

For Sublease Retail Space

751 Baker Street, Costa Mesa, CA 92626



Available

Suite C:	±1,470 SF
Suite D:	±1,050 SF
Rent:	\$3.75 PSF/Mo., NNN
Term Through:	9/7/2047

Features

- ▶ Suites are both contiguous to the operating Speedway convenience store and gas station
- ▶ Signalized corner of Baker Street and Randolph Avenue
- ▶ Two miles from John Wayne Airport. Easy access to the 405, 55 and 73 Freeways

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area



Area Demographics

	0.5 Mile	1 Mile	2 Mile
Population			
2025 Estimated Population	5,051	14,566	73,694
2030 Projected Population	4,795	14,033	72,629
2020 Census Population	4,812	13,984	68,465
2010 Census Population	4,769	13,414	68,706
Projected Annual Growth 2025 to 2030	-1.0%	-0.7%	-0.3%
Historical Annual Growth 2010 to 2025	0.4%	0.6%	0.5%
2025 Median Age	35.6	36.4	36.2
Households			
2025 Estimated Households	2,158	5,549	29,022
2030 Projected Households	2,108	5,476	29,276
2020 Census Households	2,026	5,055	27,126
2010 Census Households	1,962	4,689	25,372
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.7%	1.2%	1.0%
Race & Ethnicity			
2025 Estimated White	48.5%	45.8%	45.8%
2025 Estimated Black or African American	2.1%	2.1%	2.5%
2025 Estimated Asian or Pacific Islander	21.0%	20.6%	20.4%
2025 Estimated American Indian or Native Alaskan	1.3%	1.3%	1.3%
2025 Estimated Other Races	27.1%	30.2%	30.1%
2025 Estimated Hispanic	31.6%	34.0%	34.9%
Income			
2025 Estimated Average Household Income	\$149,817	\$148,864	\$144,124
2025 Estimated Median Household Income	\$117,985	\$119,420	\$115,347
2025 Estimated Per Capita Income	\$64,181	\$57,007	\$56,943
Education			
2025 Estimated High School Graduate	14.4%	15.1%	16.9%
2025 Estimated Some College	14.5%	16.6%	19.7%
2025 Estimated Associates Degree Only	11.0%	10.4%	9.3%
2025 Estimated Bachelors Degree Only	32.3%	30.7%	29.9%
2025 Estimated Graduate Degree	13.2%	13.4%	12.9%
Business			
2025 Estimated Total Businesses	697	2,578	11,852
2025 Estimated Total Employees	5,147	28,885	137,362
2025 Estimated Employee Population per Business	7.4	11.2	11.6
2025 Estimated Residential Population per Business	7.3	5.7	6.2