

FOR LEASE

# 6K SF Endcap Opportunity in the SoBeCa District

845 Baker St | Costa Mesa, CA 92626



## Retail Opportunity

6,000 SF  
Available

## DESCRIPTION

- Endcap auto services in the SoBeCa Arts District in Costa Mesa
- High visible pylon signage
- Block away from The Lab & The Camp
- Multiple roll-up doors, pylon signage, high ceilings
- Front and rear parking area

## HIGH VISIBILITY PYLON SIGNAGE OPPORTUNITY



## TRAFFIC COUNTS

Baker Street	approx. 24,200 cpd
Bristol Street	approx. 32,500 cpd
Bear Street	approx. 9,300 cpd
CA-55 Freeway	approx. 161,700 cpd
CA-73 Freeway	approx. 123,500 cpd
CA-405 Freeway	approx. 252,000 cpd

Source: Costar

## CONTACT

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## EST DEMOGRAPHICS

### 1 Mile

Population	16,264
Avg Household Income	\$136,997
Daytime Population	31,104

### 3 Miles

Population	168,959
Avg Household Income	\$145,708
Daytime Population	227,720

### 5 Miles

Population	564,996
Avg Household Income	\$148,955
Daytime Population	437,730

\*Source: Esri

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### Site

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