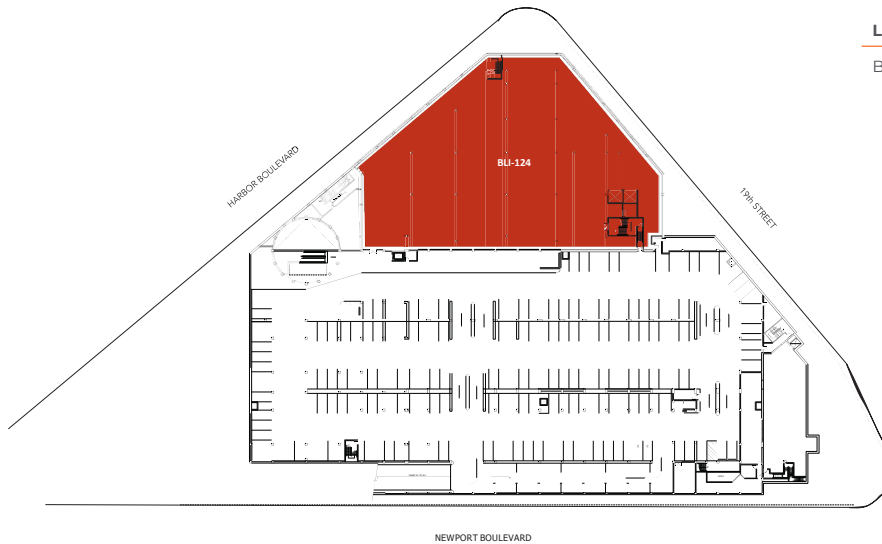
LEVEL 1 FLOOR PLAN

L1-100	H2O Sushi & Izakaya	4,821 SF
L1-103	Available	1,371 SF
L1-104	New Tenant Coming Soon!	1,653 SF
L1-105	Management Office	1,591 SF
L1-108	New Tenant Coming Soon!	8,566 SF
L1-111	Tavern + Bowl	12,268 SF
L1-118	Rockstar Tan	1,997 SF
L1-120	24 Hour Fitness	20,989 SF
L1-130	Halloween Boutique	7,440 SF
L1-245	Time Nightclub	11,804 SF



LEVEL 2 FLOOR PLAN

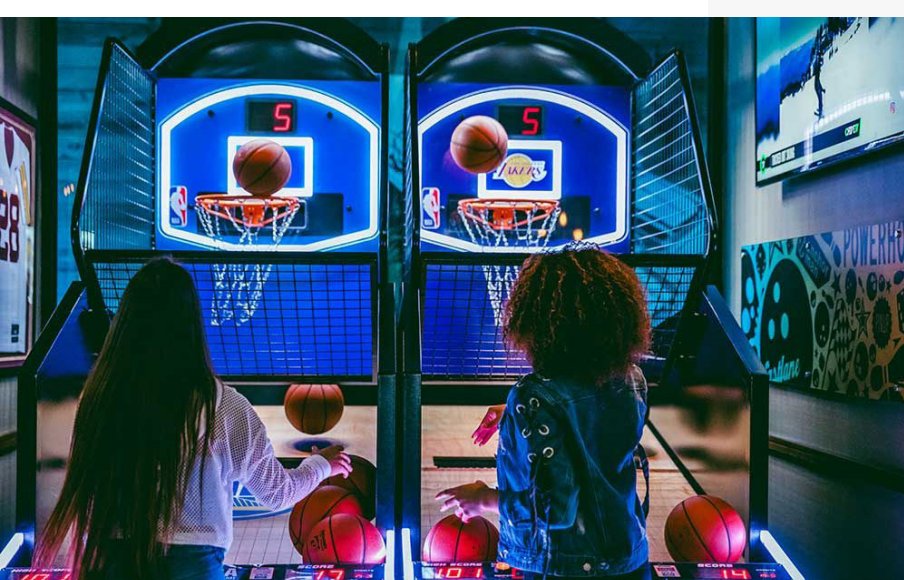
L2-200	Aspire Salon Suites - Opening 2022	9,458 SF
L2-209	La Vida Cantina	5,660 SF
L2-210	Sevilla Cafe	7,880 SF
L2-215	Available	11,000 SF
L2-217	Black Knight /Olive Branch	2,875 SF
L2-219	Yard House	9,300 SF
L2-220	Triangle Square Cinemas	37,681 SF



LEVEL B2 FLOOR PLAN

BLI-124	24 Hour Fitness	38,271 SF
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CONSUMER SPENDING HABITS

10 MILE RADIUS

ENTERTAINMENT AND RECREATION SPENDING

26%

HIGHER THAN NATIONAL AVERAGE

TWENTY-THREE PERCENT SPEND

50%

HIGHER THAN NATIONAL AVERAGE

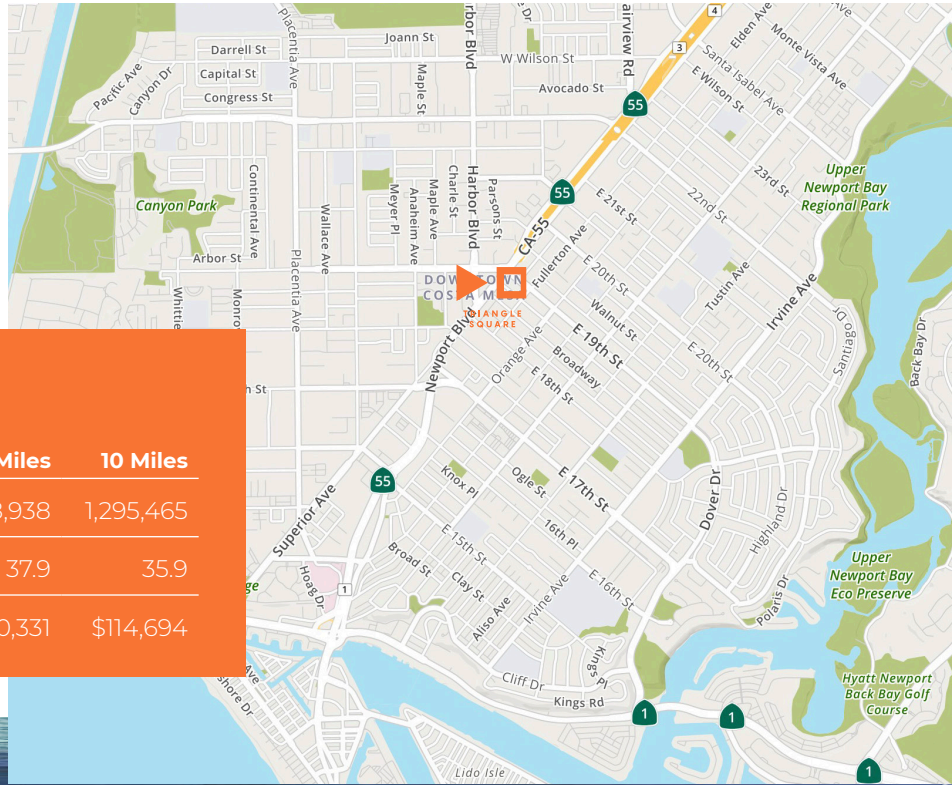
DINING OUT SPENDING

33%

HIGHER THAN NATIONAL AVERAGE

CONSUMER LIFESTYLE TRENDS

- Support arts & culture
- Prefer organics & healthy eating
- Appreciate good wine & coffee
- Fitness & activity a priority



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
Area Population	40,909	166,632	348,938	1,295,465
Median Age	33.4	38.1	37.9	35.9
Avg HH Income	\$106,533	\$129,991	\$130,331	\$114,694



55 FREEWAY/NEWPORT BLVD

94,500 CPD

HARBOR BLVD

28,000 CPD

19TH STREET

32,000 CPD