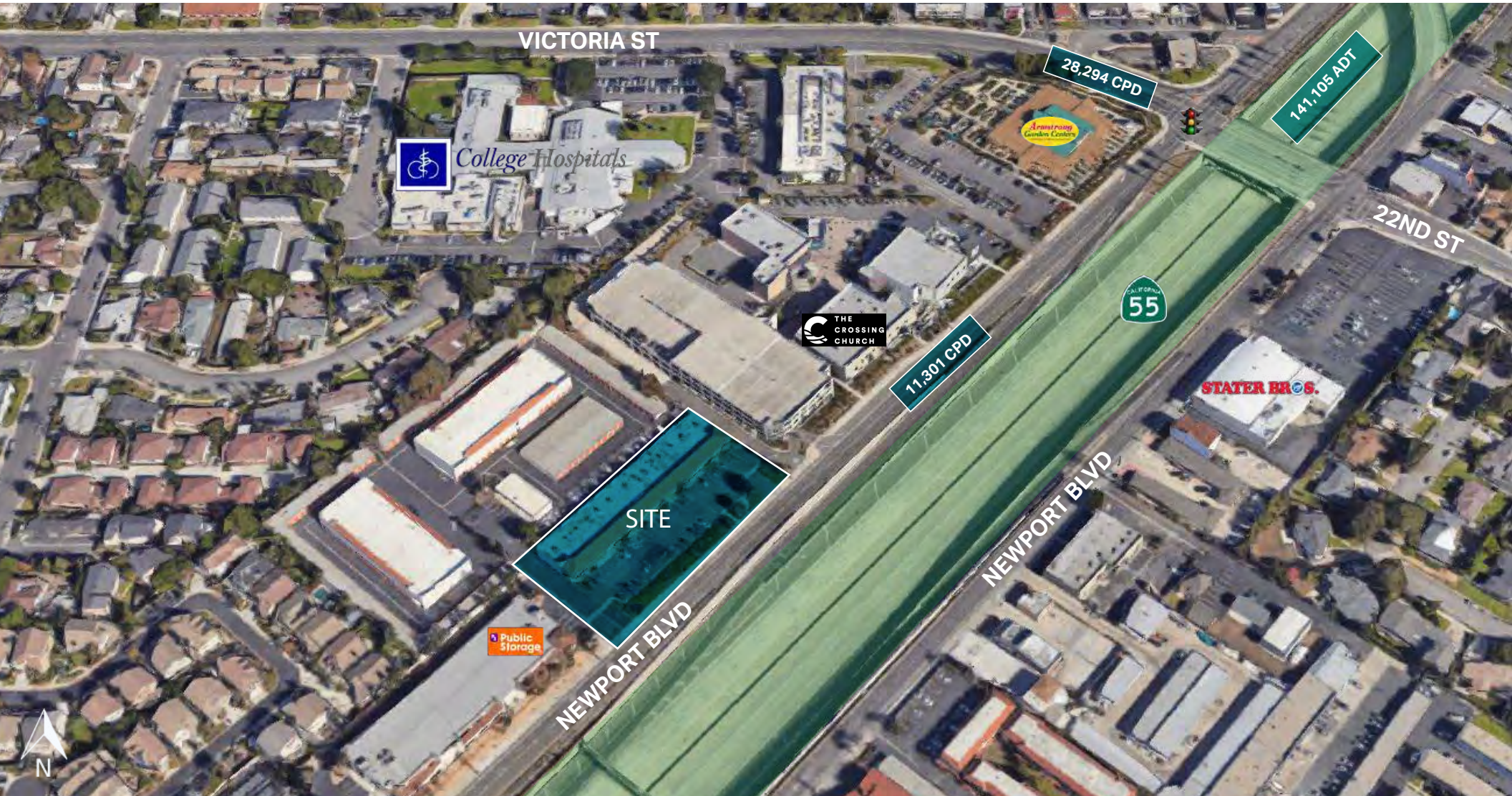


Newport Mesa Plaza

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
- Move-in ready spaces - vanilla shell condition
- End cap position

Please Contact

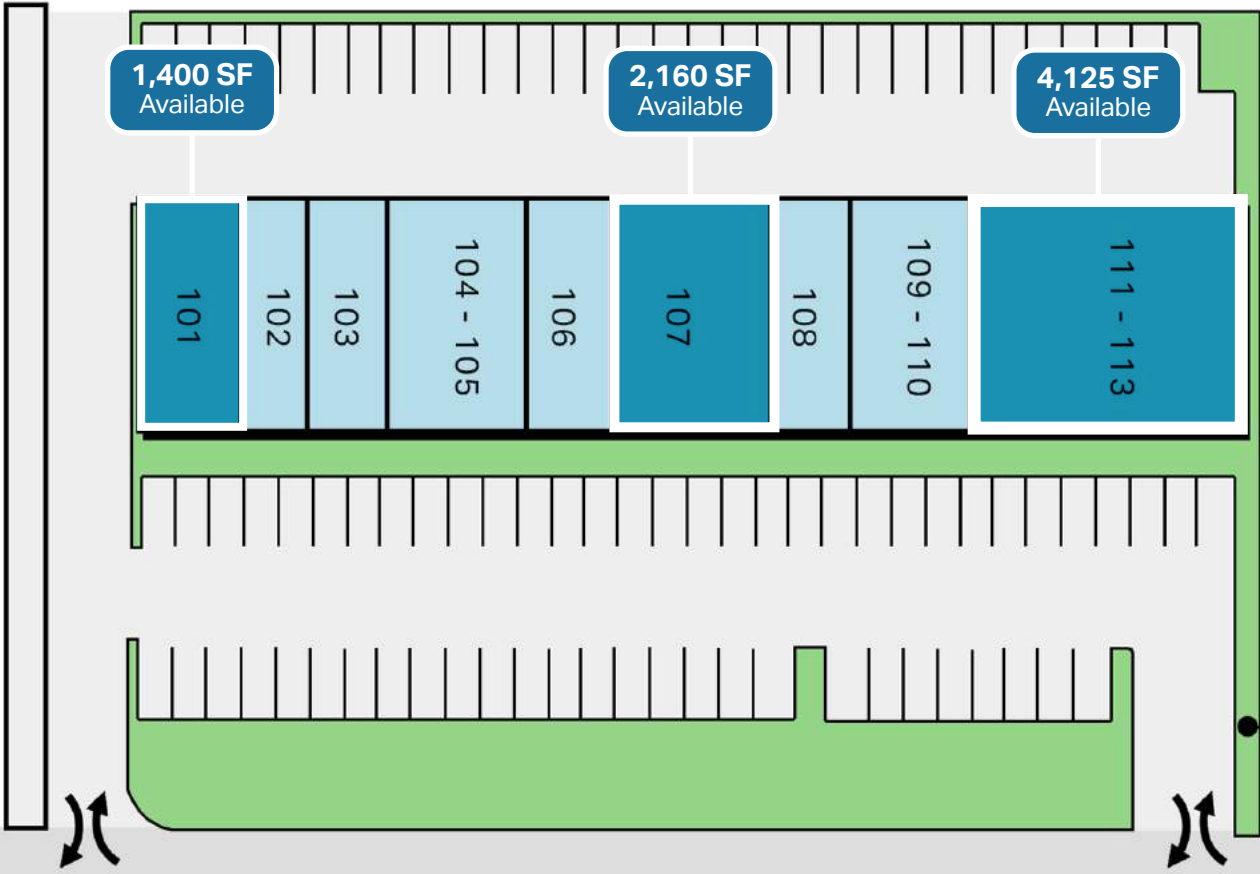
CAMERON CROWNER

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

AUSTIN COLE

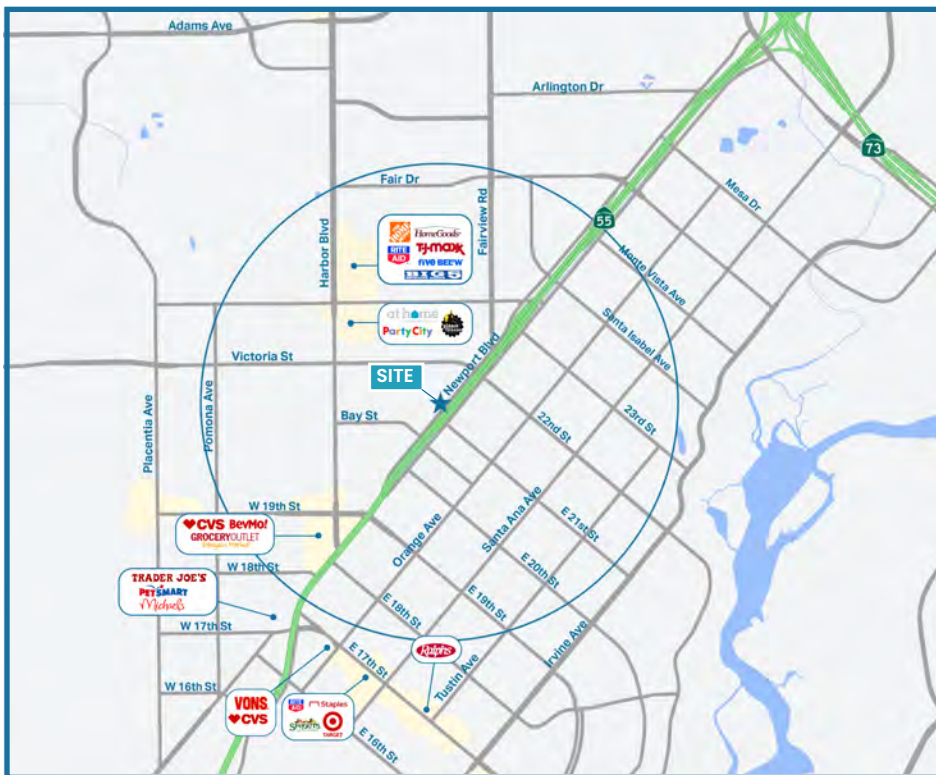
310.451.8171 X 251
ACOLE@EPSTEEN.COM
BRE LIC: 02099736

SITE PLAN



NEWPORT MESA PLAZA		
2075 Newport Blvd Costa Mesa, CA 92627		
UNIT	TENANT	SIZE
101	AVAILABLE	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 (4/1/24)	2,160 SF
108	SUSHI HONG	1,440 SF
109 - 110	COIN LAUNDRY	1,800 SF
111 - 113	AVAILABLE (8/1/24)	4,125 SF

NEWPORT BLVD



DEMOGRAPHICS

TRAFFIC COUNTS



Population

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

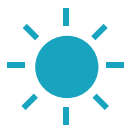


NEWPORT BLVD (S) 11,301 CPD
55 FREEWAY 141,105 ADT



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

