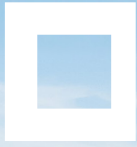


STAY & PLAY AT



TRIANGLE SQUARE

DINING & ENTERTAINMENT IN COSTA MESA

FULLY IMPROVED RESTAURANT SPACE AVAILABLE



1870

HARBOR BLVD
COSTA MESA,
CALIFORNIA 92627



GEOFF FOLEY

geoff.foley@concertedcap.com

Cell: 714.376.6273

Lic. 01944028

ABOUT TRIANGLE SQUARE

Triangle Square is the premier entertainment center in Orange County, located at the SE intersection of Harbor Blvd, Newport Blvd and 19th St. Situated at the base of the 55 freeway, the property boasts unprecedented 360 visibility, exposure and access.

THE BENEFITS



Premier Entertainment Center

Recognized as the foremost dining and entertainment project in Orange County, and at one of OC's busiest intersections.



High Traffic Corridor

Newport Blvd (94,500 CPD), Harbor Blvd. (28,000 CPD) and 19th Street (32,000 CPD) are among OC's busiest thoroughfares for commuters and tourists alike.



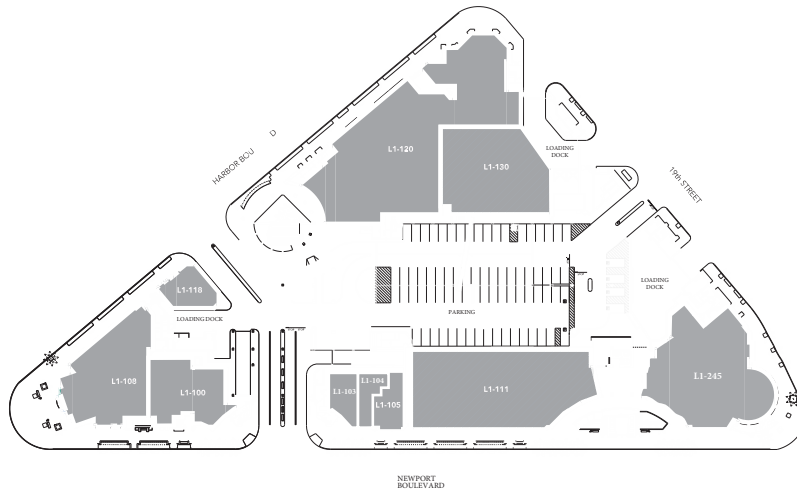
Coveted Coastal Neighborhood

Proximity to density as well as exceptionally strong retail and restaurant tenants promoting synergy and steady daytime and night time traffic.

PREMIER
ENTERTAINMENT
CENTER

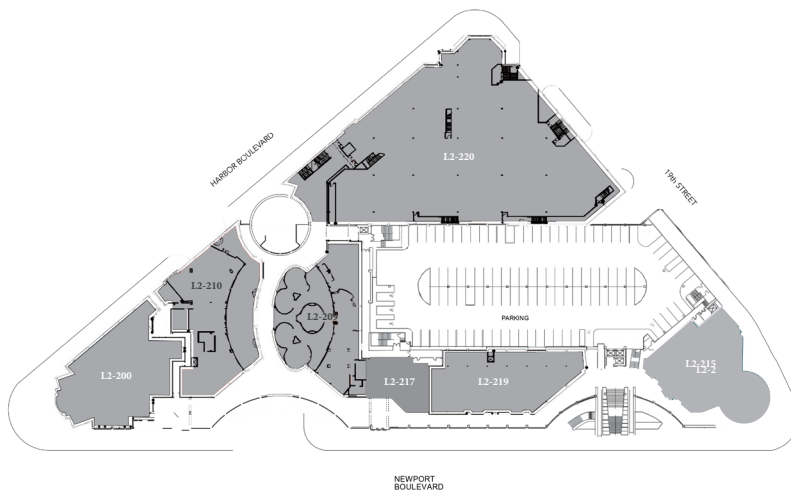


SITE PLANS



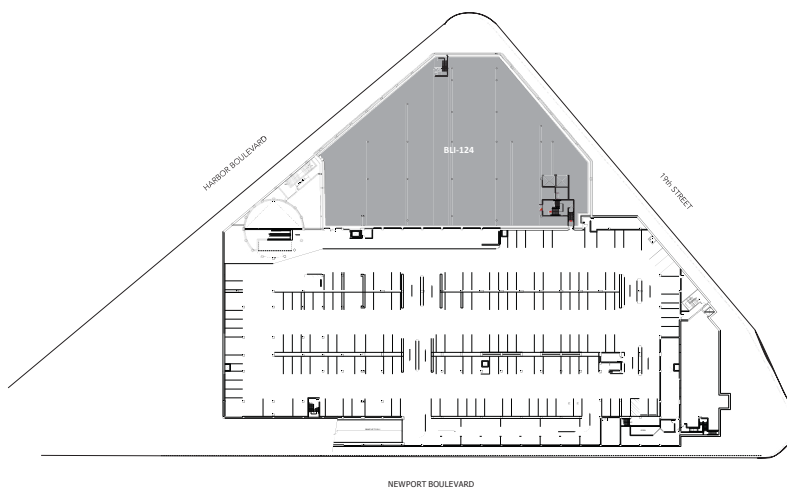
LEVEL 1 FLOOR PLAN

L1-100	H2O Sushi & Izakaya	4,821 SF
L1-103	Carlson Gracie Jiu-Jitsu	1,371 SF
L1-104	Prince Street Pizza	1,653 SF
L1-105	Management Office	1,591 SF
L1-108	Westwood	8,566 SF
L1-111	Tavern + Bowl	12,268 SF
L1-118	Rockstar Tan	1,997 SF
L1-120	24 Hour Fitness	20,989 SF
L1-130	Halloween Boutique	7,440 SF
L1-245	Time Nightclub	11,804 SF



LEVEL 2 FLOOR PLAN

L2-200	Aspire Salon Suites	9,458 SF
L2-209	La Vida Cantina	5,660 SF
L2-210	Sevilla Cafe	7,880 SF
L2-215	Rizo Sports	7,000 SF
L2-217	LJ's Lounge	3,853 SF
L2-219	Available	9,300 SF
L2-220	Triangle Square Cinemas	37,681 SF

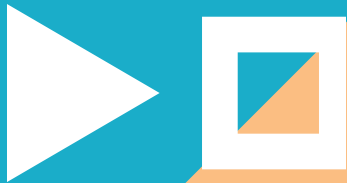


LEVEL B2 FLOOR PLAN

BLI-124	24 Hour Fitness	38,271 SF
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**CONCERTED CAPITAL
PARTNERS**



TRIANGLE SQUARE



For leasing information, please contact Concerted Capital Partners:

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