



17th Street Promenade
EASTSIDE COSTA MESA

FOR LEASE | 250 E 17th Street

COMMERCIAL
WEST
BROKERAGE

EASTSIDE COSTA MESA

17th Street Promenade

- Second Generation Restaurant with Patio - available for the first time in 30+ years
- Ideal location with directly visibility to over 35,000 cars per day on E 17th Street
- 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 \$180,000

LOCATION

250-298 E 17th Street

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

AVAILABLE

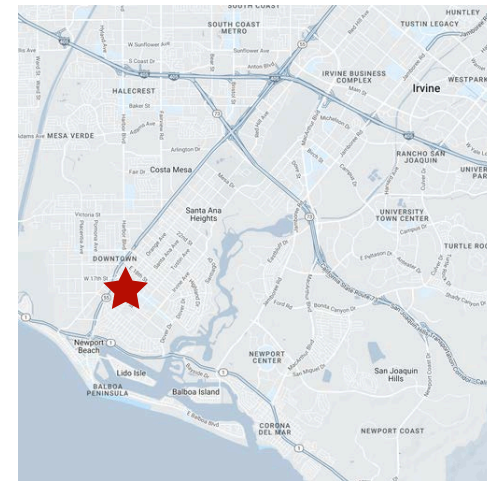
Restaurant Space | Suite 298A | 1,257 SQ FT + Patio

Retail Space | Suite 250C | 1,250 SQ FT (Salon buildout)

Office Space | Suite 290 | 527 SQ FT



COMMERCIAL WEST BROKERAGE
Matt Berry | LIC# 2134414
Doug Wombacher, LIC#1424025
(949) 723-7300 | mberry@commercialwest.com



250 E 17th Street
Costa Mesa, CA 92627

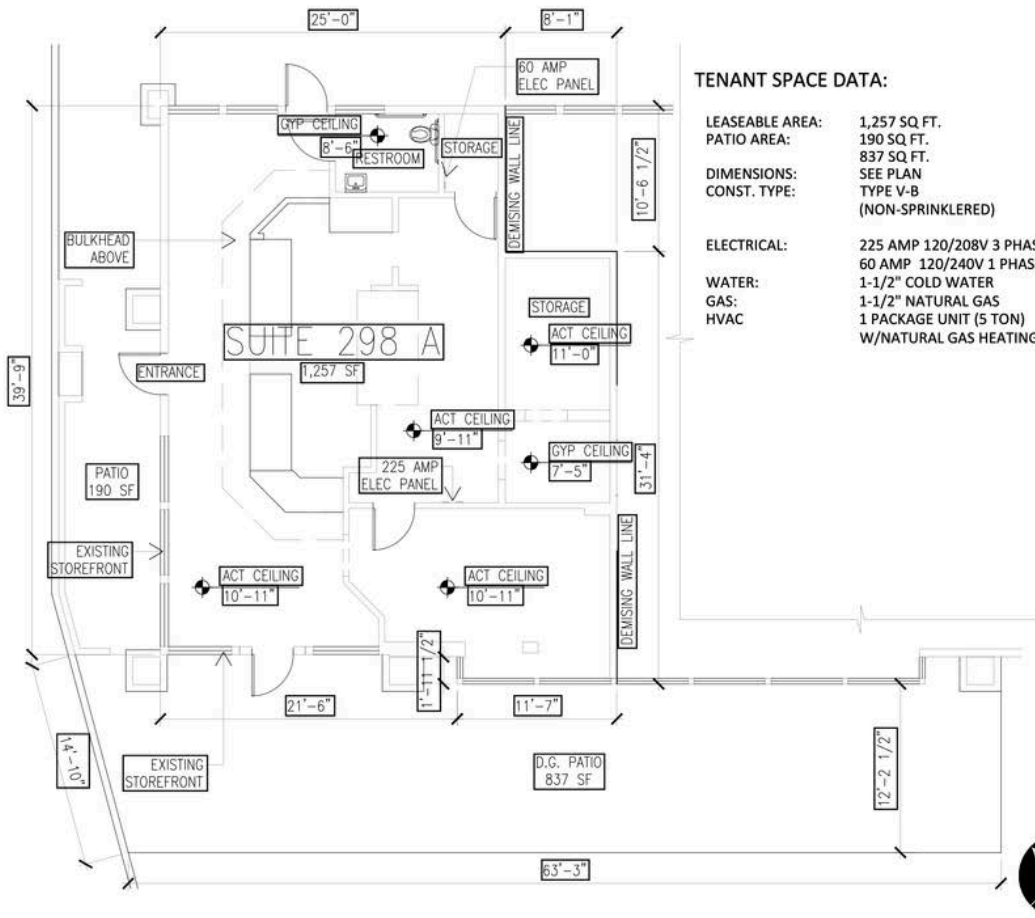
AVAILABLE

- Suite 298A | 1,257 SQ FT + Patio
- Suite 250C | 1,250 SQ FT (Salon)
- Suite 290 | 527 SQ FT (Office)



**17TH STREET PROMENADE
COSTA MESA, CA**

CONTACT
Matt Berry | LIC# 2134414
(949) 723-7300 | mberry@commercialwest.com



TENANT SPACE DATA:

LEASEABLE AREA: 1,257 SQ. FT.
 PATIO AREA: 190 SQ. FT.
 837 SQ. FT.
 DIMENSIONS: SEE PLAN
 CONST. TYPE: TYPE V-B
 (NON-SPRINKLERED)

ELECTRICAL: 225 AMP 120/208V 3 PHASE
 60 AMP 120/240V 1 PHASE
 WATER: 1-1/2" COLD WATER
 GAS: 1-1/2" NATURAL GAS
 HVAC: 1 PACKAGE UNIT (5 TON)
 W/NATURAL GAS HEATING



SCALE: 1/8"=1'-0" **ELEVATION**



Restaurant Space
 1,257 SQ FT + Patio

SCALE: 1/8"=1'-0" **FLOOR PLAN**



17TH STREET PROMENADE
COSTA MESA, CA

CONTACT
 Matt Berry, LIC# 2134414 | Doug Wombacher, LIC#1424025
 (949) 723-7300 | mberry@commercialwest.com

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 excellent customer base.

Rare, second generation restaurant available for the first time in 30+ years.

17th STREET PROMENADE
250 E 17th Street
Costa Mesa, CA 92627





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

COMMERCIAL WEST BROKERAGE

Doug Wombacher | LIC#1424025

Matt Berry | LIC#2134414

mberry@commercialwest.com | 949.723.7300

