

COSTA MESA

330 EAST 17TH
STREET



2nd Generation Restaurant For Lease

RI

Orange County's Premier Retail & Restaurant Corridor

17th Street in Costa Mesa has earned its reputation as one of Orange County's premier neighborhood retail destinations — and 330 E. 17th Street sits squarely in the middle of it. The 17th Street corridor functions as Eastside Costa Mesa's community Main Street: a heavily trafficked, eclectic stretch of restaurants, boutiques, and services that draws a devoted local following from Costa Mesa, Newport Heights, Dover Shores, Newport Beach, and greater Orange County.

The surrounding trade area is defined by an affluent, established consumer base with household incomes well above county averages and a strong preference for independent and experience-driven retail. For retailers and restaurateurs seeking a high-engagement address without the premium of Pacific Coast Highway or South Coast Plaza adjacency, 17th Street delivers on all fronts.

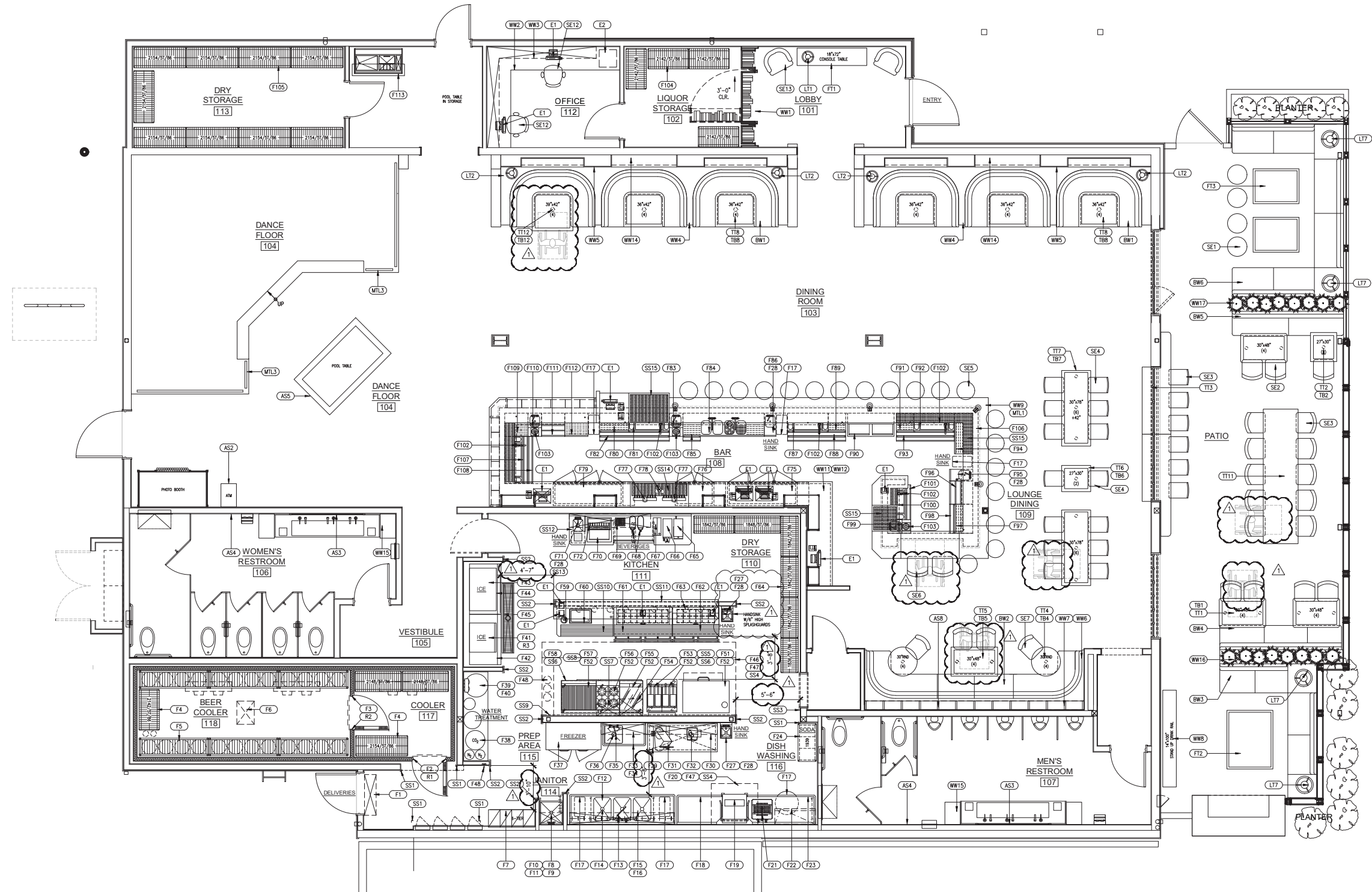


The Site

- Turnkey **6,744 SF** restaurant opportunity
- Type 47 or 48 is available with a **unique 2 AM entitlement**
(contact broker for more information on specifics)
- Large **covered patio** with operable roof system
- Property offers **strong street visibility** from 17th Street
- **On-site parking** field
- **Well-positioned** on 17th Street
- Orange County's **premier restaurant corridor**



Interior Floor Plan



330 EAST 17TH STREET

EXTERIOR
Property
Photos



COSTA MESA, CA

330 EAST 17TH STREET

INTERIOR
Property
Photos

COSTA MESA, CA



The Street



EREWHON (COMING SOON)



NICK'S



OSPI



MENDOCINO FARMS



BEAR FLAG (COMING SOON)



OLEA



WHOLE FOODS (COMING SOON)



SIDECAR DOUGHNUTS



WILD GOOSE



SHAKE SHACK



330 EAST 17TH STREET

COSTA MESA, CA

Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	25,583	140,521	297,715
AVERAGE HOUSEHOLD INCOME	\$210,213	\$197,177	\$187,572
HOUSEHOLDS	10,783	59,327	120,338
TOTAL DAYTIME EMPLOYEES	15,387	88,628	271,607
MEDIAN AGE	38.8	41.1	40.6



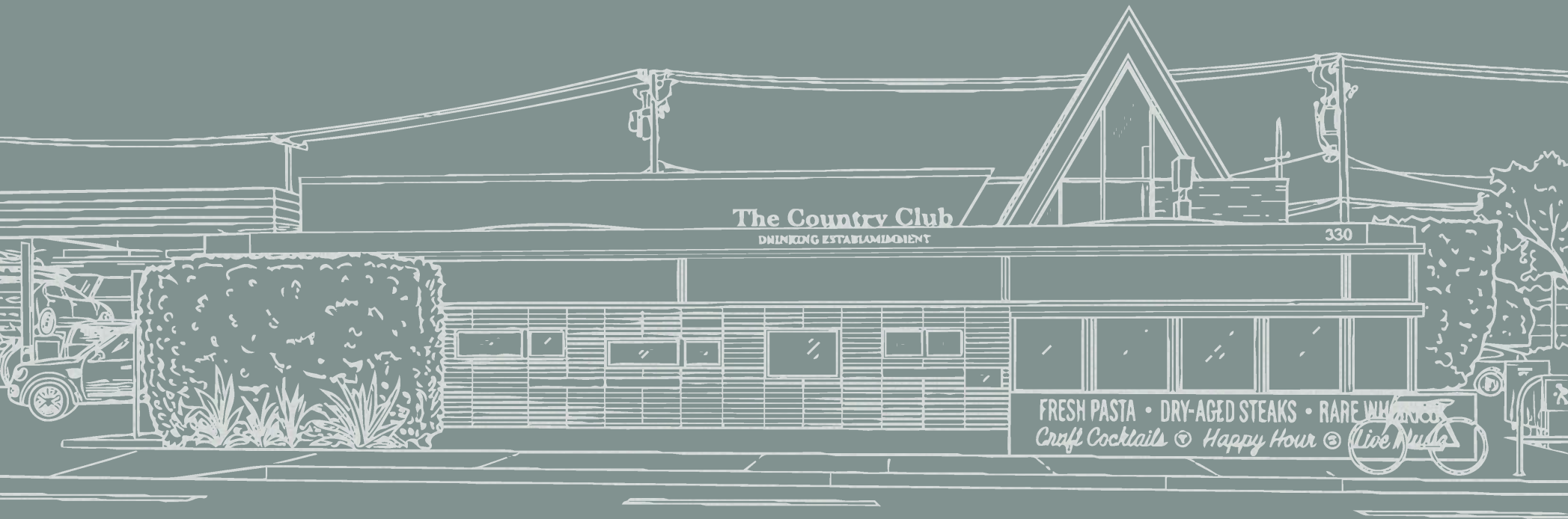
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