

# 299 E. 17th Street



COSTA MESA, CA

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299 E. 17TH STREET

# Property Highlights

299 E. 17<sup>th</sup> Street

- ❑ Rare freestanding pad facing 17<sup>th</sup> Street
- ❑ Hard corner of 17<sup>th</sup> St and Santa Ana Ave
- ❑ Four exclusive parking stalls
- ❑ Affluent trade area with median incomes within a 1-mile radius of \$144,060
- ❑ Retail destination with 17<sup>th</sup> Street being home to Ospi, Rye Goods, CAVA, Pitfire Pizza, Mendocino Farms, Nick's, Kit Coffee



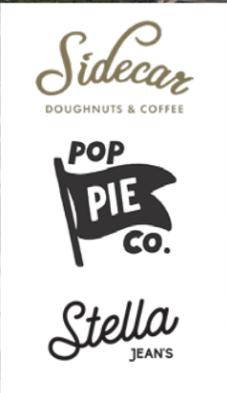
# Trade Area Aerial



BEAR FLAG FISH CO.



PASEO | 17  
OSPI  
milligram  
Rye Goods



burgerlounge

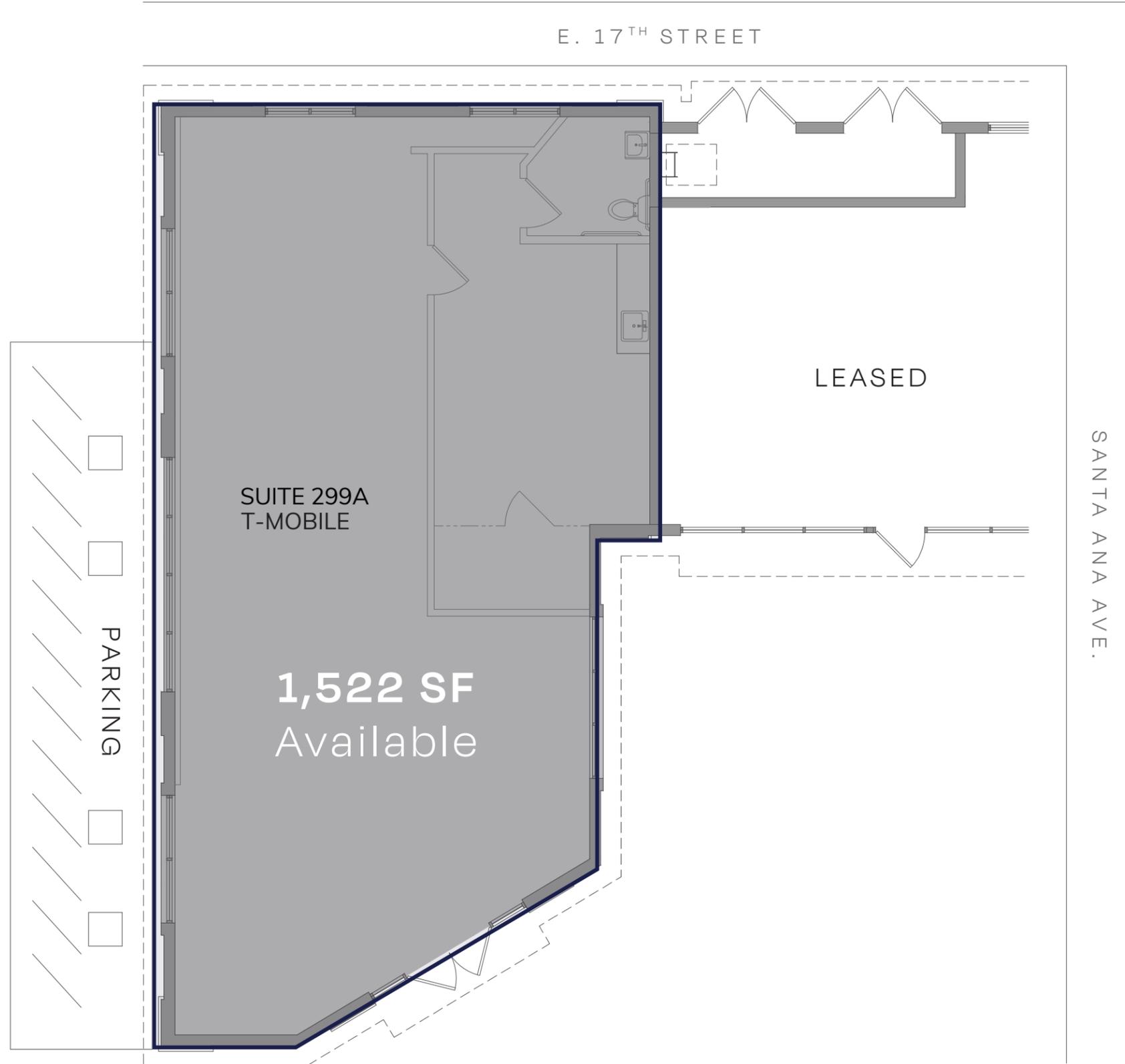
THE SITE

LEASED



# Site Plan

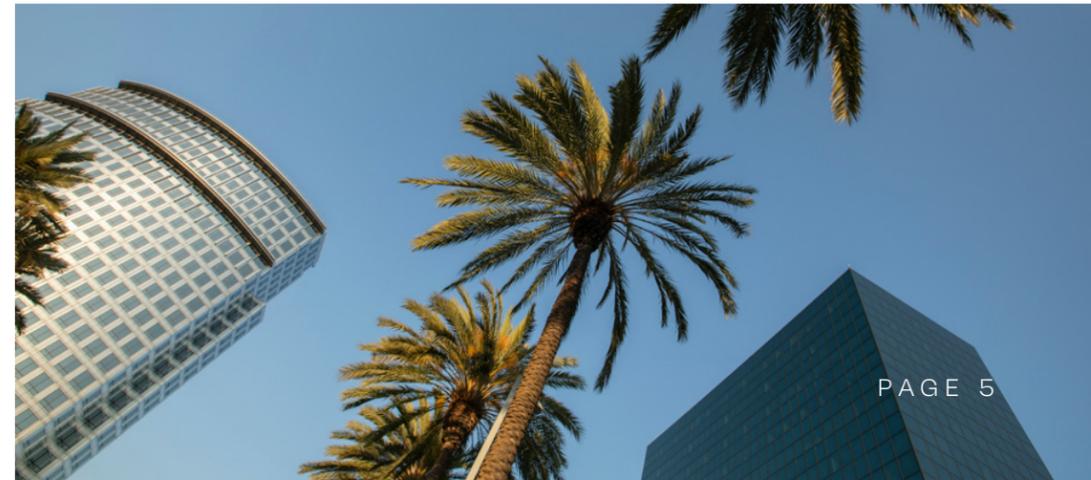
- ❑ Rare freestanding pad
- ❑ Single Tenant
- ❑ Four exclusive parking stalls
- ❑ Excellent street signage facing 17th St.



299 E. 17TH STREET

# Property Photos

COSTA MESA, CA



299 E. 17TH STREET

# The Neighborhood



OSPI COSTA MESA



RYE GOODS



NICK'S



MILLIGRAM



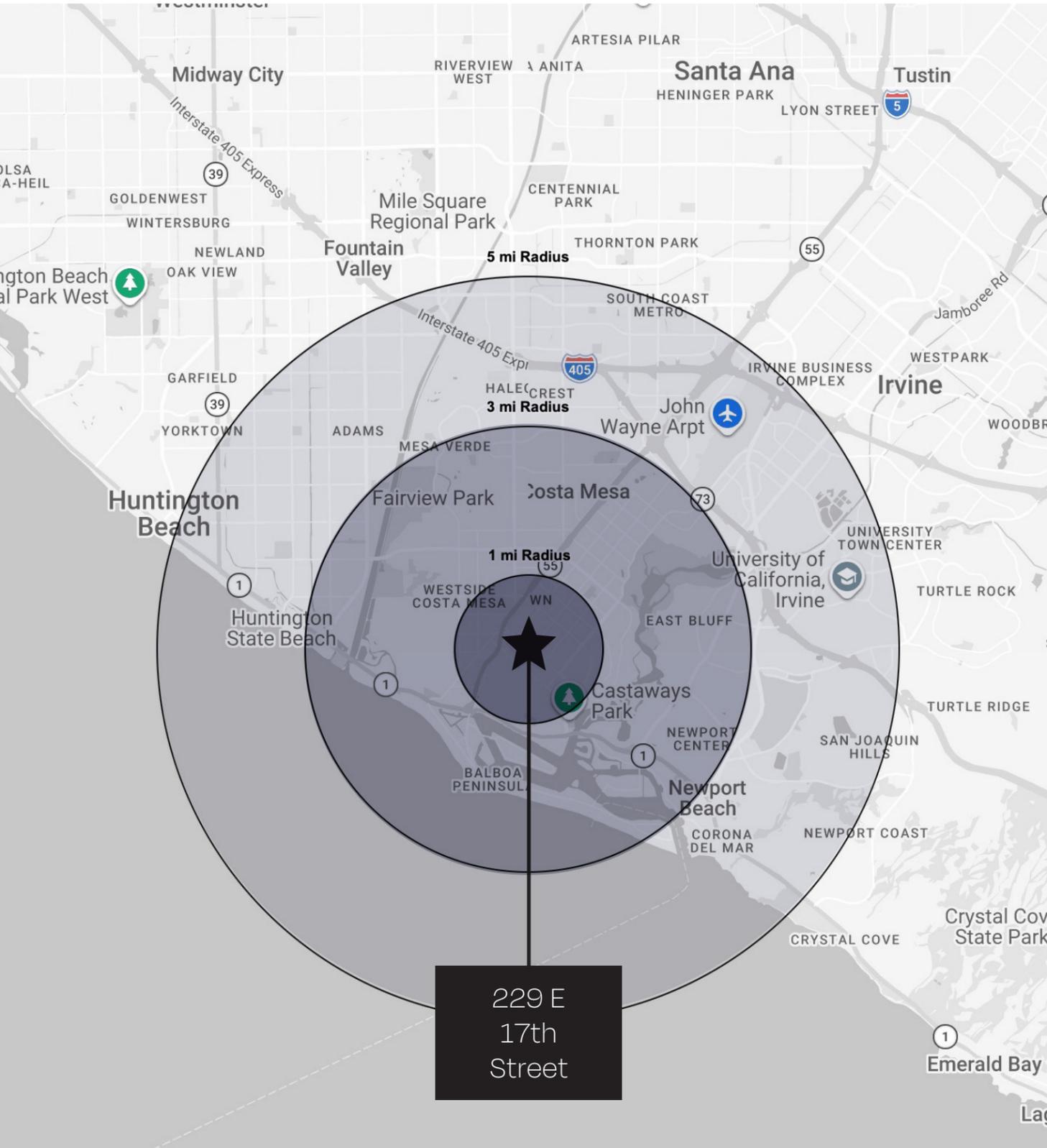
GRIT CYCLE



ART OF JIU JITSU



PITFIRE PIZZA



# Demographics

COSTA MESA | CALIFORNIA

Population	1 Mile	3 Mile	5 Mile
Estimated Population	26,870	140,935	299,356
Forecasted Population (2030)	25,812	136,509	290,263

Daytime Demos	1 Mile	3 Mile	5 Mile
Total Daytime Population	22,485	119,140	253,708

Median Household Income	1 Mile	3 Mile	5 Mile
Estimated Median Household Income	\$144,060	\$139,557	\$139,814
Projected Median Household Income (2030)	\$144,538	\$139,782	\$140,046

Average Household Income	1 Mile	3 Mile	5 Mile
Estimate Average Household Income	\$200,365	\$196,488	\$188,179
Projected Average Household Income (2030)	\$200,965	\$196,515	\$188,175



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## **RI** RETAIL INSITE

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