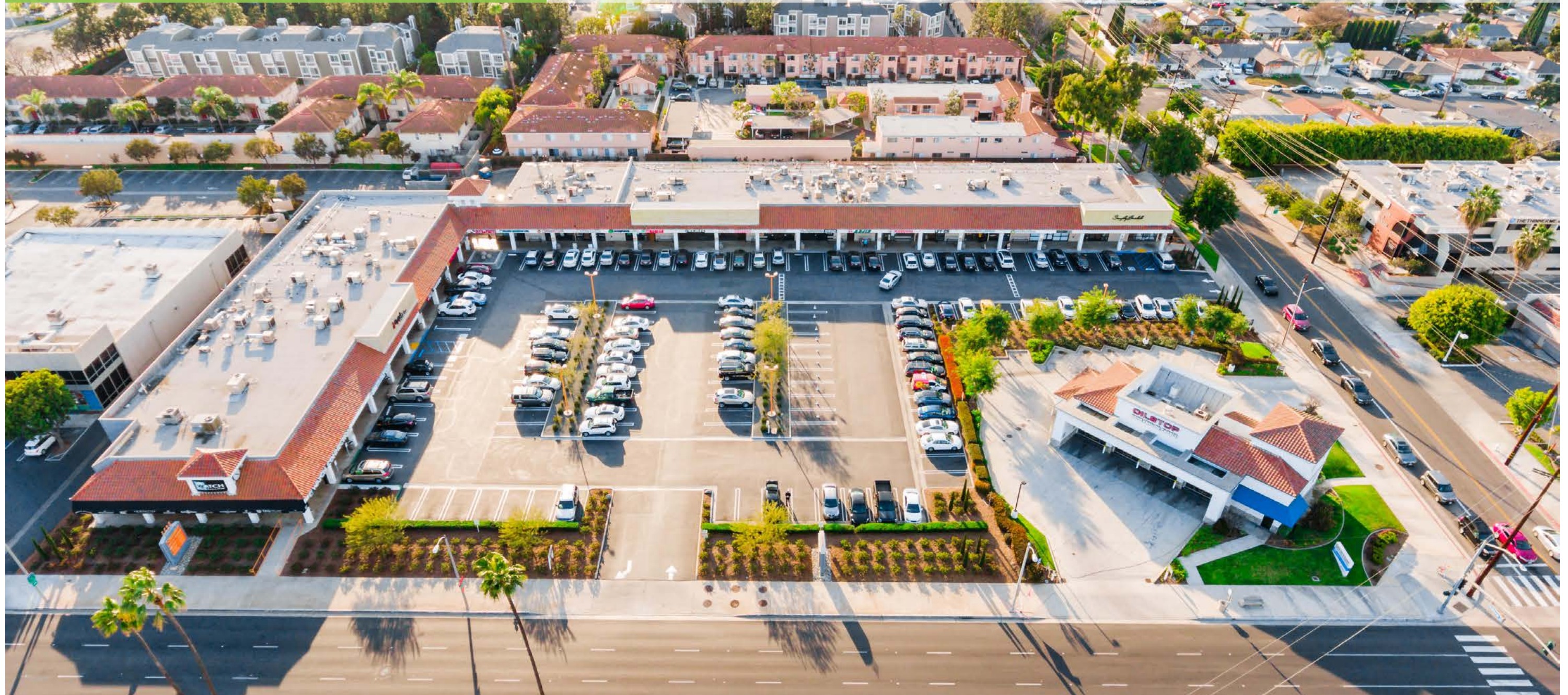


3033 BRISTOL STREET

3033 BRISTOL STREET, COSTA MESA, CA 92626



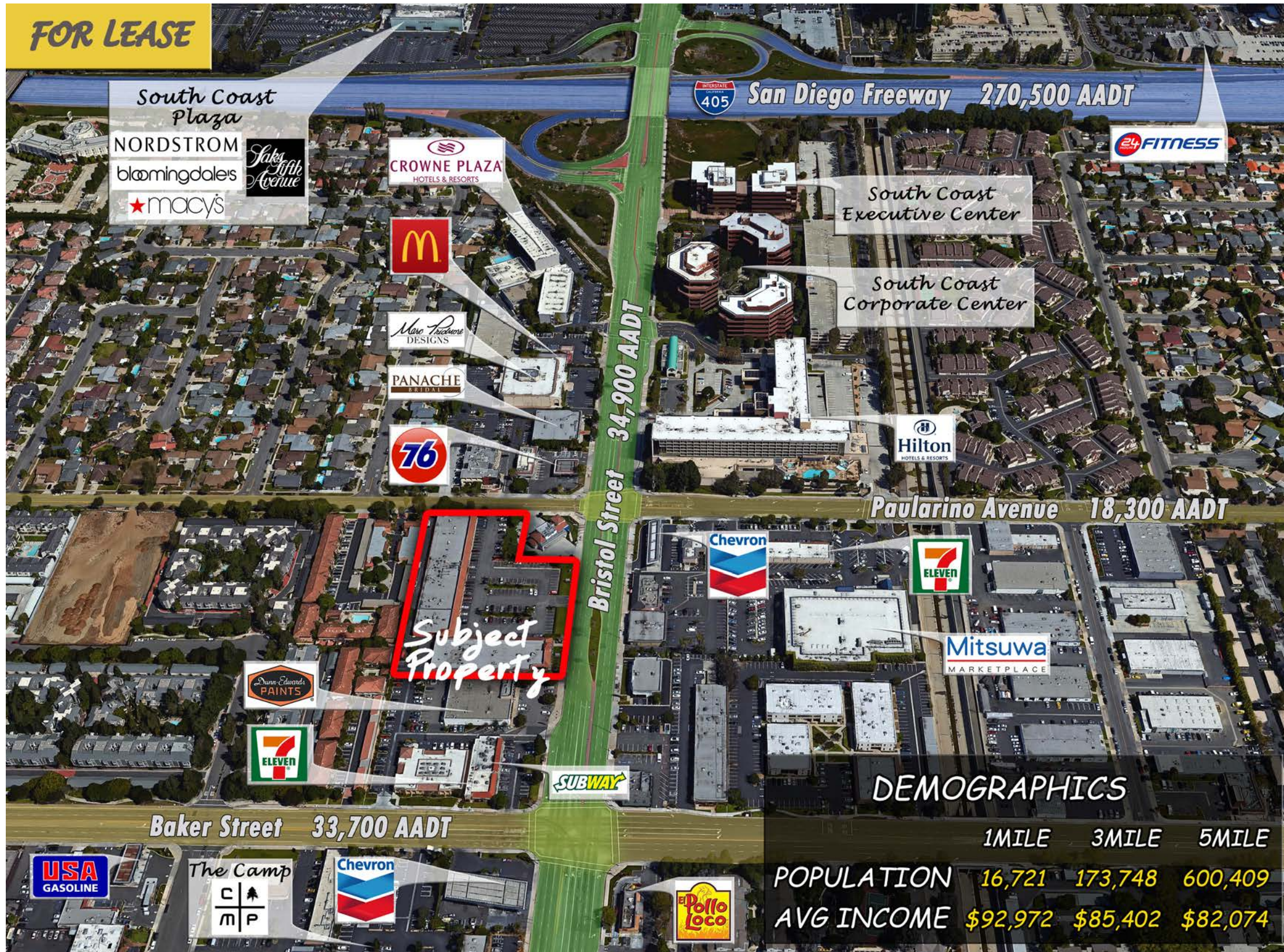
CONTACT: Jason Ball | (310) 755-5262 | jball@emeraldpg.com

EMERALD PROPERTY GROUP, LLC
P.O. Box 125, Cardiff, CA 92007



The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information.
The receiving party must verify the information and bears all risk for any inaccuracies.

FOR LEASE



3033 BRISTOL STREET

KEY HIGHLIGHTS

- ✔ Located in one of the busiest areas in Orange County between 405, 55 and 73 Freeways
- ✔ Close to South Coast Plaza, surrounding projects such as The Camp, Lab, Hilton, Crown Plaza, Office and Residential, Mitsuwa Market
- ✔ 3033 Bristol has an eclectic mix of OC's finest Eats, Shops and Services

AVAILABLE SPACES

- Suite 131 - Available - 1,440 SF
- Restaurant - 11/01/2025
- Suite 115 - Available - 1,868 SF
- Retail - 11/01/2025

PROPERTY DETAILS

LOCATION	3033 Bristol Street, Costa Mesa, CA 92626
LAND AREA	2.75 Acres
GLA	39,153 Sq. Ft.
PARKING	183 Stalls plus shared parking

DEMOGRAPHICS

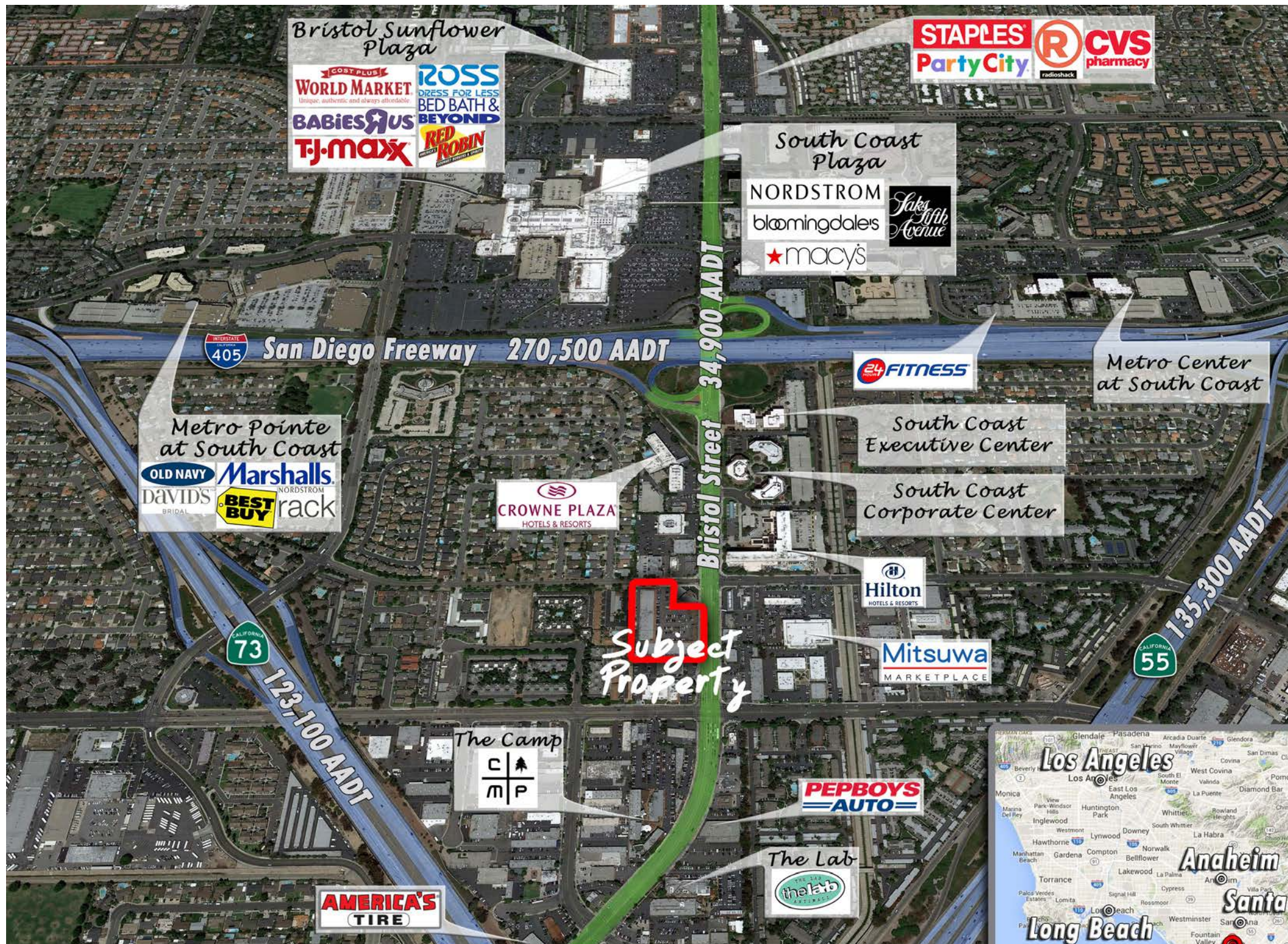
	1MILE	3MILE	5MILE
POPULATION	16,721	173,748	600,409
AVG INCOME	\$92,972	\$85,402	\$82,074

CONTACT: Jason Ball | (310) 755-5262 | jball@emeraldpg.com

EMERALD PROPERTY GROUP, LLC
P.O. Box 125, Cardiff, CA 92007

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.





3033 BRISTOL STREET

KEY HIGHLIGHTS

- ✔ Located in one of the busiest areas in Orange County between 405, 55 and 73 Freeways
- ✔ Close to South Coast Plaza, surrounding projects such as The Camp, Lab, Hilton, Crown Plaza, Office and Residential, Mitsuwa Market
- ✔ 3033 Bristol has an eclectic mix of OC's finest Eats, Shops and Services

AVAILABLE SPACES

- Suite 131 - Available - 1,440 SF
- Restaurant - 11/01/2025
- Suite 115 - Available - 1,868 SF
- Retail - 11/01/2025

PROPERTY DETAILS

LOCATION	3033 Bristol Street, Costa Mesa, CA 92626
LAND AREA	2.75 Acres
GLA	39,153 Sq. Ft.
PARKING	183 Stalls plus shared parking



CONTACT: Jason Ball | (310) 755-5262 | jball@emeraldpg.com

EMERALD PROPERTY GROUP, LLC
P.O. Box 125, Cardiff, CA 92007



The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.

3033 BRISTOL STREET

KEY HIGHLIGHTS

- Located in one of the busiest areas in Orange County between 405, 55 and 73 Freeways
- Close to South Coast Plaza, surrounding projects such as The Camp, Lab, Hilton, Crown Plaza, Office and Residential, Mitsuwa Market
- 3033 Bristol has an eclectic mix of OC's finest Eats, Shops and Services

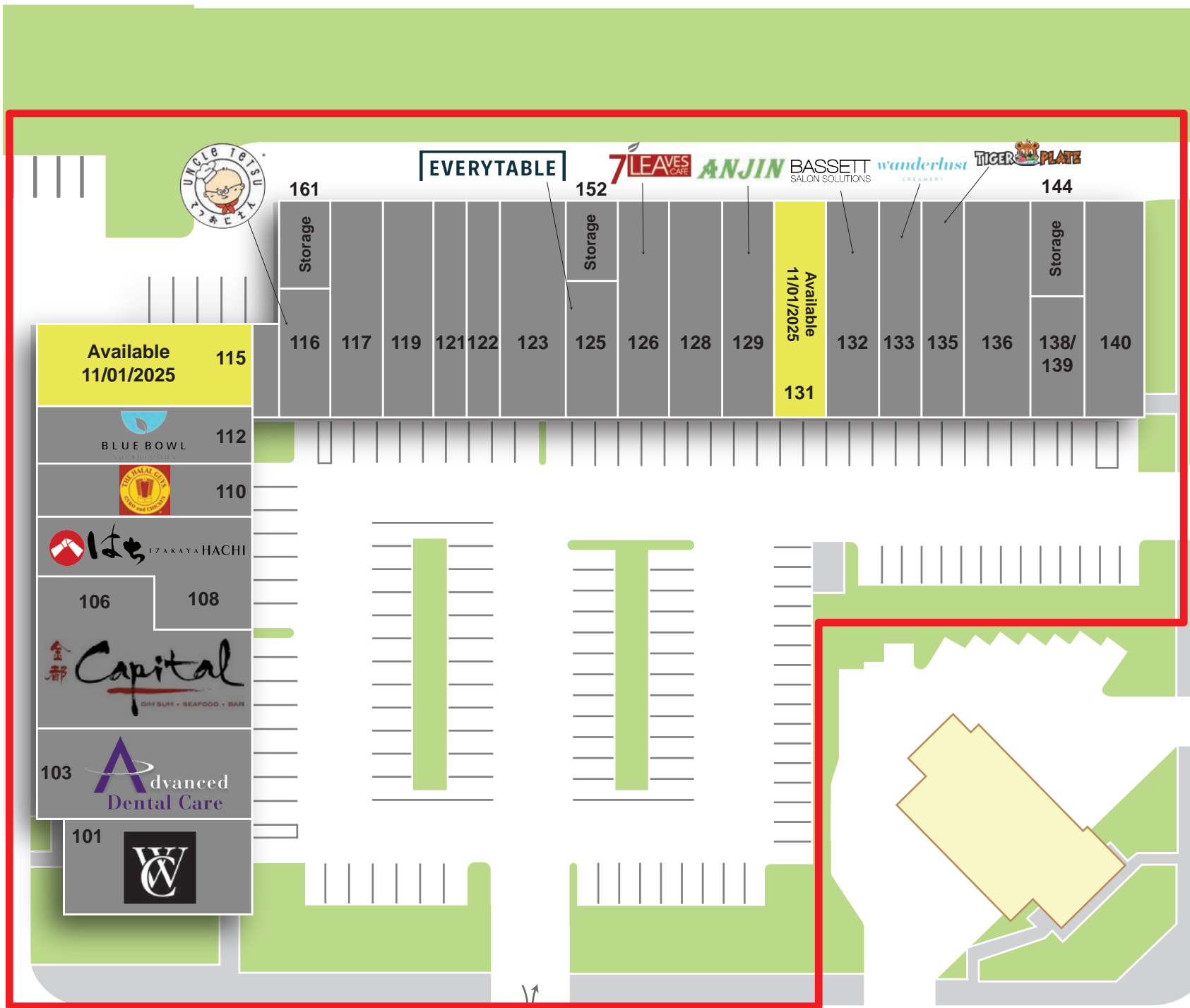
AVAILABLE SPACES

- Suite 131 - Available - 1,440 SF
Restaurant - 11/01/2025
- Suite 115 - Available - 1,868 SF
Retail - 11/01/2025

PROPERTY DETAILS

LOCATION	3033 Bristol Street, Costa Mesa, CA 92626
LAND AREA	2.75 Acres
GLA	39,153 Sq. Ft.
PARKING	183 Stalls plus shared parking

STE	TENANT	SF
101	Watch Connection	2,700
103	Dr. Jorgenson DDS	2,033
106	Capital Noodle Bar	3,300
108	Hachi Asian Fusion	2,100
110	The Halal Guys	1,440
112	Blue Bowl	1,440
115	Available - 11/01/2025	1,868
116	Uncle Tetsu	850
161	Storage	590
117	ANGO Tei Sushi	1,440
119	Creative Nails	1,440
121	Acceptance Insurance	900
122	Nanu Threading	900
123	Dr. Chun Optometry	1,800
125	Everytable	926
152	Storage	514
126	7 Leaves Tea	1,440
128	Hashigo	1,410
129	Anjin	1,410
131	Available - 11/01/2025	1,440
132	Bassett Salon Solutions	1,440
133	Wanderlust Creamery	1,224
135	Tiger Plate Poke	1,152
136	Exhibit M	1,674
138/ 139	Culture Clan	1,074
140	Habit Salon	1,440
144	Storage	851



Bristol Street

Paularino Ave



CONTACT: Jason Ball | (310) 755-5262 | jball@emeraldpg.com

EMERALD PROPERTY GROUP, LLC
P.O. Box 125, Cardiff, CA 92007

The information contained has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. The receiving party must verify the information and bears all risk for any inaccuracies.

