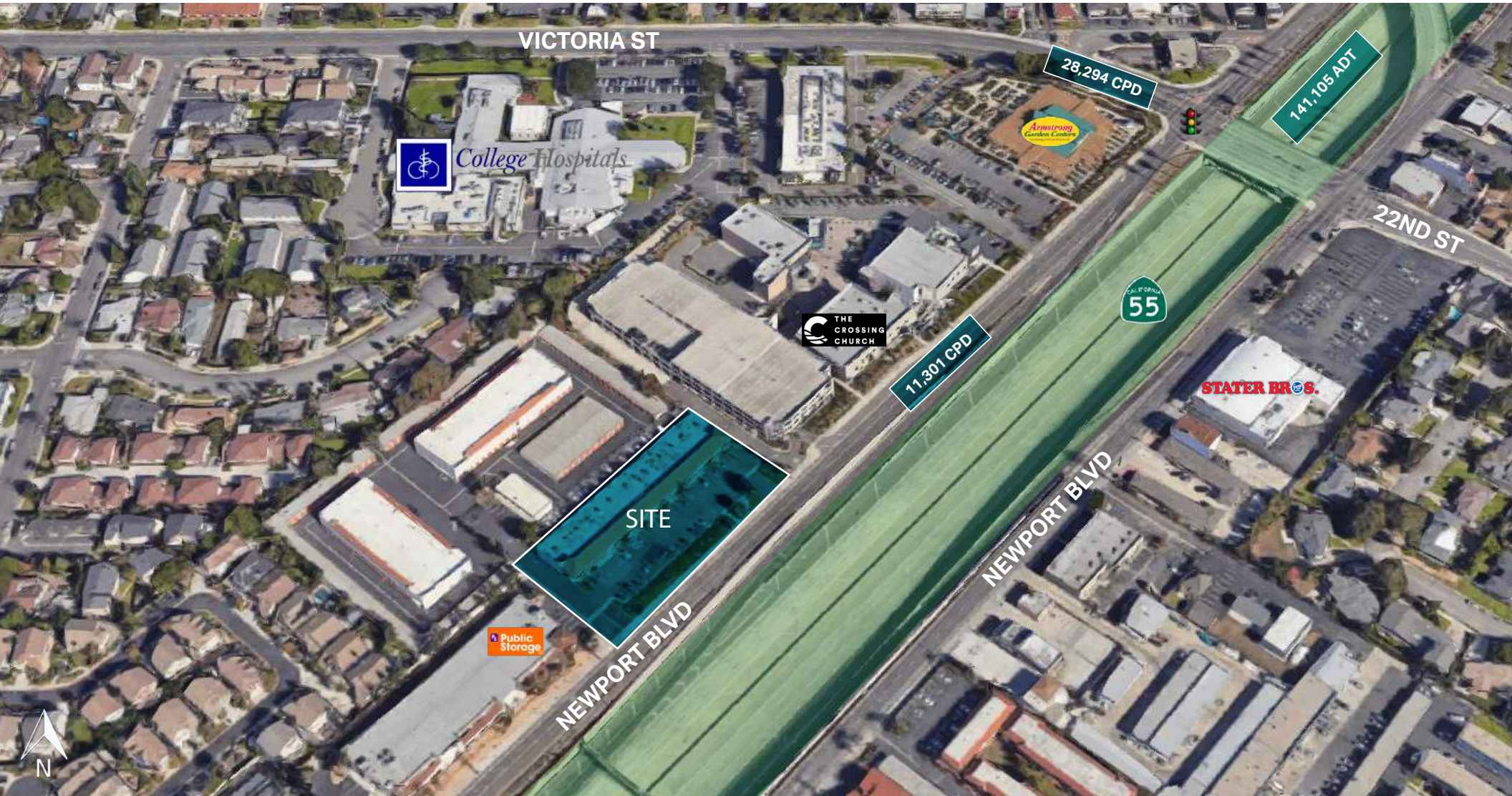


Newport Mesa Plaza

2075 Newport Blvd Costa Mesa, CA

epsteen & associates

FOUNDING MEMBER | CHAINLINKS
RETAIL ADVISORS



Property Highlights

- Good access / parking / identity
- Serves both Newport & Costa Mesa trade area
- Great for service type businesses

Space Highlights

- Great for Fitness related uses
- Large open area with custom flooring
- 2 private offices + laundry room

Please Contact

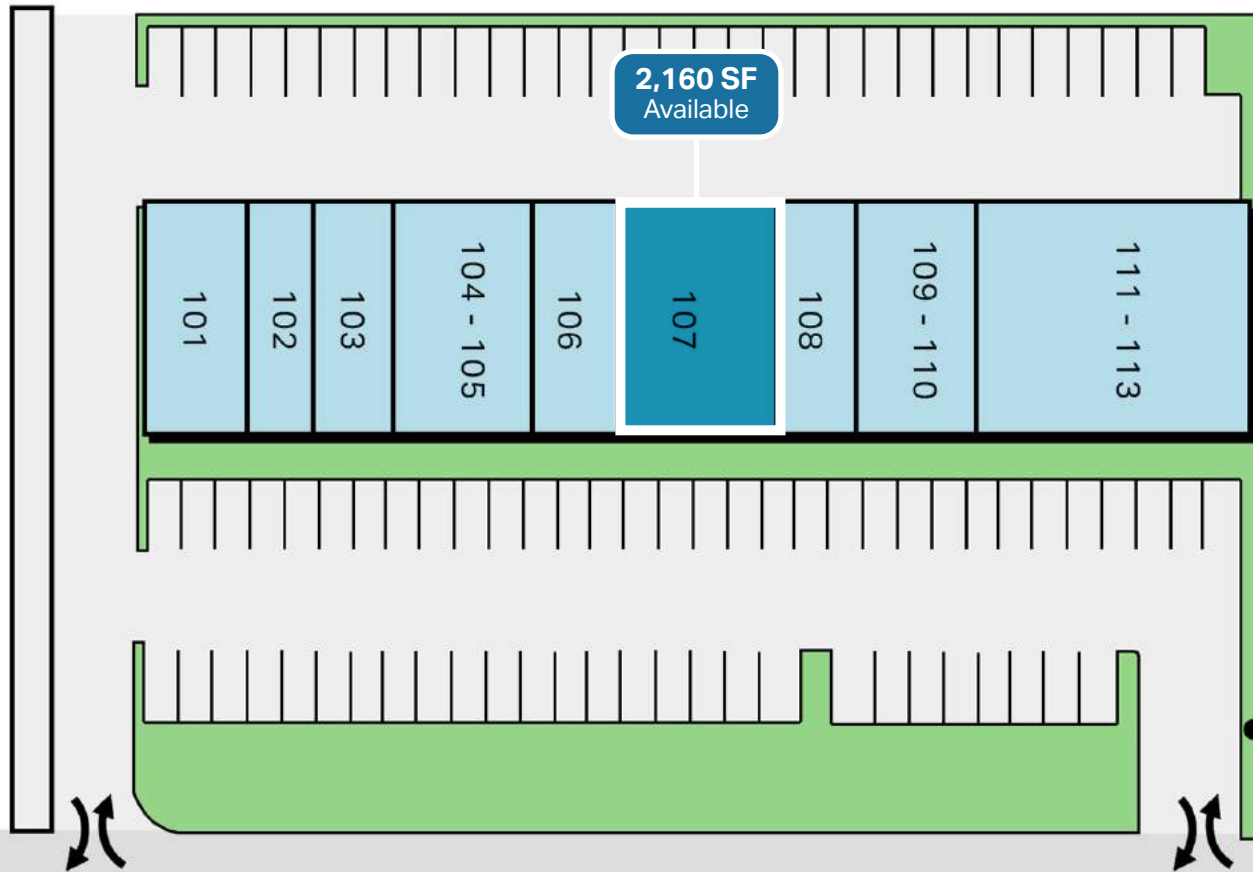
CAMERON CROWNER

310.451.8171 X 240
CCROWNER@EPSTEEN.COM
BRE LIC: 00924460

AUSTIN COLE

310.451.8171 X 251
ACOLE@EPSTEEN.COM
BRE LIC: 02099736

SITE PLAN



NEWPORT MESA PLAZA
2075 Newport Blvd Costa Mesa, CA 92627

UNIT	TENANT	SIZE
101	UMMA PILATES STUDIO	1,400 SF
102	TOTAL BARBER	900 SF
103	THE STRENGTH CO-GYM	1,200 SF
104 - 105	GLO NAIL BAR	2,100 SF
106	3D LASH SPA	1,200 SF
107	AVAILABLE	2,160 SF
108	SUSHI HONG	1,440 SF
109 - 110	COIN LAUNDRY	1,800 SF
111 - 113	DOVER SHORES PET CARE CENTER	4,125 SF

NEWPORT BLVD



DEMOGRAPHICS

TRAFFIC COUNTS



Population

- 1 MILE 35,274
- 2 MILE 99,401
- 3 MILE 164,125

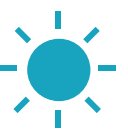


- NEWPORT BLVD (S) 11,301 CPD
- 55 FREEWAY 141,105 ADT



Median Household Income

- 1 MILE \$115,951
- 2 MILE \$121,765
- 3 MILE \$130,780



Daytime Population

- 1 MILE 8,951
- 2 MILE 43,588
- 3 MILE 115,909

