

# FOR SALE/LEASE

## 2,340 SF Freestanding Building Opportunity

124 E 17th Street, Costa Mesa, CA 92627

Retail/Medical Use Available



2,340 SF  
Freestanding Building  
Opportunity  
0.2 Acre (8,712 SF of Land)  
APN: 425-441-06



### Property Highlights

- Rare 17th Street freestanding building available in eastside Costa Mesa
- Immediate proximity to Newport Blvd & E 17th St Intersection (over 143k cars per day)
- Excellent demographics with large disposable incomes and high population density in immediate area
- Prominent market positioning in the heart of Costa Mesa's retail and industrial corridors
- Dedicated 14 stall parking field with ingress/egress along E 17th St & Newport Blvd

### Contact

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### Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	34,478	152,891	318,918
Average Household Income	\$105,480	\$134,290	\$138,031
Daytime Population	25,743	76,527	270,896

Source: Esri

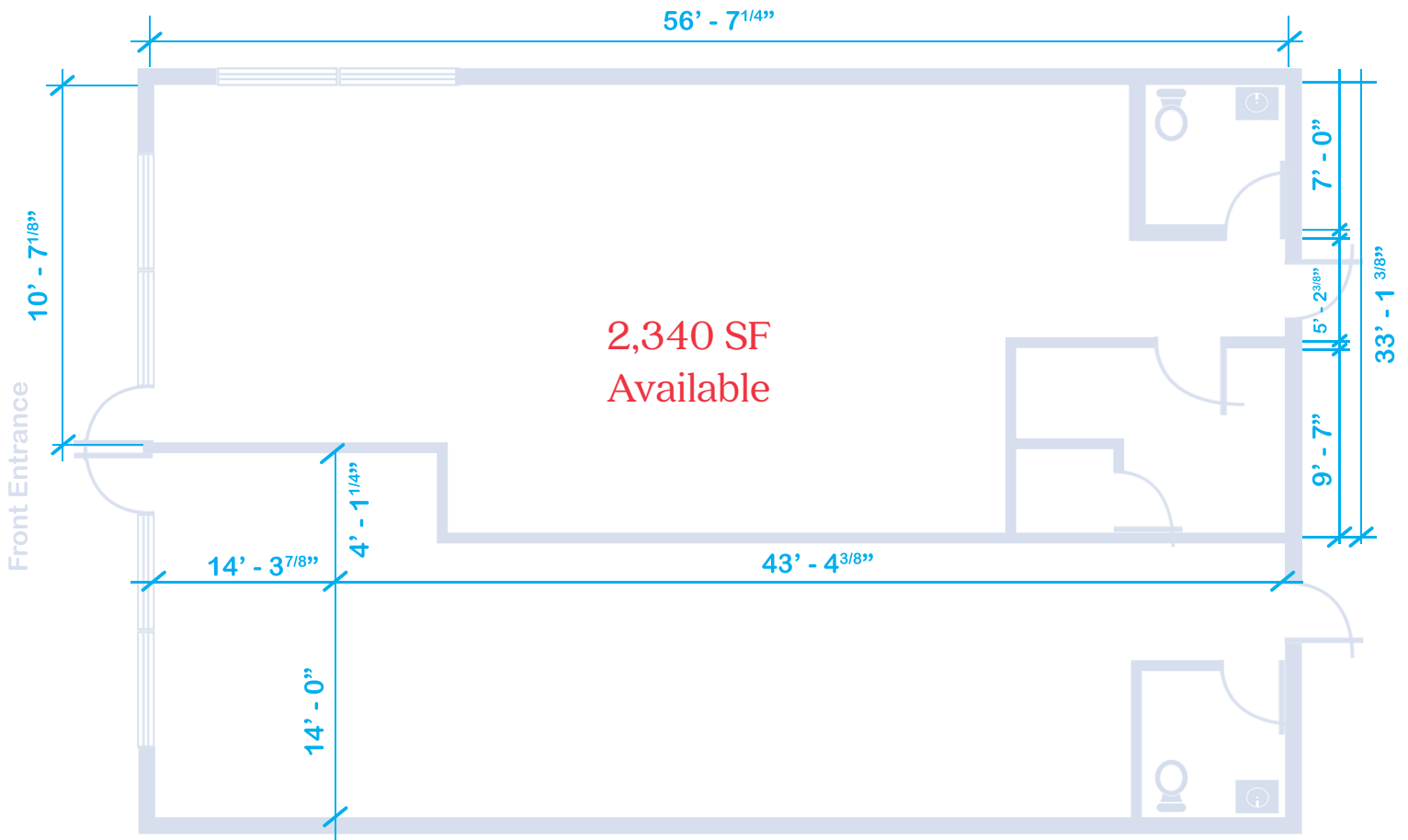
### TRAFFIC COUNT

Combined Newport Blvd & 17th E St: 143,000+ cars per day

Source: CoStar

SRS REAL ESTATE PARTNERS | 610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



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Bird's Eye View



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Dedicated Parking Lot:  
14 Stalls

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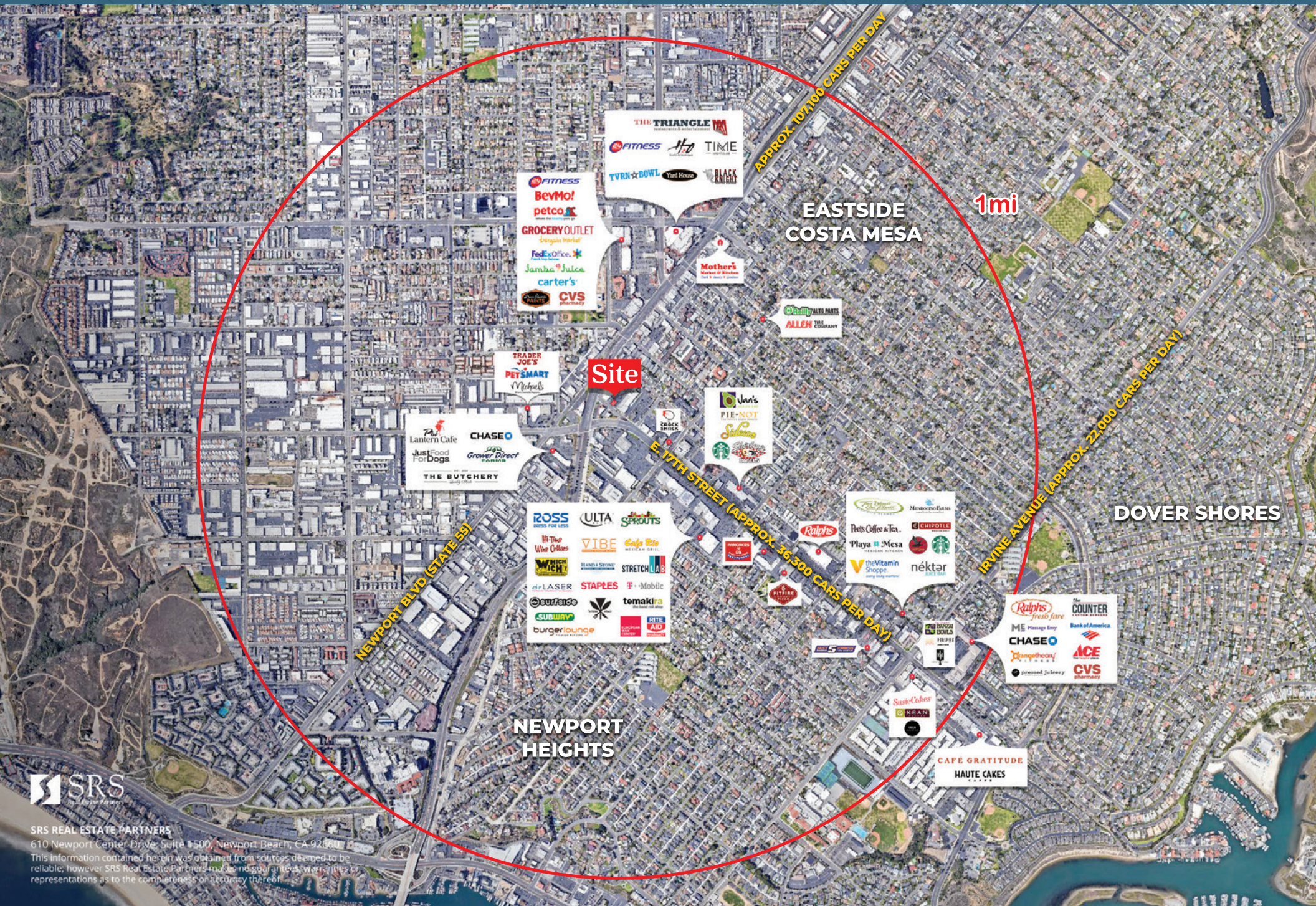
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Site

EASTSIDE COSTA MESA

1mi

DOVER SHORES

NEWPORT HEIGHTS

CAFÉ GRATITUDE  
HAUTE CAKES