

1870 Harbor Boulevard
Costa Mesa, CA 92627

TRIANGLE SQUARE

▶ TRIANGLE SQUARE
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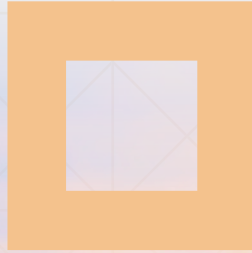
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Late 2025
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TRIANGLE SQUARE

Executive Summary

Newmark Pacific Retail Capital Markets is pleased to present the opportunity to acquire **Triangle Square**, a **194,241 square foot entertainment center** located at the end of the **55 Freeway (96,000 CPD)** in Costa Mesa, California. Triangle Square is located at the entrance to the **uber affluent and dense Newport Beach trade area**. Anchored by a very popular **24-Hour Fitness** and a **8-screen movie theater**, the center boasts a high-end roster of restaurants and food uses (**Casa de Onda, OJI Sushi, Prince Street Pizza, Westwood Coast, Tavern & Bowl, Café Sevilla, and The Yard House**), **Time Nightclub**, and modern spa user **ASPIRE Salon Studios**.

The tenants cater to an **affluent and dense trade area with 340,247 people within 5 miles** of the center **earning nearly \$168,801 annually**. The demographics improve even more on the Newport Coast, one of the most affluent pockets in the country. Nearly 15% of the center has been leased since COVID indicating robust interest in the center. **Rents are more than 12% below market** allowing for a new buyer to grow income by more than **over \$2.2 million over the next 10 years**.



The Offering

Best Offer
Pricing

194,241
Total GLA*

100%
Occupancy*

4.33 AC
Acres

188,565 SF
Land SF

The Seller reserves the right to sell the Property at any time without prior notices. The Property will be sold on an "as-is" basis.

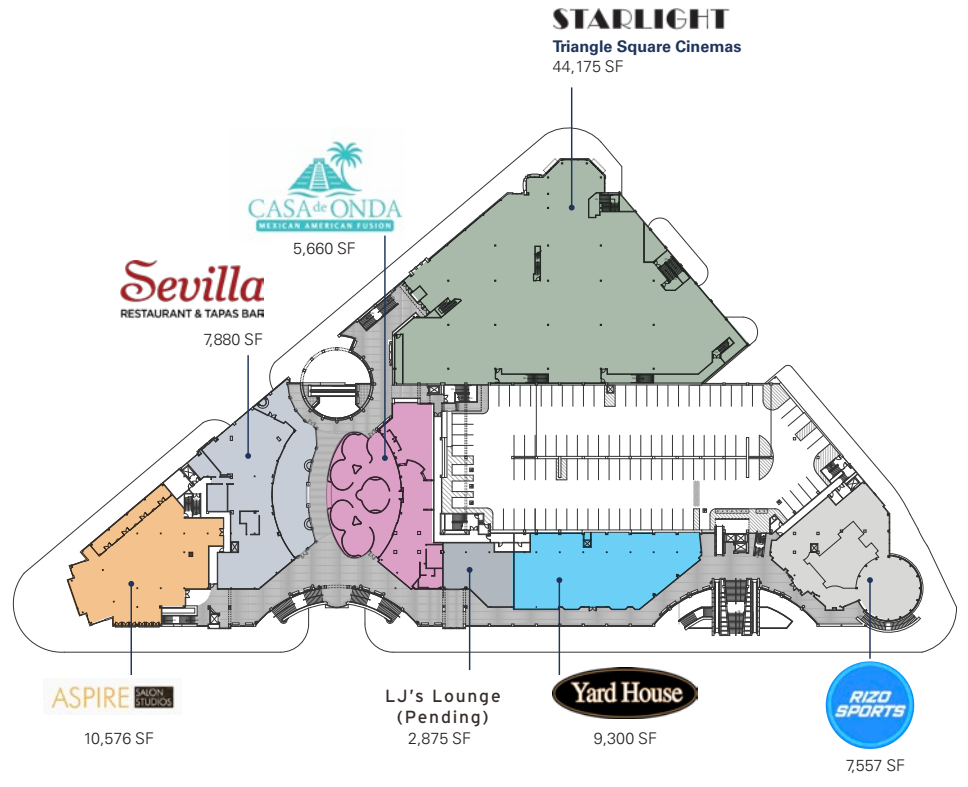
**Storage not included in Total GLA and Occupancy calculation*



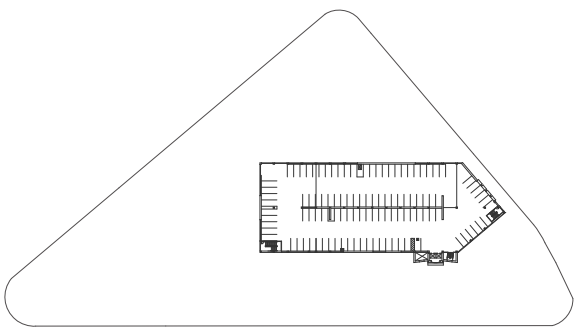
Street Level L1 / Parking P1



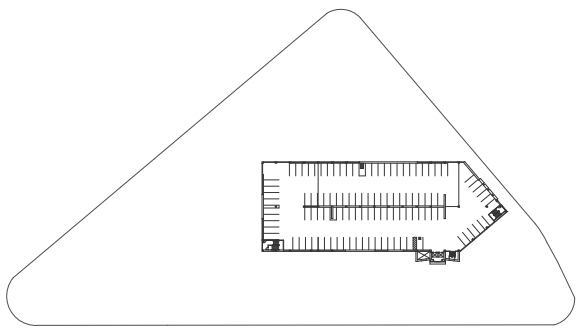
Second Level L2 / Parking P2



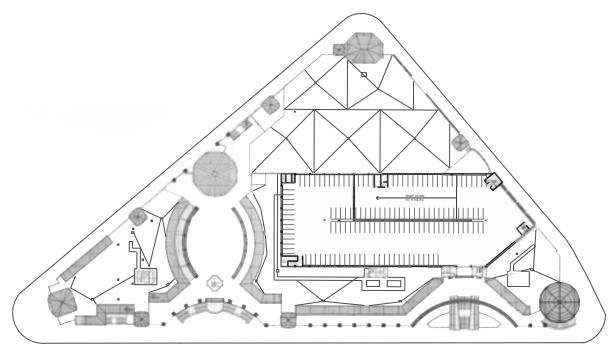
Parking / P3



Parking / P4



Roof Parking / P5



Lower Basement Parking / B2





Upper Basement Parking / B1





MOTHER'S
MARKET & KITCHEN

 
**TRIANGLE
SQUARE**

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W 19TH STREET

STATE ROUTE 55 / NEWPORT BOULEVARD

HARBOR BOULEVARD

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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark Pacific that broker shall not look to Newmark Pacific for payment of such a commission or any other compensation. Although all information furnished regarding property for sale, lease, or financing has been obtained from sources deemed to be reliable, that information has not been verified by Newmark Pacific and no express representation is made nor is any to be implied as to the accuracy thereof. That information is subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by Newmark Pacific's client.

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