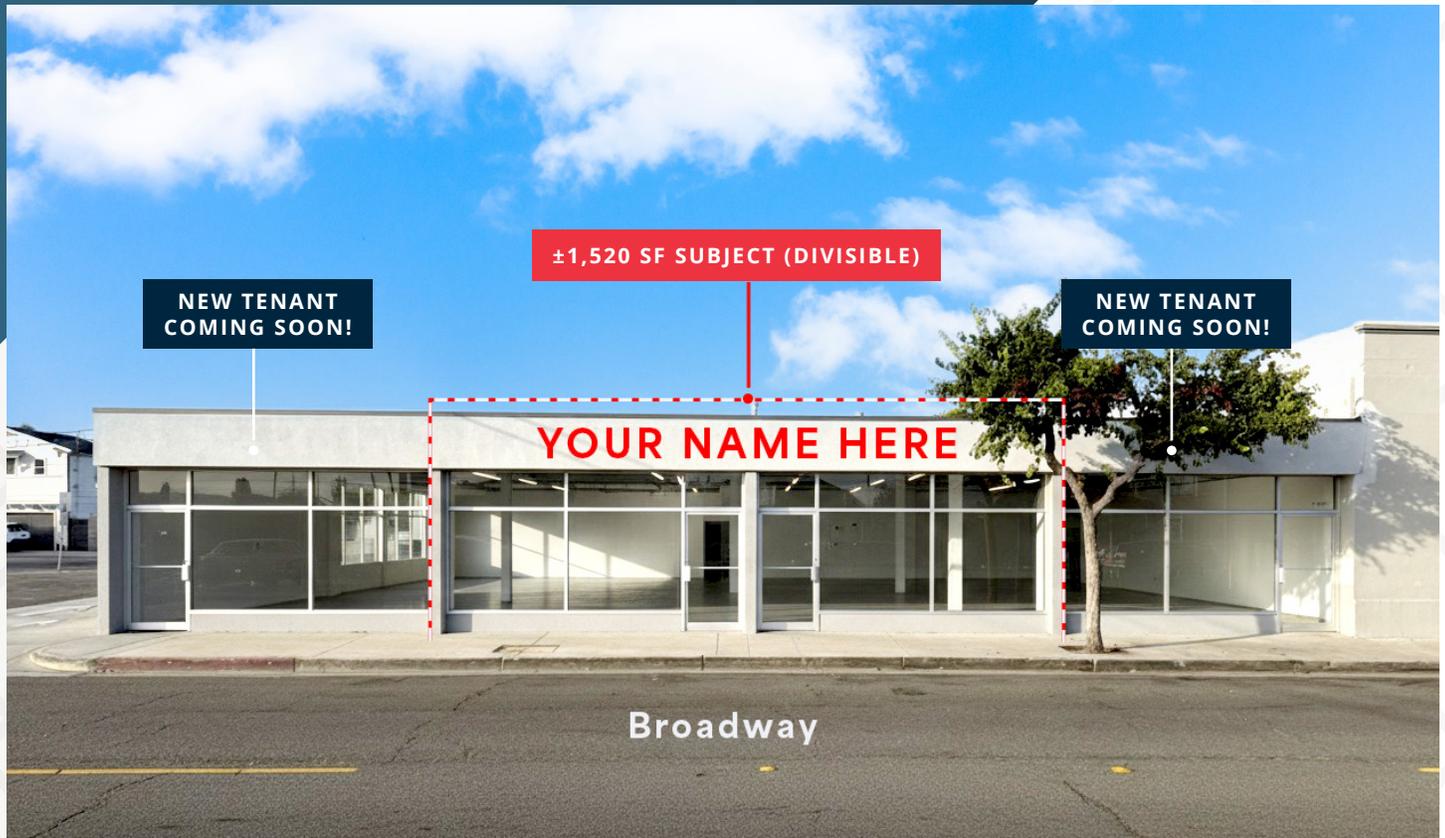


FOR LEASE

Retail Opportunity Located at the Gateway to Newport Beach/Costa Mesa

113-115 Broadway | Costa Mesa, CA 92627



Retail Opportunity

±1,520 SF

Divisible: ±760 SF - ±1,520 SF

DESCRIPTION

- Up to ±1,520 SF available for lease along Newport Blvd & Broadway intersection (over 96k cars per day) and across from Triangle Square
- Signed lease with new high end home decor showroom for adjacent building!
- Dedicated parking field with 26 stalls + shared/public parking in the immediate area
- Recently redeveloped parapet signage with new building paint coming soon
- Ideal for retail, fitness, medical, etc.

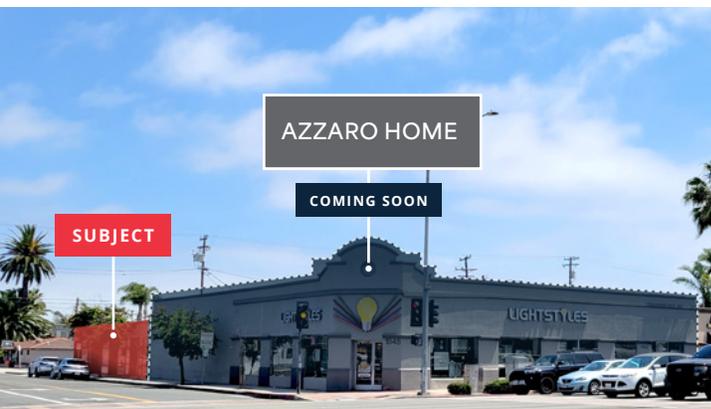
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TRAFFIC COUNTS

Newport Boulevard	approx. 96,800 cpd
Harbor Boulevard	approx. 40,700 cpd
19th Street	approx. 30,900 cpd
CA-55 Freeway	approx. 105,400 cpd

Source: Costar

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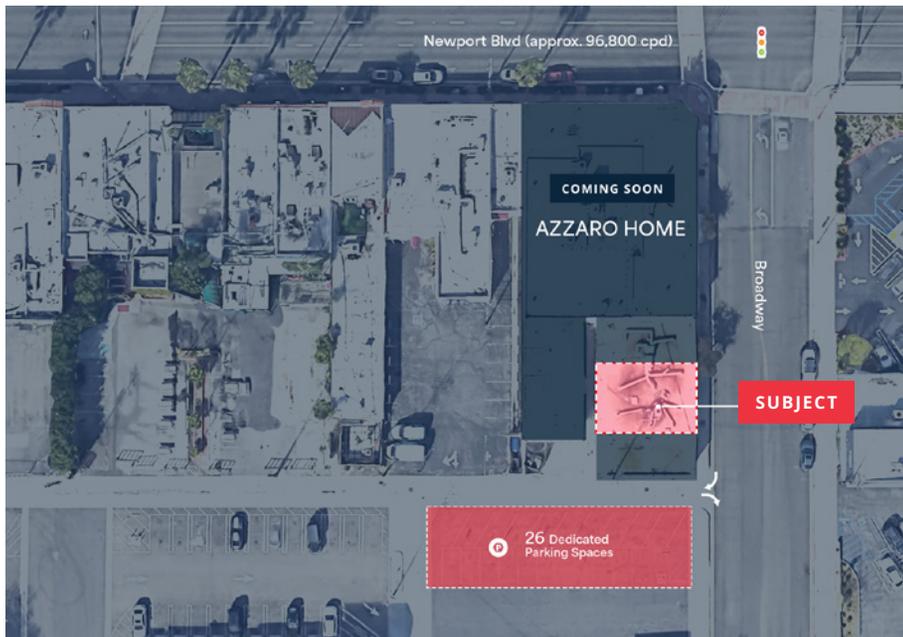
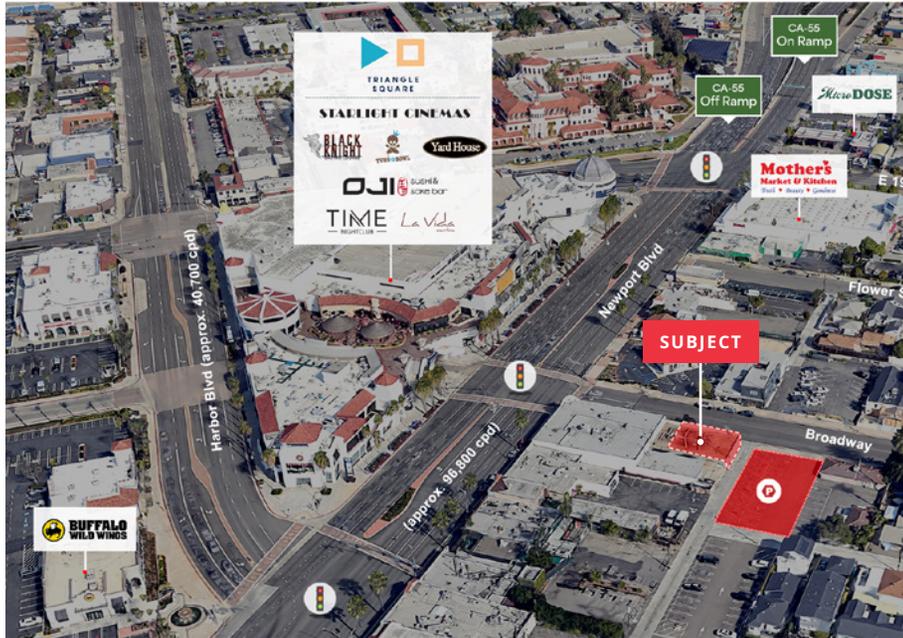
680 Newport Center Dr | Suite 300 | Newport Beach, CA 92660

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