

For Lease | ±11,036 SF plus a ±1,500 SF shop space

NEC Harbor Blvd & Victoria St | Join Trader Joe's

2170-2180 Harbor Blvd, Costa Mesa, CA 92627



For leasing, please contact:

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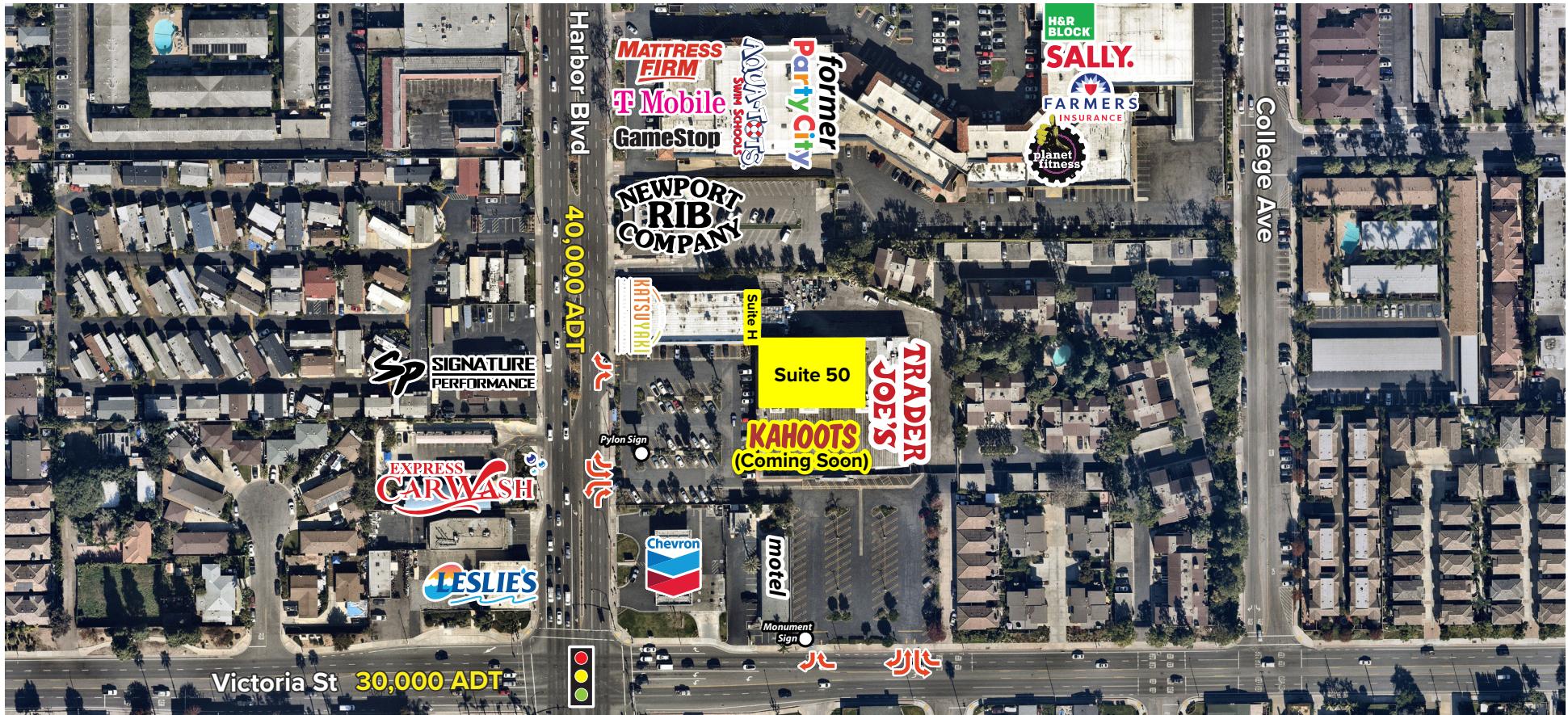
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 **WESTERN
RETAIL ADVISORS**
w-retail.com

3333 Michelson Dr, Suite 150 Irvine, CA 92612

PROJECT HIGHLIGHTS



Address

2170-2180 Harbor Blvd, Costa Mesa, CA

Population (2 mi)

96,435

Median HH Income (2 mi)

\$102,496

Employees (2 mi)

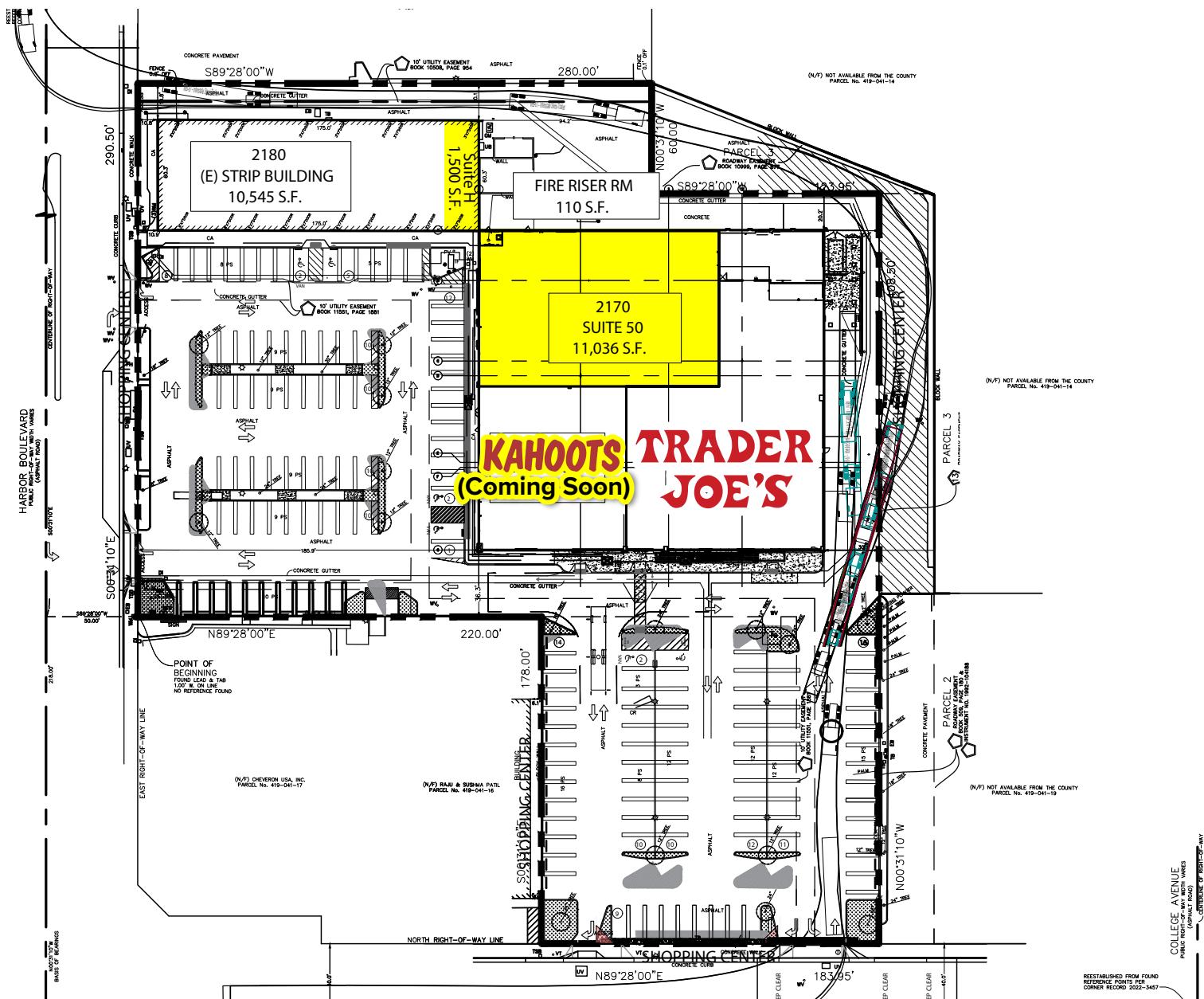
56,171

Traffic Counts

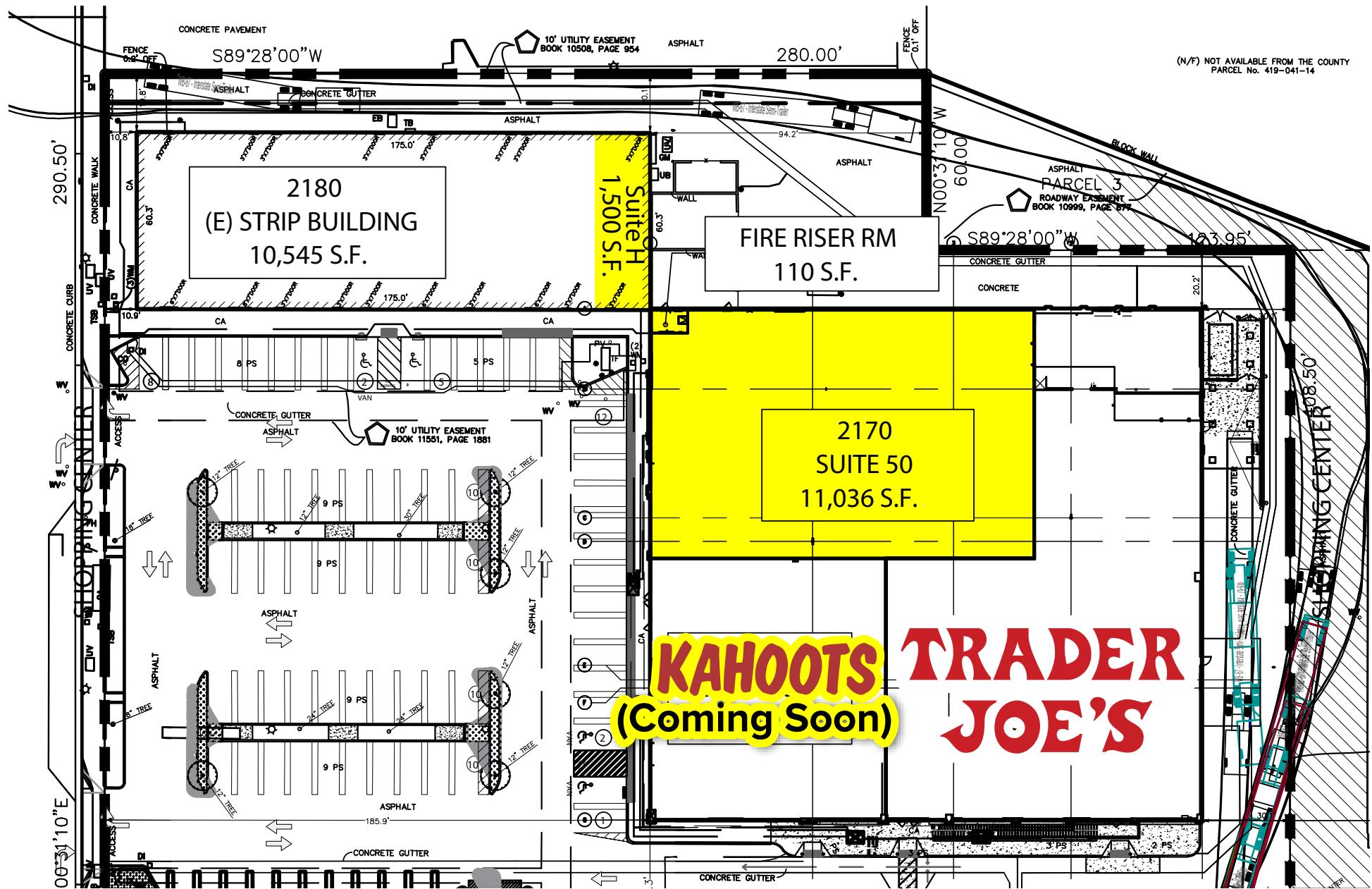
Harbor Blvd - 40,000 ADT
Victoria St - 30,000 ADT

- Available now for lease:
- ±11,036 SF - Suite 50 (demised portion of the former 99 Cents)
- Available on 4/26:
- ±1,500 SF shop space - Suite H (currently occupied by Intermex)
- Prominent street visibility with pylon and monument signage

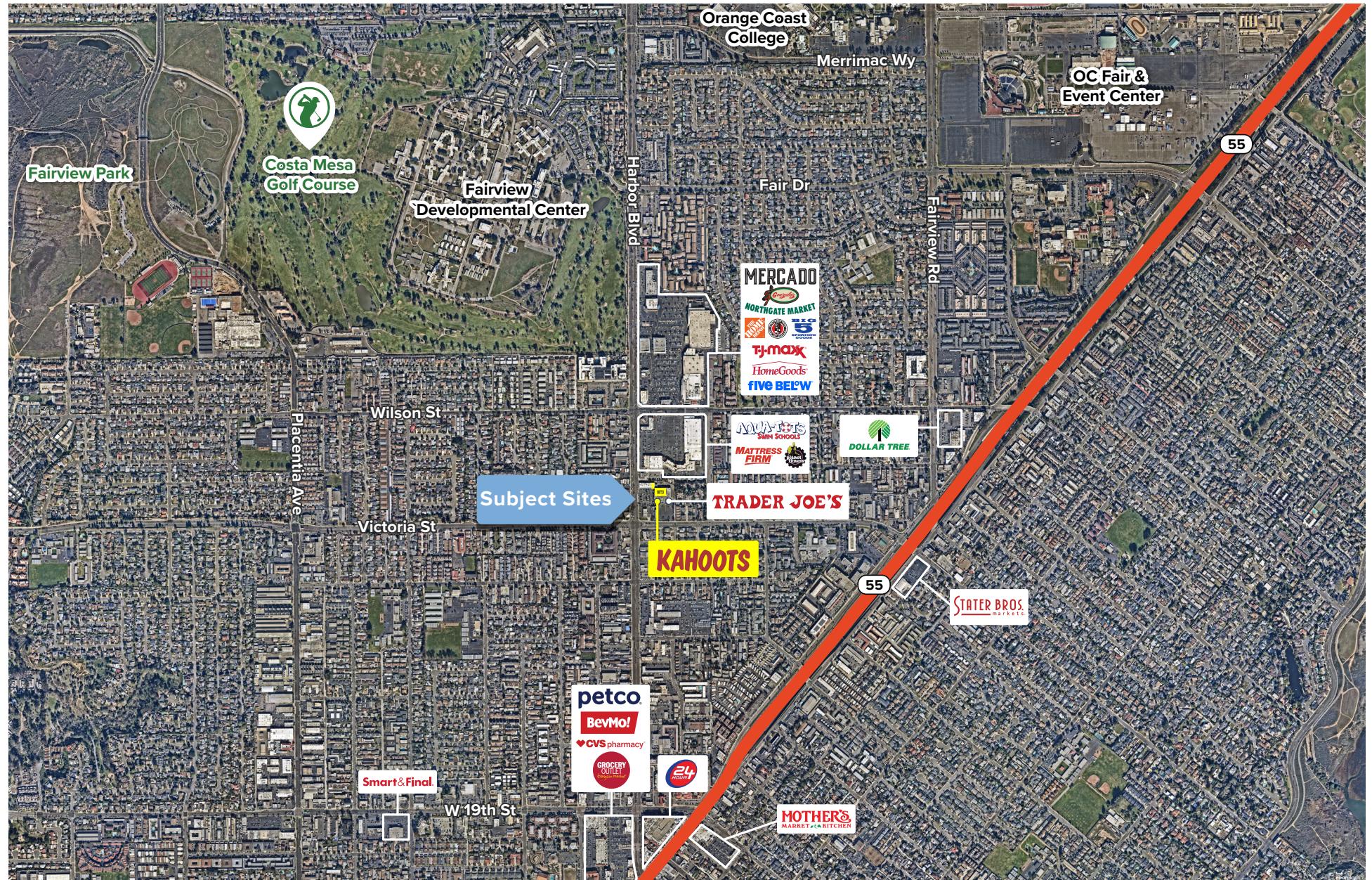
SITE PLAN



DEMISING PLAN



TRADE AREA HIGHLIGHTS



CONCEPTUAL ELEVATIONS



South Elevation



Corner Perspective



Corner Perspective Strip Building



West Elevation



Strip Building Storefront

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