

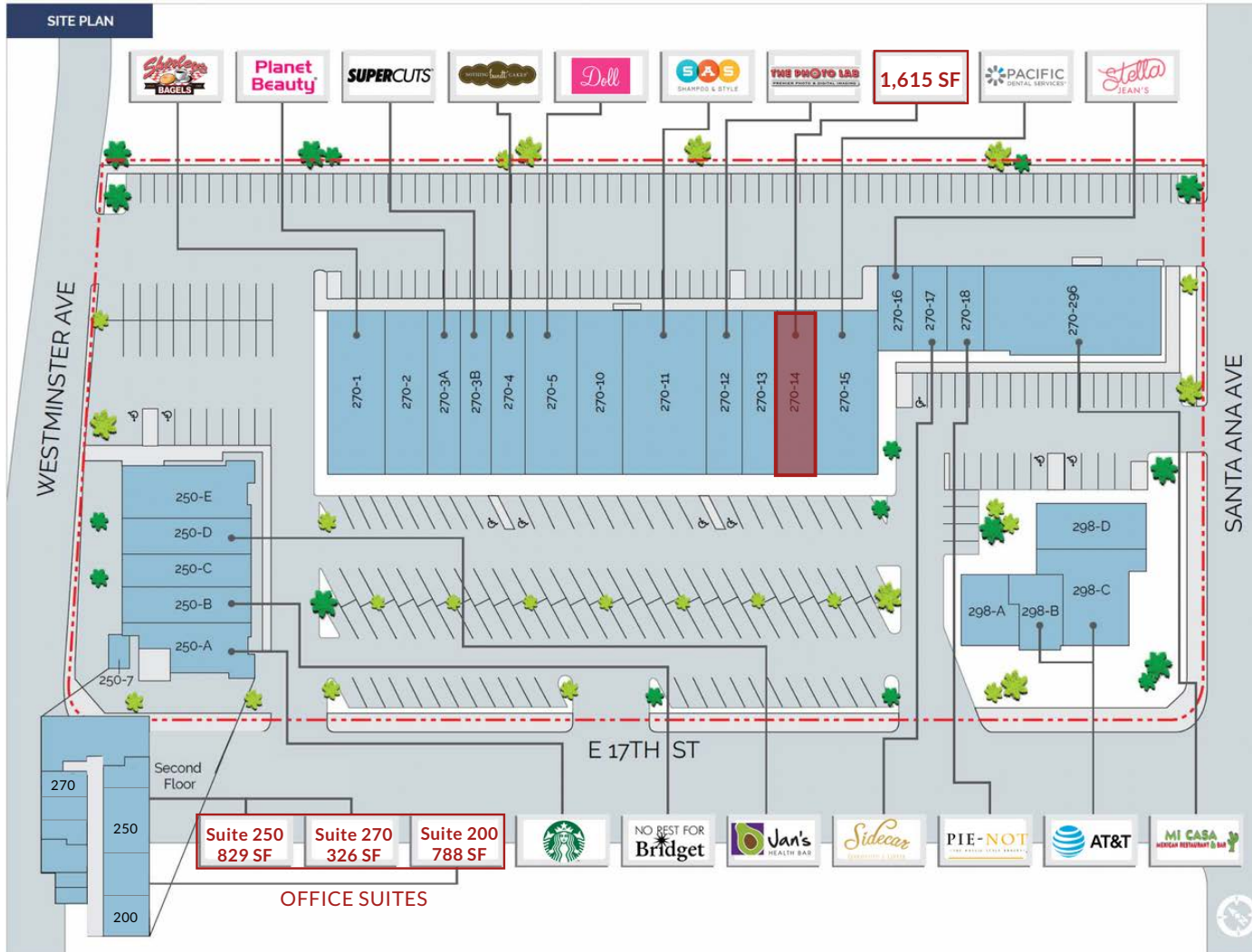


17th Street Promenade  
**EASTSIDE COSTA MESA**

FOR LEASE | 250 E 17th Street

COMMERCIAL  
WEST  
BROKERAGE

# 250 East 17th Street COSTA MESA, CA



## 17th Street PROMENADE

AVAILABLE

**RETAIL:**  
Suite 270-14 | 1,615 SF

**OFFICE:**  
2nd Floor  
Suite 200 | 788 SF  
Suite 250 | 829 SF  
Suite 270 | 326 SF

Why Eastside Costa Mesa?  
**Locals' choice retail destination**

17th Street is the epicenter of Eastside Costa Mesa - one of Orange County's most sought after neighborhoods. The property is within walking distance of Newport Heights and Dover Shores, boasting an excellent customer base.



NEWPORT BLVD

70,000  
CARS PER DAY

 **EASTSIDE COSTA MESA**  
AVG Home Value: \$1,300,000  
AVG HH Income: \$151,000

 **PET SMART**  
**Michaels**







**SITE**  
17th Street Promenade

**SUPERIOR POINTE**  
Luxury new construction condo complex

**CVS** **MIGUEL'S**  
pharmacy





32,500  
CARS PER DAY

  
gourmet chopshop

**VONS**

 **RITE AID**  
**STAPLES**

**Cafe Rio** **ROSS**  
DRESS FOR LESS  
**ULTA**

**WEDGE BURGER** **CAVA**  
**FISH B&B**

**TABU SHABU** **OAK & COAL** **PANCAKES & CO.**

**Ralphs**



# 17TH STREET PROMENADE

COSTA MESA, CA

COMMERCIAL WEST BROKERAGE  
Doug Wombacher, LIC# 01424025  
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EASTSIDE COSTA MESA  
CALIFORNIA



BY THE NUMBERS

ESTIMATED POPULATION

1 mi | 30,341

2mi | 92,998

3 mi | 144,330



BY THE NUMBERS

AVG HOUSEHOLD INCOME

1 mi | \$116,194

2mi | \$128,850

3 mi | \$136,180



TRAFFIC COUNT

E 17th Street | 32,500 CPD

Santa Ana Ave | 8,700 CPD

Newport Blvd | 70,000 CPD

CONTACT

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