

# PASEO | 17

234 E 17TH ST, COSTA MESA, CA

RI

*Retail/Fitness/Service Space Available*

PASEO | 17

SHOPS • BOUTIQUES • RESTAURANTS

BWP



# Project Aerial





# Property Highlights

- Spanish style, mixed-use center situated in the heart of 17th St, the main thoroughfare running through the affluent communities of Newport Beach and East side Costa Mesa
- **PASEO | 17** possesses a carefully curated mix of restaurant, retail, service, fitness, and health and wellness tenants
- 1st floor and 2nd floor retail/fitness/service opportunities available
- Features and amenities include complimentary valet parking, airy, adobe-inspired design, and activated courtyard centered around lush landscaping and a tile fountain





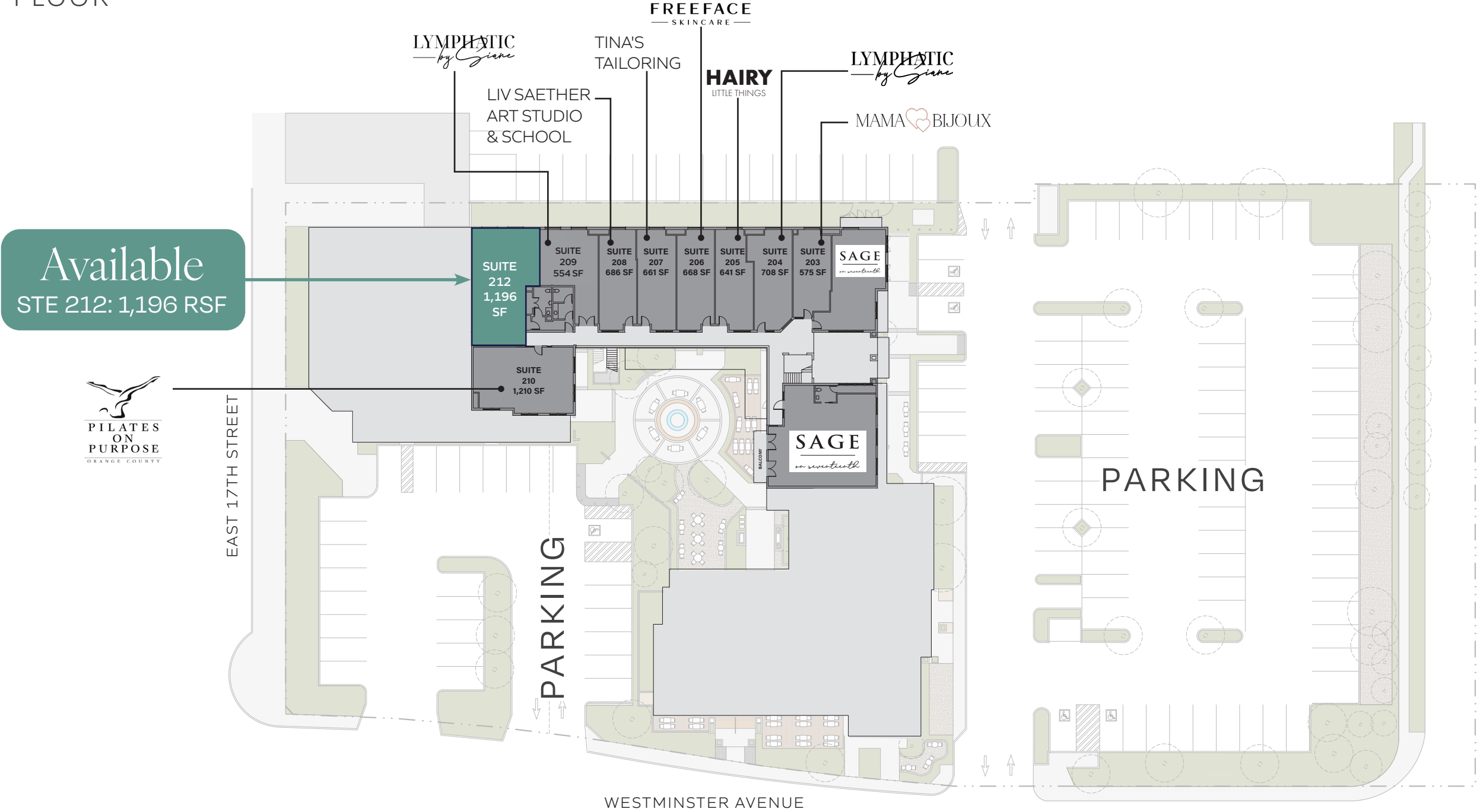
# Site Plan

1ST FLOOR



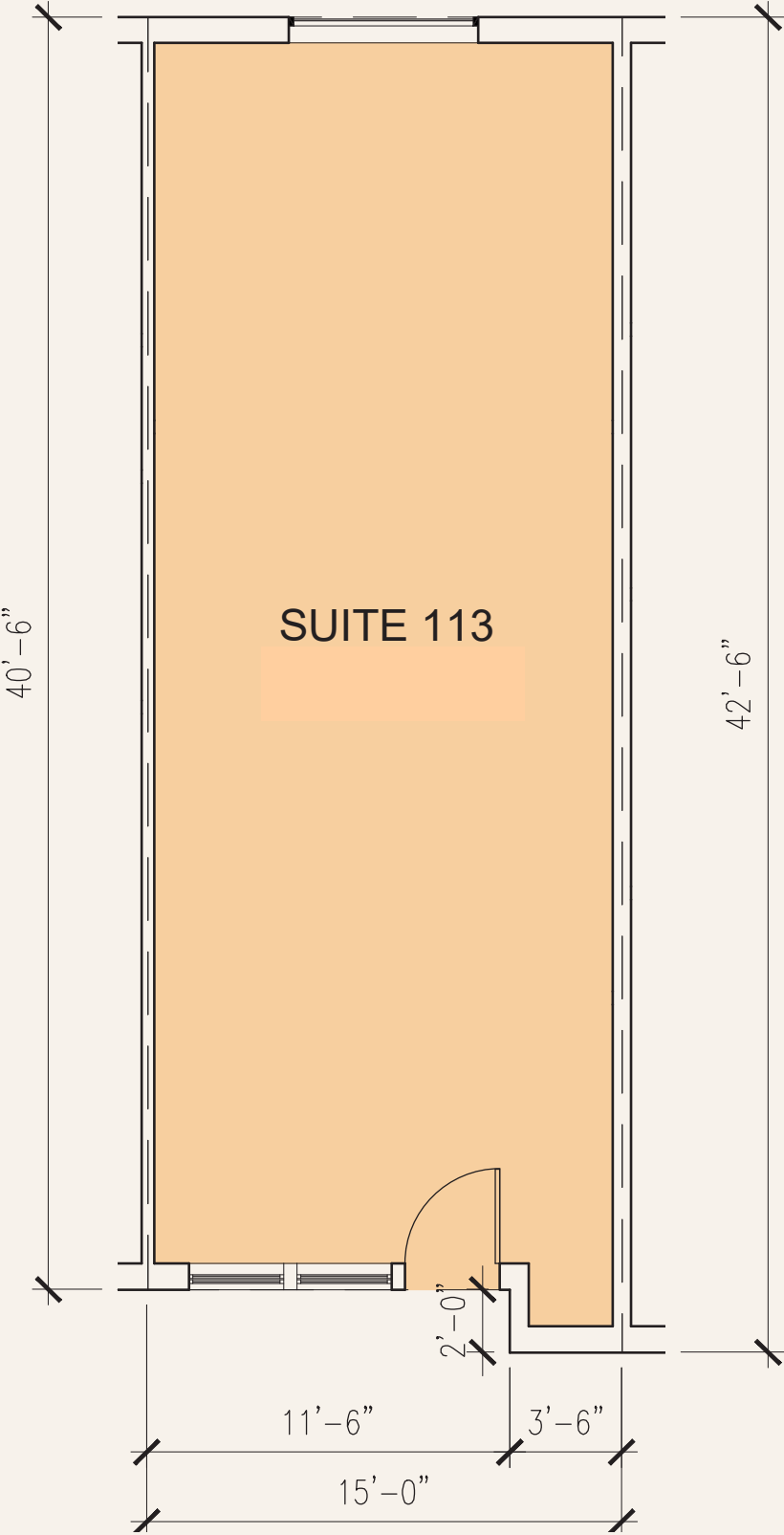
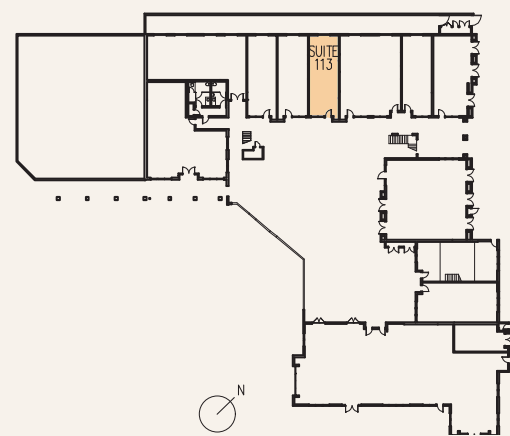
# Site Plan

2ND FLOOR



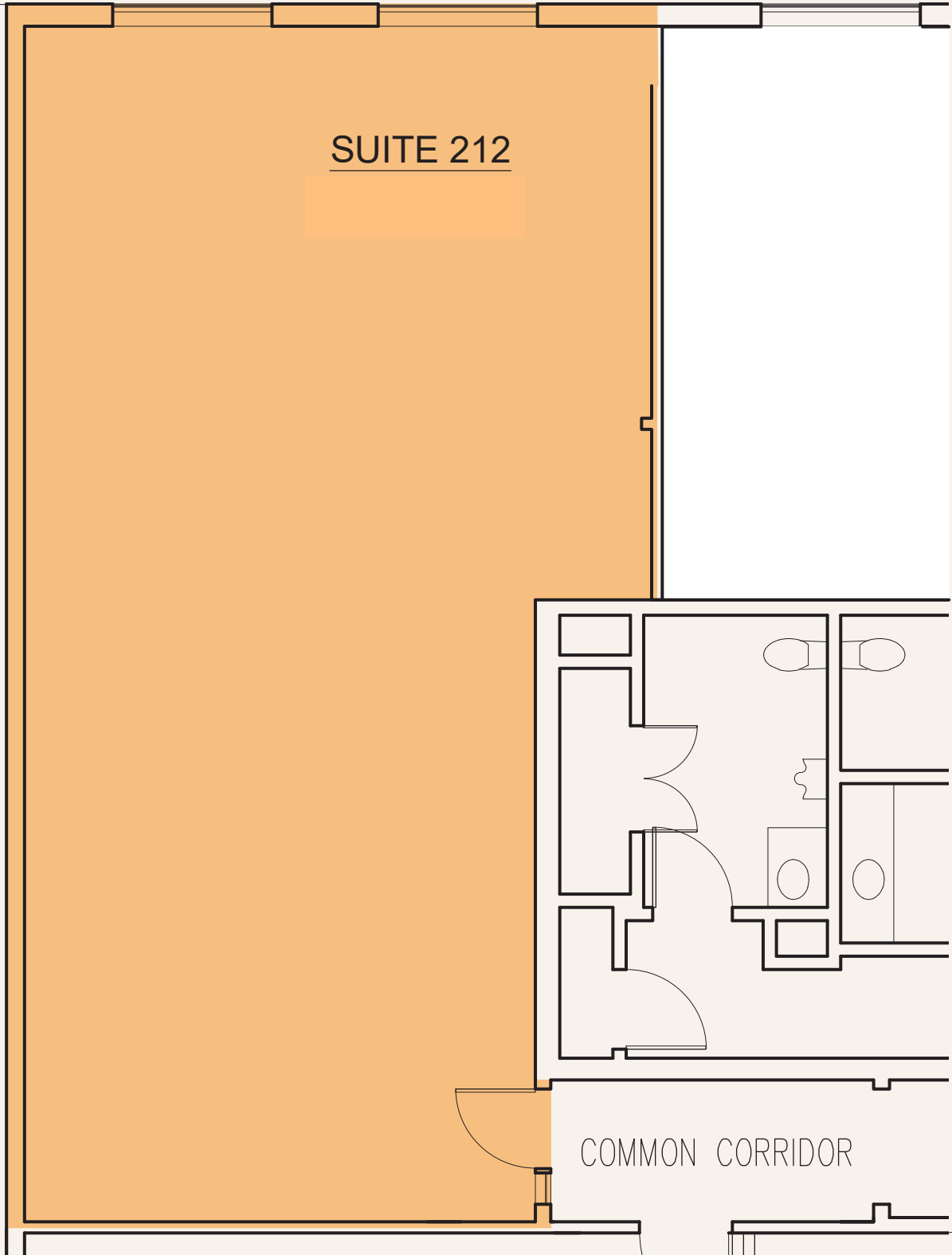
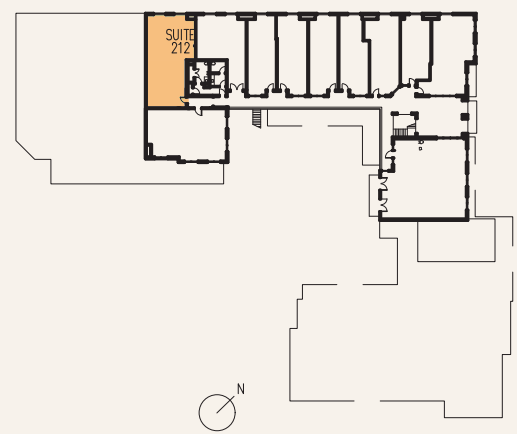
# Floor Plan

Available  
STE 113: 708 RSF



# Floor Plan

Available  
STE 212: 1,196 RSF





# Property Images





# Trade Aerial







# Demographics

234 E 17TH ST, COSTA MESA, CA

|                      | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| ESTIMATED POPULATION | 29,706    | 144,495   | 308,118   |
| EMPLOYEE POPULATION  | 17,677    | 86,259    | 293,302   |
| AVG HOUSEHOLD INCOME | \$184,806 | \$201,594 | \$192,328 |
| MED HOUSEHOLD INCOME | \$132,604 | \$143,234 | \$144,105 |
| MEDIAN AGE           | 37.3      | 41.2      | 40.8      |



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**BWP** BURNHAM | WARD  
PROPERTIES

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