



costa mesa

ORANGE COUNTY



Welcome to *Costa Mesa*

Costa Mesa, located in Orange County and adjacent to Newport Beach, offers strategic access to major transportation routes and close proximity to John Wayne Airport, positioning the area as an ideal hub for businesses with global reach. Recognized as a thriving commercial hub, Costa Mesa is anchored by South Coast Plaza and the 17th Street corridor—two thriving retail nodes—which attract high-end retailers, top restaurants, tech firms, and financial institutions. The evolving 17th Street corridor is known for top-tier dining, is also emerging as a vibrant destination for soft goods and service-oriented retailers including Ospi, Milligram Coffee, Nordstrom Local, Salt & Straw and more.

Beyond commerce, Costa Mesa fosters a diverse and creative environment enriched by a vibrant arts and entertainment scene, including the acclaimed Segerstrom Center for the Arts. The area's cultural energy, combined with a business-friendly atmosphere and close proximity to leaders in tech, fashion, and design, continues to make Costa Mesa a compelling destination for businesses and professionals alike.



By the Numbers



95
WALK SCORE



30
TRANSIT SCORE



39
MEDIAN AGE



63%
EDUCATIONAL ATTAINMENT*



\$208,904
AVG HOUSEHOLD INCOME*



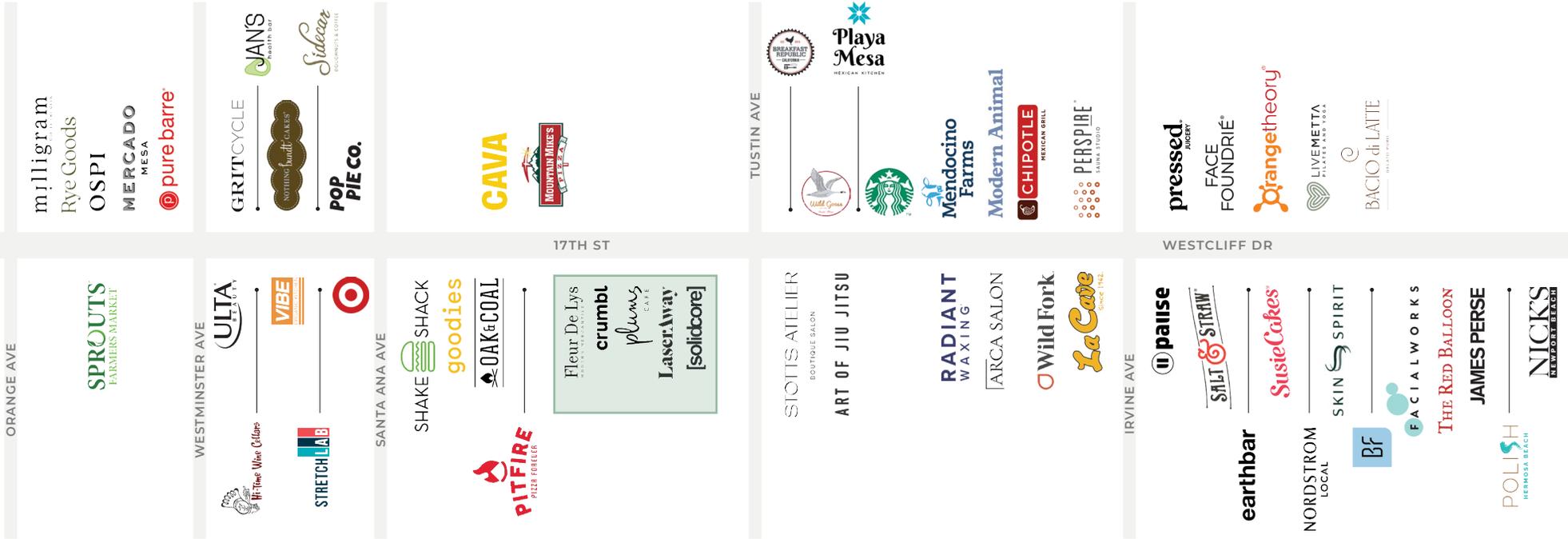
23,559
POPULATION*



159,248 SF
TOTAL NEIGHBORHOOD GLA OWNED

*(1-MILE)







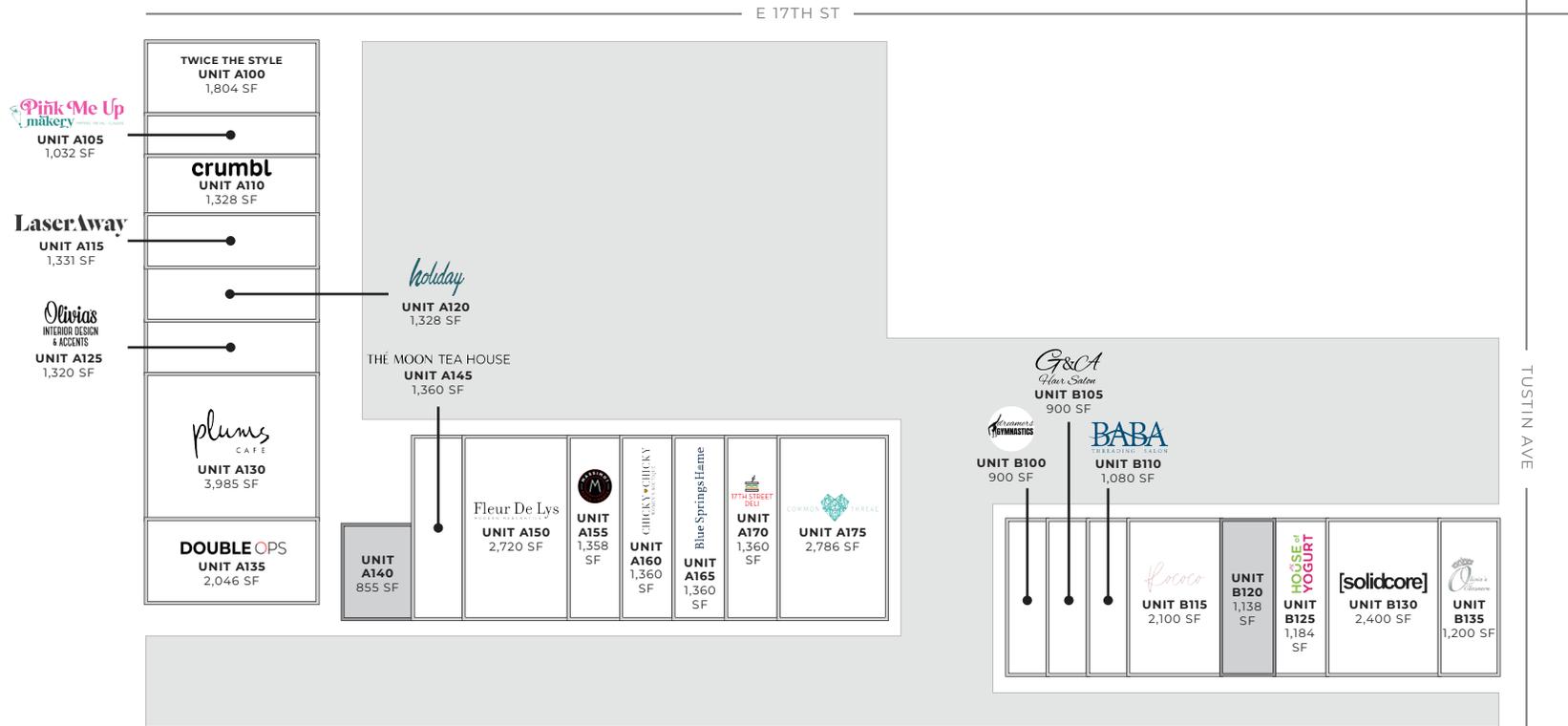
Westport Plaza

369 E 17TH ST & 1685 TUSTIN AVE

AVAILABLE

LEASED

PARKING



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