

TENANT RELOCATING



FOR LEASE

420 E 17th Street, Costa Mesa

9,655 SQ FT

COMMERCIAL
WEST
BROKERAGE

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THE PROPERTY

Located directly on E 17th Street, this landmark property is available for the first time in over 60 years. The location is steeped in history and has served the local cycling community for over half a century. It features excellent frontage and visibility to local and tourist traffic on one of Orange County's most popular retail stretches.

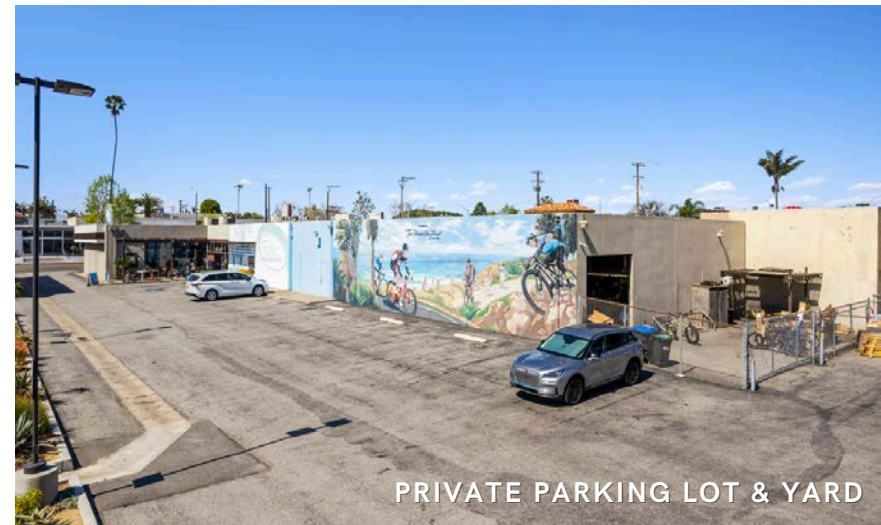
OVERVIEW

ADDRESS	420 E 17 th Street, Costa Mesa, CA 92627
BUILDING	Free-standing Retail
APN	117-321-43
LOT SIZE	28,014 SF (0.44 AC)
GROSS LEASABLE AREA	9,655 SF

FREE-STANDING RETAIL PAD

Rare retail opportunity in the heart of Eastside Costa Mesa

- First time ever available for lease
- 9,655 SQ FT (single tenant)
- Private parking lot and yard space
- Pole signage and direct visibility on E 17th Street
- Visibility to 35,000+ cars per day
- Features: Showroom, Storage, Outdoor Space



Location

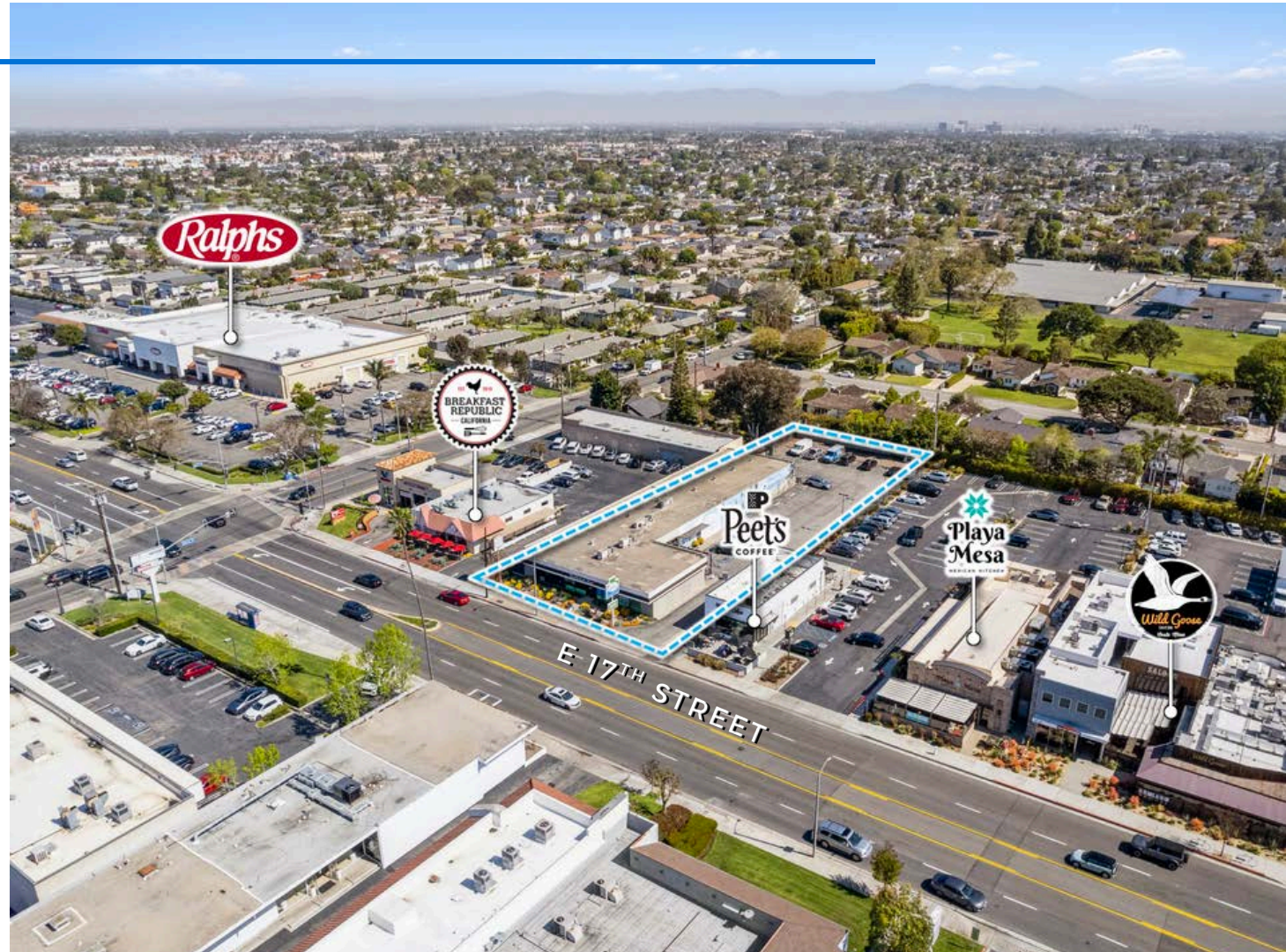
17th Street is the epicenter of Eastside Costa Mesa - one of Orange County's most sought after neighborhoods.

The property is within walking distance of Newport Heights and Dover Shores, boasting an affluent customer base (Avg. household income \$200,000+).

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Costa Mesa, CA 92627

9,655 SQ FT Retail



IN GOOD COMPANY



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EXISTING BUILDOUT

420 E 17th Street, Costa Mesa

Since the 1960s, the subject property has been the one stop destination for bicycle enthusiasts. From its early days as the #1 Schwinn dealer in the United States through today's surge of electric bikes, the building has been engrained in the evolution of the industry.



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420 E 17TH STREET
COSTA MESA, CA 92627

ESTIMATED POPULATION

1 mi | 22,448
2 mi | 88,285
3 mi | 135,526

DAYTIME POPULATION

1 mi | 23,812
2 mi | 91,482
3 mi | 155,239

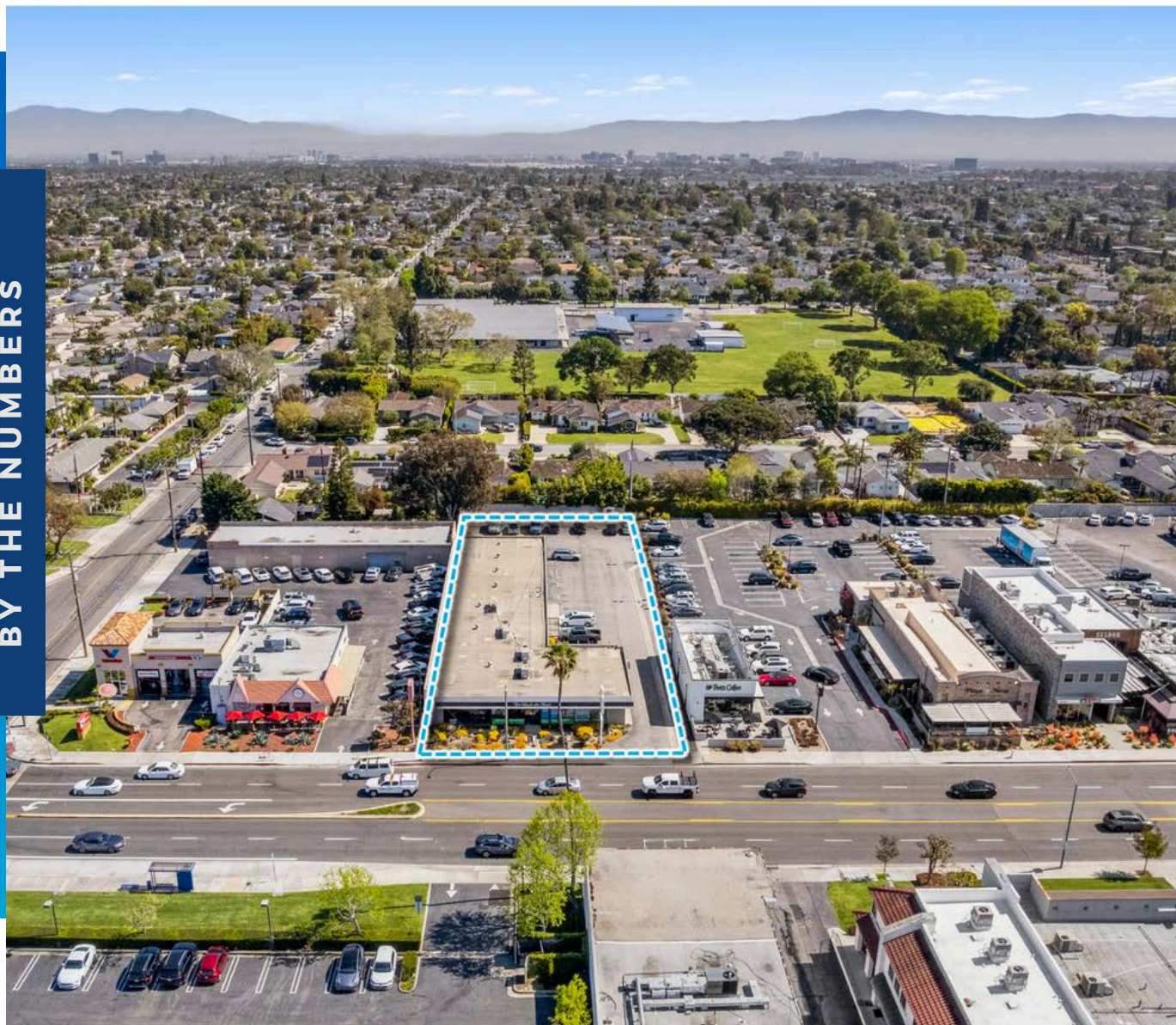
AVG HOUSEHOLD INCOME

1 mi | \$211,291
2 mi | \$183,361
3 mi | \$184,306

MEDIUM HOME VALUE

Newport Beach | \$2,300,000

BY THE NUMBERS



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