

East 17th Street SHOPS



The Beach House

A Generational Value-Add or Owner-User Opportunity



CALL FOR OFFERS
July 15, 2026

OFFERING MEMORANDUM
COSTA MESA, CALIFORNIA



HANLEY INVESTMENT GROUP®
REAL ESTATE ADVISORS

East 17th Street SHOPS



The Beach House

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OFFERING SUMMARY

LOCATION

East 17th Street Shops
1712-1720 Santa Ana Avenue
Costa Mesa, CA 92627

 [VIEW ON
GOOGLE MAPS](#)

OFFERING SUMMARY

Price:	Best Offer
Current NOI @ 100% Occupancy:	\$85,194
Proforma Feb. 2027 NOI:	\$229,458
Proforma 2033 NOI:	\$381,948
Net Rentable Area:	4,332
Year Built:	1963
Lot Size (Acres):	0.33

FINANCING SUMMARY

All Cash or Cash to New Financing
(Contact Hanley Investment Group for Further Details)



INVESTMENT HIGHLIGHTS

- **First Time Ever on Market; Generational Opportunity to Buy on East 17th Street (and with a Drive Thru):**
 - 100% occupied, 4,332 SF of retail/flex space
 - **Value-add opportunity** – Below-market rents with tenants on short term leases, allowing for significant future upside by increasing rents and converting tenants to NNN
 - **Rare owner-user opportunity with 49% of the SF within six months (2,142 SF)** – Great space for a business to house their office or retail shop and be walking distance from excellent restaurants and amenities
 - **Flexible C1 zoning** – Local business district, allowing for various options for buyer
- **Drive-Thrus Are Extremely Rare for Costa Mesa and Newport Beach, Allowing an Investor to Capitalize on the Low Rent for Eastside Mini-Mart in the Future**
- **Irreplaceable Orange County Coastal Real Estate, Rarely Available on the Market**
- **“Walker’s Paradise” with a 95/100 Walk Score**



INVESTMENT HIGHLIGHTS

- **Located Just Off the Intersection of 17th Street and Santa Ana Avenue with 42,400 Cars Per Day**
- **Dense Retail Corridor:** Nearby national/credit tenants include Target, Ralph's, Sprouts, Vons, ULTA, Whole Foods, Erewhon (coming soon), Trader Joes, and more
- **Close Proximity to Fashion Island:** Less than 4 miles from Fashion Island, one of the best luxury outdoor shopping destinations with tenants including Whole Foods, Restoration Hardware, Bloomingdale's, Nordstrom, Macy's, Neiman Marcus, Dick's Sporting Goods, and more
- **Extremely Affluent Demographics:** Over 137,100 residents in a 3-mile trade area with an average household income of more than \$187,600
 - Average home value in 1 mile radius exceeds \$1.5 million
 - Only ~2 miles from the Pacific Ocean and some of the best beaches in the world
 - Just 1 mile from the entrance to the 55 freeway



EASTSIDE COSTA MESA
- \$155,000 AHHI -

Jack In the Box
plums CAFE
crumbl
SHUNKA SUSHI & JAPANESE CUISINE

NEWPORT HARBOR HIGH SCHOOL
- 2,200 Students -

SHAKE SHACK
goodies
TZONE FITNESS & PILATES
OAK & COAL
SECTIONS
TABUSHABU

Ralphs

us bank

CAVA
SALT & LIME modern taqueria

MOUNTAIN MIKES PIZZA

BIG TIRES

WEDGE BURGER

STEAM MASTER
Carpet Cleaners

jiffylube

WELLS FARGO

42,400 CPD
- INTERSECTION -

17TH STREET

SANTA ANA AVENUE

17TH STREET PROMENADE

Starbucks
Jersey Mike's SUBS
AT&T
JAN'S health bar
Sidecar DOUGHNUTS & COFFEE
Nothing Bundt Cakes
MI CASA CAL MEX CANTINA
SUPERCUTS REAL SMART HAIR
Shirley's BAGELS
Gardunos Ristorante Italiano SINCE 1918 DINE IN - TAKE OUT - CATERING

NEWPORT BEACH

TARGET

burgerlounge

ULTA Beauty Cafe Rio

Staples

SPROUTS FARMERS MARKET

SHAKE SHACK

WELLS FARGO

42,400 CPD - INTERSECTION -

jiffylube

EAST 17TH STREET

WEDGE BURGER

SANTA ANA AVENUE

MI CASA CAL MEX CANTINA

Sidecar DOUGHNUTS & COFFEE

Jersey Mike's SUBS

SUBJECT PROPERTY



EAST 17TH PLACE

RENT ROLL

TENANT	SUITE	SF	LEASE START	LEASE END	CURRENT RENT/SF	CURRENT RENT/SF/MO.	CURRENT RENT/MO.	PROFORMA RENT/SF/MO. (1)	PROFORMA RENT/MO. (1)	RENTAL INCREASES	LEASE TYPE	RENEWAL OPTIONS
Eastside Mini-Mart	1712	2,190	9/1/23	8/31/33	\$28.86	\$2.41	\$5,267	\$6.50	\$14,235	None	Gross	None
Almond Surfboards (2)	1720A	750	11/1/15	8/31/26 (2)	\$50.40	\$4.20	\$3,150	\$9.00	\$6,750	None	Gross (3)	None
Almond Surfboards (2)	1720D	450	1/3/20	8/31/26 (2)	\$48.67	\$4.06	\$1,825	\$7.00	\$3,150	None	Gross (4)	None
Koheid Design (2)	1720B	550	10/1/23	9/30/26	\$75.27	\$6.27	\$3,450	\$9.00	\$4,950	None	Gross	None
The Beach House	1720C	392	1/15/24	1/14/27	\$45.92	\$3.83	\$1,500	\$7.00	\$2,744	None	Gross	None
Total Square Footage:		4,332					\$15,192		\$31,829		Total Monthly Rent	
Total Available:		0	0%	Vacancy			\$182,304		\$381,948		Total Annual Rent	
Total Occupied:		4,332	100%	Occupancy								

NOTES

- (1) Proforma assumes market rents: i) Eastside Mini-Mart (\$78/SF); ii) Almond Surfboards suite 1720A (\$108/SF); iii) Almond Surfboards suite 1720D (\$84/SF); iv) Koheid Design (\$108/SF); and v) The Beach House (\$84/SF).
- (2) Assumes that all tenants whose lease expires before the end of the first year of the Analysis (July 31, 2027) will continue to pay rent at the same terms and conditions until that date.
- (3) Per the Lease, suite 1720A is required to pay for all utilities and operating expenses, including common area maintenance. Current assumes suite 1720A is treated as "Gross" and full NNN for Proforma.
- (4) Per the Lease, suite 1720D is required to pay for operating expenses, including common area maintenance, utility and service bills, insurance, and real estate taxes. Current assumes suite 1720D is treated as "Gross" and full NNN for Proforma.

The information provided hereto is intended to be used and must be used for informational purposes only. You are responsible for conducting your own analysis before making any investment-based decision. Although best efforts are made to ensure that all information is accurate and up to date, information has been provided by sources outside of the company and errors and misprints may occur.

INCOME & EXPENSE

ANNUALIZED OPERATING DATA

	<u>Current</u>	<u>Proforma Feb. 2027</u>	<u>Proforma 2033 NOI</u>
Scheduled Base Rent: (1)	\$182,304	\$274,332	\$381,948
Utility Credit: (2)	(\$14,700)	\$0	\$0
Expense Recoveries: (3)	\$0	\$43,890	\$93,479
Effective Gross Revenue (EGR):	\$167,604	\$318,222	\$475,427
Total Operating Expenses:	(\$82,410)	(\$88,764)	(\$93,479)
Net Operating Income (NOI):	\$85,194	\$229,458	\$381,948

OPERATING EXPENSES

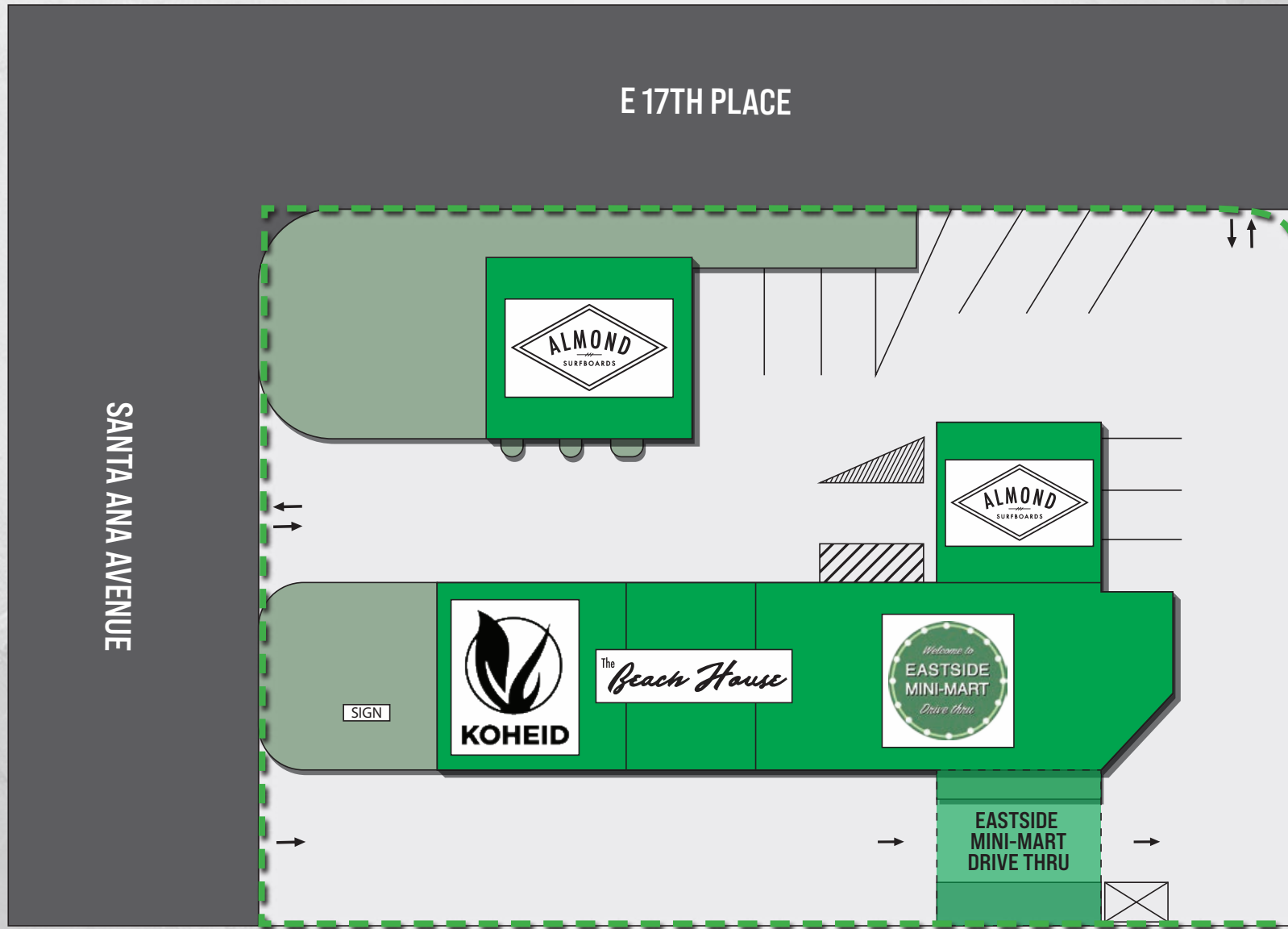
	<u>Amount</u>	<u>\$/SF</u>	
Taxes (1.0% + Assessments): (4)	\$48,726	\$11.25	
Insurance: (5)	\$14,000	\$3.23	
Common Area Maintenance: (5)	\$14,656	\$3.38	
Management (3.0% of EGR):	\$5,028	\$1.16	
Total Expenses:	\$82,410	\$19.02	Annually Per SF
		\$1.59	Monthly Per SF

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- (1) Current assumes that all tenants whose lease expires before the end of the first year of the Analysis (July 31, 2027) will continue to pay rent at the same terms and conditions until that date. February 2027 Proforma assumes in-place rent for Eastside Mini-Mart (\$28.86/SF) and market rents for the remaining tenants: i) Almond Surfboards suite 1720A (\$108/SF); ii) Almond Surfboards suite 1720D (\$84/SF); iii) Koheid Design (\$108/SF); and iv) The Beach House (\$84/SF). 2033 NOI Proforma assumes market rents for all tenants: i) Eastside Mini-Mart (\$78/SF); ii) Almond Surfboards suite 1720A (\$108/SF); iii) Almond Surfboards suite 1720D (\$84/SF); iv) Koheid Design (\$108/SF); and v) The Beach House (\$84/SF).
- (2) The Subject Property is master metered for electricity and water across all suites. Eastside Mini-Mart pays the master-metered utility bills directly and receives a \$1,225/month (\$14,700/Yr) rental credit from the Landlord as compensation for the other tenant's utility usage. Proformas assume utility credit rolls off and all tenants pay their pro rata share.
- (3) Current assumes all tenants are on Gross Leases. February 2027 Proforma assumes all tenants pay full pro rata share of operating expenses, except for Eastside Mini-Mart who is assumed to remain on a Gross Lease until Lease Expiration (8/31/2033). 2033 NOI Proforma assumes all tenants pay full pro rata share of operating expenses.
- (4) Based on the 2025/2026 Tax Bill. Taxes have been reassessed based upon a 1.047730% Millage Rate, \$1,055 in Special Assessments, using a \$4,550,000 Purchase Price.
- (5) Based on 2026 Budgeted amounts.

SITE PLAN / PARCEL MAP



East 17th Street Shops
 1712-1720 Santa Ana Ave
 Costa Mesa, CA 92627

 SUBJECT PROPERTY

 PROPERTY PARCEL

APN: 425-011-10

SUITE	TENANTS	SF
1712	Eastside Mini-Mart	2,190
1720A	Almond Surfboards	750
1720D	Almond Surfboards	450
1720B	Koheid Design	550
1720C	The Beach House	392
TOTAL SQUARE FOOTAGE		4,332

The site plan provided is for illustrative purposes only and may not be accurate or to scale. Actual layout and dimensions may vary. Please consult official documentation for precise details.



SURROUNDING TENANTS



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO

AERIAL OVERVIEW



THE LANDING
PAVILIONS
COLD STONE
CHASE

LIDO HOUSE BEAR FLAG
NEWPORT BEACH FISH CO.
West Marine
FABLE & SPIRIT Lido Starbucks

NEWPORT BEACH PIER

PACIFIC OCEAN

PACIFIC COAST HIGHWAY



NEWPORT HARBOR HIGH SCHOOL
- 2,200 Students -

HOAG HOSPITAL - NEWPORT BEACH
- 536 Beds -

COASTLINE COLLEGE - NEWPORT BEACH
- 10,705 Students -

LIDO MARINA VILLAGE
curl FITNESS NOBU
zinque babaland
MALIBU elysewalker
FARM FAHERTY

Jack In the box plums CAFE
crumbl SHUNKA
SUSHI & JAPANESE CUISINE

SHAKE SHACK goodies
TZONE
OAK & COAL SECTIONS TABUSHABU

ULTA BEAUTY Cafe Rio
CLUB BODY JUICE IT UP!
STRETCH LAB burgerlounge

SPROUTS FARMERS MARKET
Staples
exer slurf side

VONS CVS pharmacy
SportClips



SalonCentric

La Camisaria

17TH STREET

WELLS FARGO



Valvoline Instant Oil Change

Ralphs

usbank

SALT & LIME

BIG TIRES

jiffylube

CAVA

42,400 CPD - INTERSECTION -

GRITCYCLE



SUBJECT PROPERTY
East 17th Street
SHOPS

17TH STREET PROMENADE
Starbucks Jersey Mike's AT&T
Sidecar bundt Cakes JAN'S health bar
SUPERCUTS NOTHING BUT BAGELS MI CASA
Gardanos

citi OSPI
Rye Goods milligram
pure barre

AERIAL OVERVIEW



73

CORONA DEL MAR HIGH SCHOOL
- 2,100 Students -

FASHION ISLAND

WHOLE FOODS MARKET, RH, macy's, NORDSTROM, ARHAUS, bloomingdale's, DICK'S Sporting Goods, ULTA BEAUTY, BARNES & NOBLE, Neiman/Marcus, ANTHROPOLOGIE, THE LOT, Louis Vuitton, lululemon

CRYSTAL COVE
- \$250,000 AHHI -

NEWPORT BEACH COUNTRY CLUB

PAVILIONS
The UPS Store, CLUB PILATES NEWPORT BEACH

BALBOA PENINSULA
- \$265,000 AHHI -

NEWPORT HARBOR HIGH SCHOOL
- 2,200 Students -

EASTSIDE COSTA MESA
- \$155,000 AHHI -

JOHN WAYNE AIRPORT
- 15-MIN DRIVE TIME -

WESTCLIFF PLAZA

FUTURE, WHOLE FOODS MARKET, CHASE, CVS, ACE Hardware, BANK OF AMERICA, ANGEL THEORY

NICK'S K | T RESTAURANTS
HAUTE CAKES, NORDSTROM LOCAL, SusieCakes, SALT & STRAW

EIGHT 80 NEWPORT BEACH
- 1,447 Units -

Playa Mesa

Ralphs

Jack in the box, **plums CAFE**, **crumbl**, **SHUNKA SUSHI & JAPANESE CUISINE**

SUBJECT PROPERTY
East 17th Street SHOPS

usbank

CAVA

BIG O TIRES

SHAKE SHACK, **goodies**, **T ZONE FITNESS & PILATES**, **OAK & COAL SECTIONS**, **TABU SHABU**

WELLS FARGO

42,400 CPD - INTERSECTION -

CIRCLE K

SANTA ANA AVENUE

GRITCYCLE

17TH STREET PROMENADE

Starbucks, Jersey Mike's SUBS, AT&T, JAN'S health bar, Sidecar DOUGHNUTS & COFFEE, bundt Cakes, MI CASA CAL MEX CANTINA, SUPERCUTS REAL SMART HAIR, Shirel's BAGELS, Gardinos

TARGET

ULTA BEAUTY, **Cafe Rio MEXICAN GRILL**, **CLUB BODY**, **JUICE IT UP! SMOOTHIES - BOWLS - JUICES**, **STRETCH LAB**, **burgerlounge**

Hi-Time Wine Cellars

AERIAL OVERVIEW



PACIFIC OCEAN

HUNTINGTON BEACH
- \$157,000 AHHI -

COASTLINE COLLEGE
- NEWPORT BEACH
- 10,705 Students -

ESTANCIA HIGH SCHOOL
- 1,030 Students -

THE HOME DEPOT
NORTHGATE MARKET
HomeGoods
TJ-maxx
FIVE BELOW

TRADER JOE'S
Michaels
PETSMART

VONS
Chevron
CVS pharmacy
SportClips HAIRCUTS

GROCERY OUTLET Bargain Market
CVS pharmacy "OFF THE WALL"
VANS CLUB STUDIO
BevMo! petco

TRADER JOE'S
JUMP START ADVENTURE PARK Planet Fitness

Carls Jr.

Cane's

CHASE

W

FUTURE EREWON BEAR FLAG FISH CO.

MOTHER'S MARKET KITCHENS

NEWPORT BOULEVARD 55

ULTA BEAUTY Cafe Rio MEXICAN GRILL
CLUB BODY JUICE IT UP! SMOOTHIES - EDGES - JUICES
STRETCH LAB burgerlounge

SPROUTS FARMERS MARKET
Staples
exer surf side URGENT CARE

TARGET

42,400 CPD - INTERSECTION -

citi OSPI milligram
Rye Goods
pure barre

17TH STREET PROMENADE
Starbucks Jersey Mike's AT&T JAN'S health bar MI CASA SINCE 1975
Sidecar doughnuts & coffee bundt Cakes Gardano's Italian Restaurant SINCE 1988
SUPER CUTS REAL SMART HAIR Chik-fil-A BAGELS

TRIANGLE SQUARE
24 HOURS FITNESS Yard House TIME NIGHTCLUB EastLink TAVERN + BOWL

SANTA ANA AVENUE

WELLS FARGO

jiffy lube

SUBJECT PROPERTY
East 17th Street SHOPS

SHAKE SHACK goodies
T ZONE FITNESS & PILATES
OAK & COAL SECTIONS TABU SHABU

BIG O TIRES

SALT & LIME modern require

CAVA

usbank

Jack in the box plums CAFE
crumbl SHUNKA SUSHI & JAPANESE CUISINE

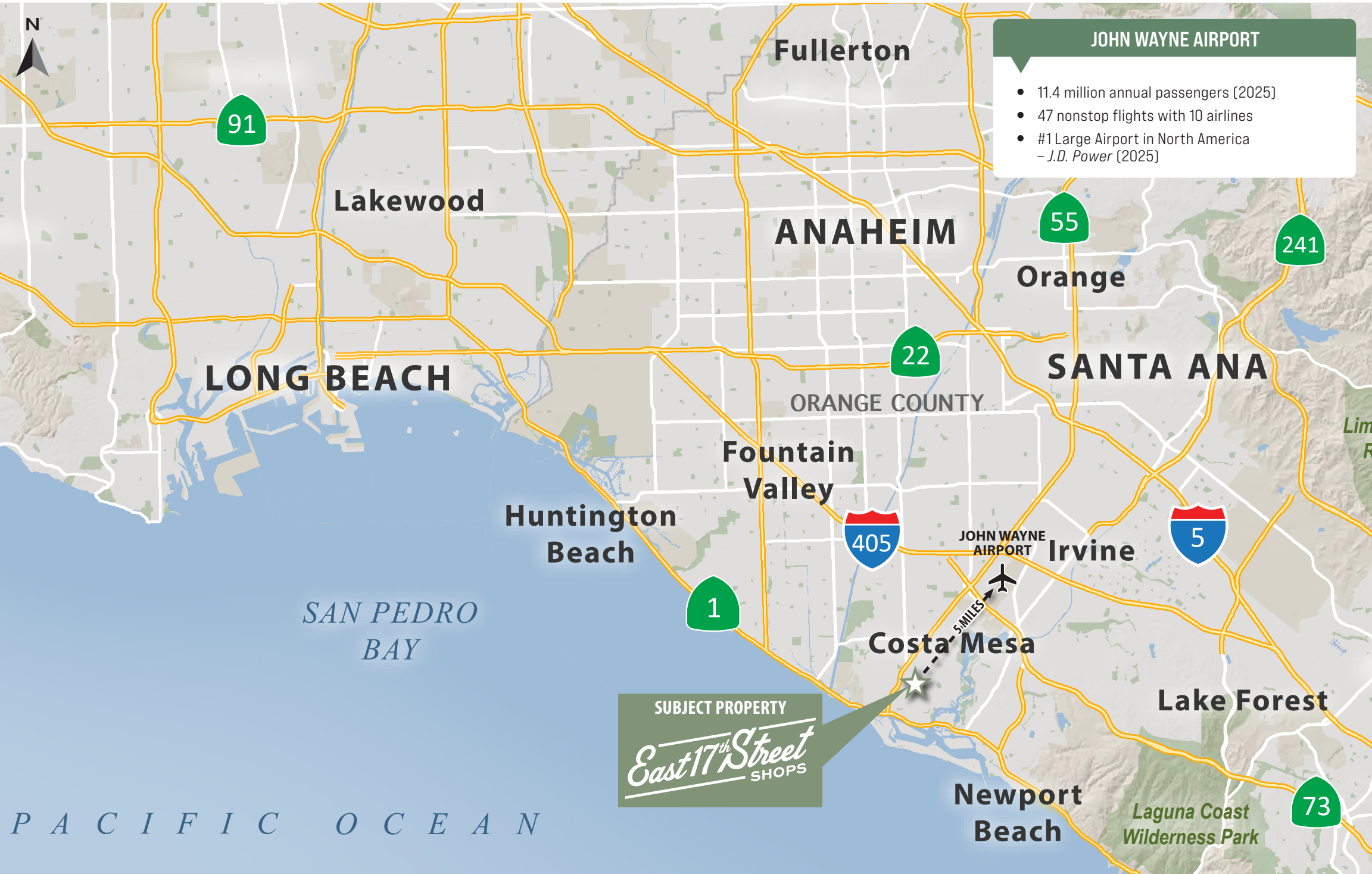
Ralphs

FASHION ISLAND® NEWPORT BEACH

- An outdoor regional shopping mall spanning 1 million square feet and visited by 16 million annually
- Home to approximately 180 shops, restaurants, and service-oriented tenants
- A top-performing luxury shopping center with \$820 million in annual taxable sales
- Anchored by RH, Bloomingdales, Neiman Marcus, Macy's, Nordstrom and Whole Foods
- Serves an affluent customer base with an average shopper household income of \$176,000



REGIONAL MAP



TENANT PROFILES



Almond Surfboards is a California-based surf company known for its handcrafted boards, timeless aesthetic, and commitment to building surf equipment designed for everyday waves. Founded in 2007 in Costa Mesa, the company has developed a loyal following through its blend of traditional craftsmanship and functional, modern design. Almond produces both custom fiberglass surfboards shaped in California and its popular USA-made R-Series foam boards, which are durable, low-maintenance, and recyclable.

Beyond surfboards, the brand offers apparel, accessories, and lifestyle goods that reflect Southern California surf culture and a relaxed coastal lifestyle. Almond emphasizes quality over mass production, and its boards are designed to balance performance, usability, and durability across a variety of wave conditions. The company also operates a flagship retail shop in Costa Mesa and maintains a strong presence within the broader surf and coastal lifestyle community.

Company Type: Private
Locations: 1
Website: almondsurfboards.com



Eastside Mini-Mart is a neighborhood drive-through market in Costa Mesa that blends the convenience of a traditional mini-mart with a more elevated, curated shopping experience. The market offers a wide range of beverages, dairy products, snacks, gourmet foods, craft beer, and wine, while also emphasizing healthier lunch and snack options to serve customers on the go.

Originally reimagined and reopened under new ownership in 2018, the business has built a loyal local following through its friendly service, family-oriented atmosphere, and thoughtful product mix. Customers can drive in, walk in, or bike in, making it a convenient stop for nearby residents and a fun experience for visitors. With its boutique-style branding, active community presence, and focus on quality products, Eastside Mini-Mart stands out as a modern interpretation of the classic neighborhood market. Its commitment to convenience without sacrificing quality continues to resonate with a broad customer base.

Company Type: Private
Locations: 1
Website: eastsideminimart.com

TENANT PROFILES



Koheid Design is a boutique landscape architecture and design firm known for creating refined outdoor environments that blend modern aesthetics with sustainability, art, and ecological principles. The firm specializes in residential and hospitality-focused landscapes that emphasize clean lines, natural materials, and seamless indoor-outdoor living. Its portfolio includes custom gardens, pool environments, outdoor entertaining spaces, and thoughtfully integrated hardscape elements tailored to each property and client lifestyle. Drawing influence from both contemporary California design and Japanese-inspired simplicity, Koheid Design focuses on balancing functionality with a calming visual experience. The firm's environmental approach prioritizes drought-tolerant planting, efficient site planning, and sustainable landscape strategies.

Koheid Design has developed a reputation for creating sophisticated outdoor spaces that feel both artistic and livable while complementing the surrounding architecture and natural setting.

Company Type: Private
Locations: 1
Website: koheid.com



The Beach House Cuts in Costa Mesa is an appointment-only barber studio that focuses on a more personalized, detail-driven grooming experience rather than quick, high-volume haircuts. Located in Costa Mesa, the shop emphasizes consultations before cutting, ensuring each style is tailored to the client's head shape, lifestyle, and long-term look. The overall approach is intentional and service-oriented, positioning haircuts as part of a broader self-care and personal presentation routine.

Clients consistently highlight the barbers' precision, especially with fades, scissor work, and cuts that grow out cleanly over time. The shop is known for building ongoing relationships with clients, where consistency and trust matter as much as the initial haircut. Rather than a traditional walk-in barbershop, The Beach House Cuts operates more like a premium studio experience focused on quality, attention to detail, and repeatable results.

Company Type: Private
Locations: 1
Website: beachhousecuts.com



Daily Pilot

Plan for 142 Ownership Units at Costa Mesa's TBN Building Ratified by Council, with Edits

By Sara Cardine | August 8, 2025

The Costa Mesa City Council Tuesday approved a proposal to build 142 residential units at the former Trinity Broadcasting Network headquarters, a plan that did not sit well with neighbors, who demanded – and were granted – some last-minute edits.

A proposal by Meritage Homes to build 122 stacked-flat townhomes and 20 detached single-family homes on the 6.12-acre parcel at 3150 Bear St., just south of the 405 Freeway, was approved by planning commissioners in a July 24 meeting.

Prior to that, in September 2024, the City Council reviewed the initial details of the plan in a general plan amendment screening, advising the applicant to think more about open space, sidewalks and street safety upgrades as well as improvements to the city's Shiffer Park, to the west of the site across Bear Street.

[CLICK FOR ARTICLE](#)



THE ORANGE COUNTY **REGISTER**

Status Update: Upscale Grocer Erewhon Coming to Costa Mesa

By Samantha Gowen | May 18, 2026

Erewhon – a trendy Los Angeles grocery store chain made famous (or infamous, depending on your economics) for its expensive offerings – is making its first foray into Orange County.

The company recently signed a lease at the former T-Shirts Warehouse at 140 E. 17th St. in Costa Mesa. It will be neighbors with Bear Flag Fish Co., which is taking over the former Santa Monica Seafood.

The Erewhon website indicates the store will debut in September 2027.

Its move to Orange County comes as Erewhon expands in the region. It recently opened in West Hollywood with another store opening May 20 in Glendale.

[CLICK FOR ARTICLE](#)

AREA OVERVIEW

Costa Mesa, CA

- Located in the southern coastal area of Orange County, bordered by the cities of Santa Ana, Newport Beach, Huntington Beach, Fountain Valley, and Irvine
- 1.5 miles from the Pacific Ocean, 35 miles southeast of Los Angeles, and 85 miles northwest of San Diego
- 111,038 city residents; \$155,124 average household income
- The City is also home to the world-renowned Henry and Renee Segerstrom Concert Hall, the Segerstrom Center for the Arts, the Orange County Fairgrounds, and the Orange County Museum of the Arts (OCMA)

ECONOMY

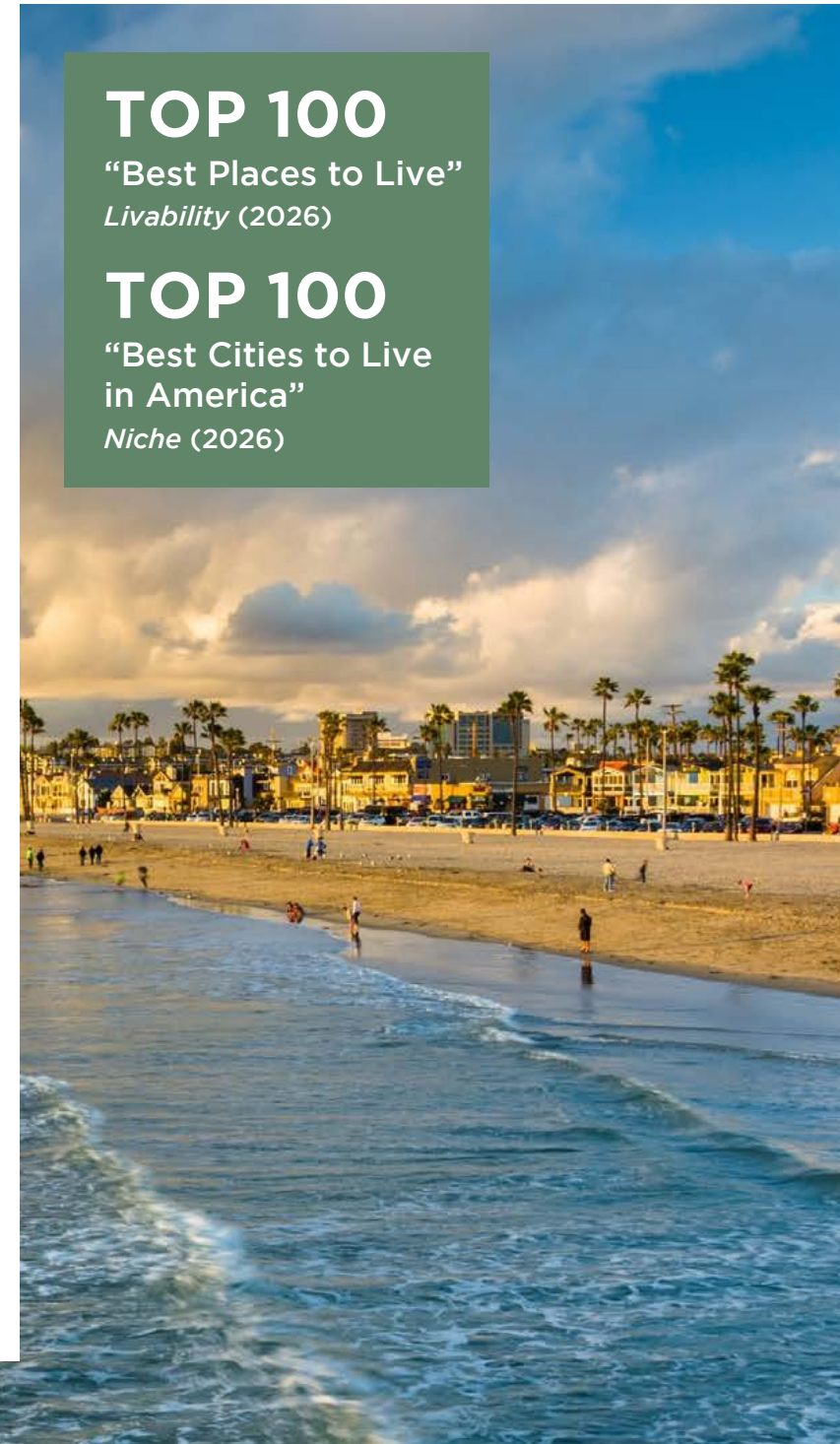
- The largest industries are retail trade; professional, scientific & technical services; and health care
- Principal employers are EPL Intermediate, Inc. (3,998 employees), Experian Information Solutions, Inc. (3,700), Coast Community College District (2,900), Orange Coast College (1,900), Automobile Club of Southern California (1,773), Anduril Industries (1,100), and Deloitte & Touche LLP (700)
- **South Coast Plaza** – Home to over 270 stores and a major regional shopping destination, and produces over \$1 billion in annual revenue
- The city has a strong dining, arts, entertainment, and boutique culture, with attractions like the Segerstrom Center for the Arts, “The LAB” & “The Camp” shopping/innovation/dining districts

DEVELOPMENTS

- **Tesla Service Center** – 60,000-square-foot service center for regular maintenance and servicing; opened in 2024; one of two Tesla service center locations in Costa Mesa
- **One Metro West** – A 16-acre mixed-use project that includes over 1,000 apartments, 6,000 square feet of specialty retail, 25,000 square feet of creative office space, and recreational uses; in planning
- **The Village Santa Ana** – Redevelop the 17-acre mall into a sprawling mixed-use development that would include 1,583 homes, up to 300,000 square feet of offices, 80,000 square feet of shops and restaurants, approximately 13.8 acres of open space, and parking for nearly 3,500 vehicles
- **Bristol Project** – A 41-acre, \$3 billion mixed-use development that will add 3,750 new residential units, 350,000 square feet of commercial and retail space, 200 senior care units, a 250-room hotel, creating a dynamic, mixed-use environment with extensive open space and parking; in planning

TOP 100
“Best Places to Live”
Livability (2026)

TOP 100
“Best Cities to Live
in America”
Niche (2026)



AREA OVERVIEW

Orange County, CA

- Iconic beach towns and 42 miles of coastline dub the area “The Gold Coast of California”
 - Home to some of the world’s most popular tourist attractions such as The Disneyland Resort, Knott’s Berry Farm, Mission San Juan Capistrano, South Coast Plaza, and Segerstrom Hall
- 3.17 million population; 4th most populous county in California; 6th most populous in the U.S.

ECONOMY

- Gross Domestic Product (GDP) exceeds \$350 billion; 9th largest economy by county in the U.S.
- Top 3 largest labor force in California with 1.6 million workers
- Leads the nation in medical device manufacturing; home to companies such as Edwards Lifesciences, University Lab Partners, ICU Medical, and Johnson & Johnson’s vision surgical division
- 3rd most diverse tech sector in the U.S. with major growth in cybersecurity, FinTech, and E-sports
- Strong tourism industry hosts 50+ million visitors each year; visitor spending was \$16 billion in 2026
 - John Wayne Airport in Santa Ana accounts for 40,000 jobs and an economic impact of \$9 billion
- \$165,605 average household income vs. \$87,864 U.S. average household income
- The largest employers include The Walt Disney Company (30,000), University of California (23,884), County of Orange (17,271), St. Joseph Health (14,000), and Kaiser Permanente (8,178)

DEVELOPMENTS

- **UC Irvine Hospital Campus** – A \$1.3 billion, 144-bed acute care hospital complex and associated facilities
 - Completed and fully operational as of December 2025, including the final acute care hospital component of the UCI Health Irvine campus
- **OCVIBE (Anaheim)** – A multi-billion-dollar (~\$4–5B) entertainment district anchored by Honda Center redevelopment, adding a dense mix of residential units, hotels, office space, restaurants, public parks, and a large concert venue
 - The project is being delivered in phases, with initial components expected later in the decade and full buildout extending into the early 2030s
- **DisneylandForward (Anaheim)** – A long-term land-use and zoning framework approved for Disneyland Resort that enables future expansion across new themed lands, attractions, hotels, retail, and entertainment areas
 - The plan began in 2021, was approved in 2024 and the expansion is phased over the next 10-20+ years



#4

“Best Counties for Families in California”

Niche (2026)

#5


“Best Counties Live in California”


Niche (2026)


DEMOGRAPHICS


POPULATION	1-Mile	3-Mile	5-Mile
2030 Projections	26,939	137,349	298,972
2025 Estimates	27,001	137,151	297,205
2020 Census	27,316	138,858	300,124
2010 Census	27,058	138,076	286,029
Growth 2010-2020	0.95%	0.57%	4.93%
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2030 Projections	11,679	58,456	123,298
2025 Estimates	11,499	57,542	120,459
2020 Census	11,341	56,894	118,200
2010 Census	11,216	55,691	113,775
Growth 2010-2020	1.11%	2.16%	3.89%
Growth 2020-2025	1.39%	1.14%	1.91%
Growth 2025-2030	1.57%	1.59%	2.36%
2025 POPULATION BY SINGLE-CLASSIFICATION RACE	1-Mile	3-Mile	5-Mile
White Alone	17,920	86,707	175,262
Black or African American Alone	278	1,481	4,458
American Indian and Alaska Native Alone	248	1,330	2,407
Asian Alone	1,453	9,409	40,925
Native Hawaiian and Other Pacific Islander Alone	46	329	802
Some Other Race Alone	3,437	19,242	33,525
Two or More Races	3,618	18,653	39,796
2025 POPULATION BY ETHNICITY (HISPANIC OR LATINO)	1-Mile	3-Mile	5-Mile
Hispanic or Latino	7,158	38,663	73,707
Not Hispanic or Latino	19,842	98,488	223,498
2025 AVERAGE HOUSEHOLD INCOME	1-Mile	3-Mile	5-Mile
	\$184,625	\$187,602	\$179,183


AREA SNAPSHOT


297,205
 POPULATION (5-Mile)


427,602
 DAYTIME POPULATION (5-Mile)


4.93%
 POPULATION GROWTH (5-Mile, 2010-2020)


\$187,602
 AVERAGE HOUSEHOLD INCOME (3-Mile)


\$1,570,387
 AVERAGE HOME VALUE (1-Mile)

Source: ESRI [2026]



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\$12.8 BILLION
retail sales nationwide



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retail & investors across the U.S.



\$2.6 BILLION IN RETAIL SOLD
500+ transactions in last 36 mos.