



17th Street Promenade  
**EASTSIDE COSTA MESA**

FOR LEASE | 250 E 17th Street





# EASTSIDE COSTA MESA

## 17th Street Promenade

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 excellent customer base.

- Ideal location with directly visibility to over 35,000 cars per day on E 17th Street
- Rare availability in popular center; co-tenants include Starbucks, Sidecar Donuts, Jans Health Bar, Jersey Mike's and more
- Strong daytime population; affluent community with household incomes over \$150,000

### LOCATION

#### 250 E 17th Street

East 17th Street & Santa Ana Ave.  
Costa Mesa, CA 92627

### AVAILABLE

#### Office Space

Suite 250 | 314 SQ FT

#### Retail Space

Suite 270-5 | 2,704 SQ FT

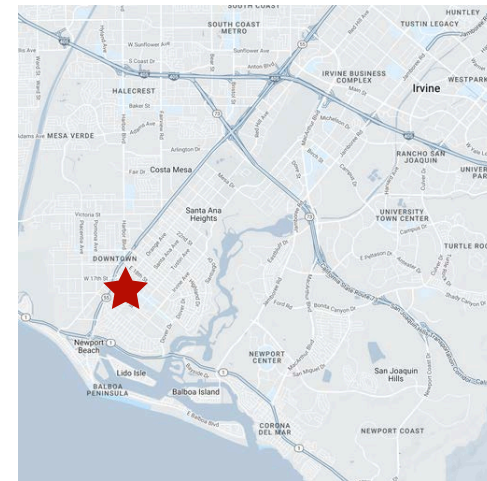


COMMERCIAL WEST BROKERAGE

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Costa Mesa, CA 92627

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**Retail Space**

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**Office Space**

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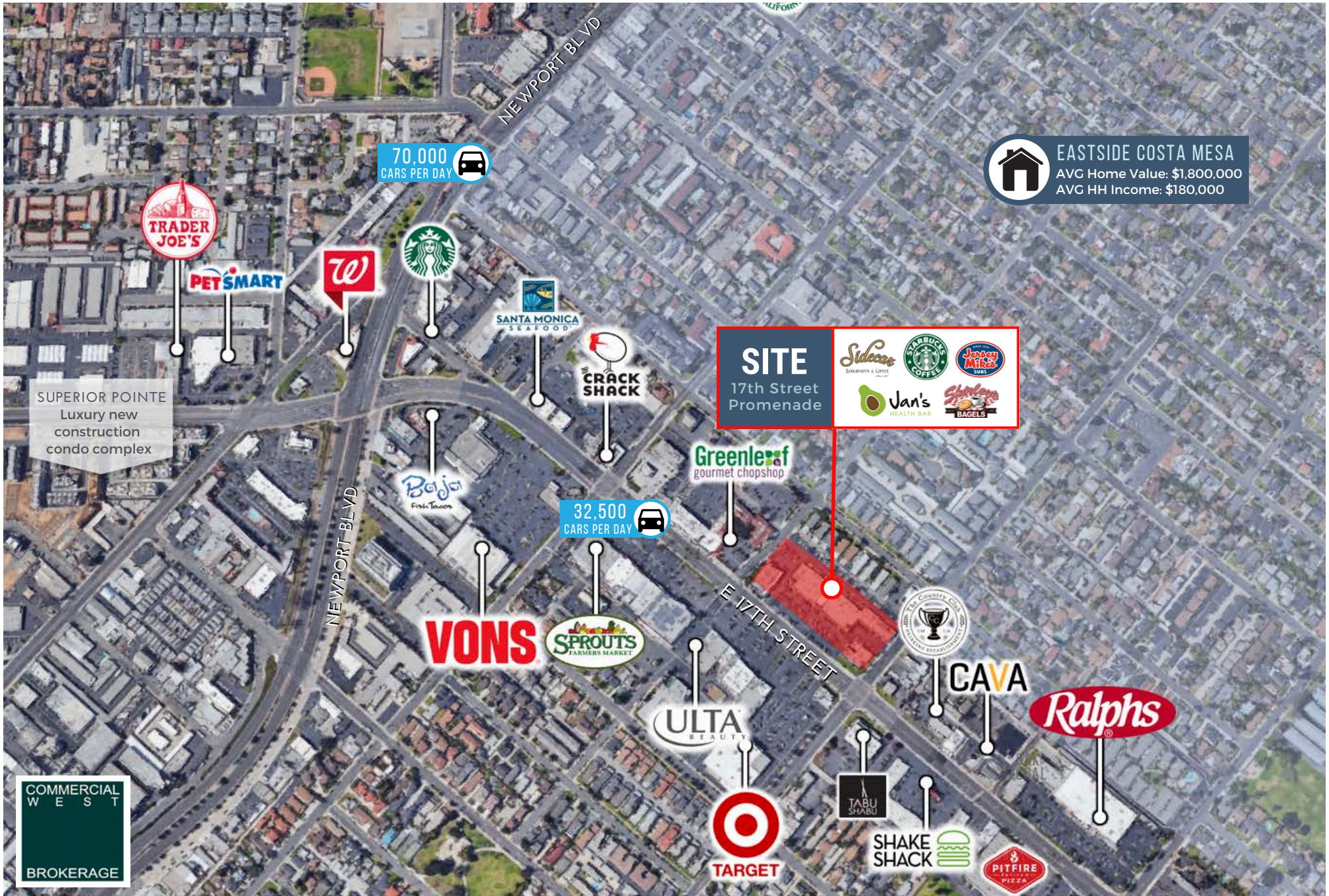
**FOR  
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17TH STREET PROMENADE  
COSTA MESA, CA

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WEST  
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CONTACT  
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**EASTSIDE COSTA MESA**  
AVG Home Value: \$1,800,000  
AVG HH Income: \$180,000

70,000  
CARS PER DAY

32,500  
CARS PER DAY

**SITE**  
17th Street Promenade

SUPERIOR POINTE  
Luxury new construction  
condo complex

COMMERCIAL  
WEST  
BROKERAGE

# 17TH STREET PROMENADE

COSTA MESA, CA

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# EASTSIDE COSTA MESA CALIFORNIA



## BY THE NUMBERS

### ESTIMATED POPULATION

1 mi | 30,341

2mi | 92,998

3 mi | 144,330



## BY THE NUMBERS

### AVG HOUSEHOLD INCOME

1 mi | \$179,071

2mi | \$175,780

3 mi | \$180,586



## TRAFFIC COUNT

E 17th Street | 32,500 CPD

Santa Ana Ave | 8,700 CPD

Newport Blvd | 70,000 CPD

## CONTACT

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