

320 SOUTH BRISTOL STREET, SUITE H

Costa Mesa, CA 92627 | Retail Space for Lease



LEASING HIGHLIGHTS

- Last Space Available- End Cap Space!
- Prime location at Bristol Street & Red Hill Ave adjacent to the 73 Freeway, with $\pm 214,000$ VPD (73 FWY) and $\pm 44,000$ VPD (intersection)
- Nearby Tenants include Ayres Hotel, Pom & Olive, Sweetgreen, Audi Dealership and More!
- Join tenants such as Arco Gas, Orange Paris Café, Wafu of Japan and More!
- Blocks away from Santa Ana Country Club



MINUTES AWAY FROM THE JOHN WAYNE AIRPORT

±11.7M ANNUAL PASSENGERS | 100+ EMPLOYEES



±1.5 MILES

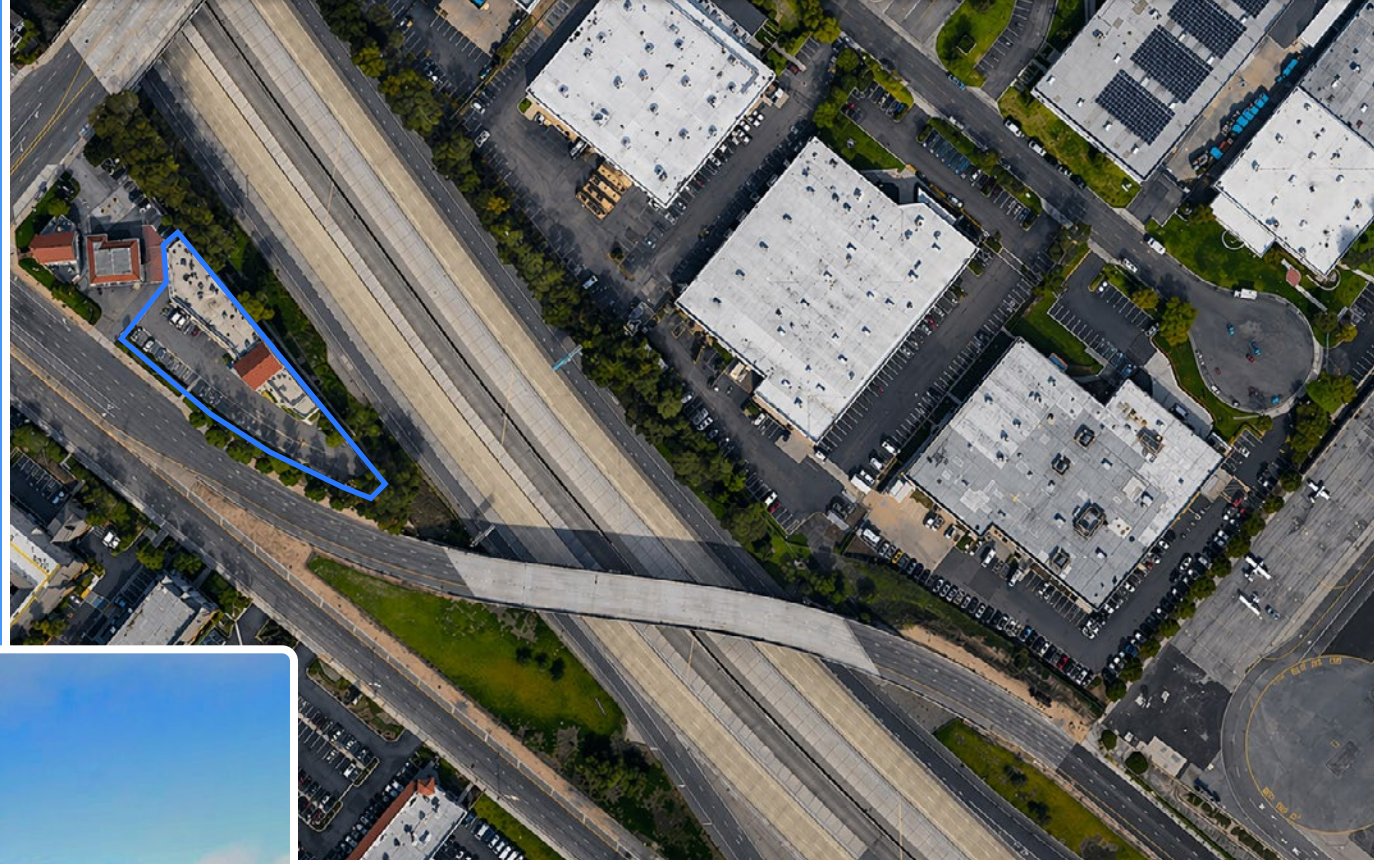


SUITE H

ASKING RENT
\$3.50 PSF

NNN CHARGES
\$1.41 PSF

UNIT SIZE
±1,474 SF



SITE PLAN



INTERSTATE
405

± 312,400 VPD



ExtraSpace
Storage

 **Pine Creek Village**
±380 Units

 **Paularino Elementary**
±415 Students

73

± 199,600 VPD

 **Costa Mesa High School**
±1,761 Students

lion & lamb
COFFEE ROASTERS



**John Wayne
Airport**



Orange Coast College
±24,000 Students

 **Davis Magnet School**
±304 Students

**Subject
Property**

Newport Corporate Plaza
Business Center

55



Vanguard University
±2,600 Students

± 175,200 VPD

Google

 **Santa Ana Country Club**
Golf Course

STEREO
SCOPE

T.J. maxx
HomeGoods

CIRCLE K

 **Newport Beach Golf Course**
Golf Course

STATER BROS.
markets.

Google Earth

South Coast Plaza
SEPHORA FOREVER 21
NORDSTROM EXPRESS
★ macy's Bath & Body Works
TIFFANY & Co. Abercrombie & Fitch

The Marke Apartments
±300 Units



Irvine Business Center



Mesa Verde Country Club
Golf Course

± 312,400 VPD



The Enclave at South Coast
±890 Units



Costa Mesa Country Club
Golf Course

Paularino Elementary
±415 Students

Subject Property



Orange Coast College
±24,000 Students

Newport Corporate Plaza
Business Center

± 175,200 VPD



± 199,600 VPD

Santa Ana Country Club
Golf Course

UCI Health — Irvine
±144 Beds

TRADER JOE'S



STATER BROS. markets.

Newport Beach Golf Course
Golf Course



Google Earth



COSTA MESA, CA

Costa Mesa, located in the heart of Orange County, benefits from its central position within one of the most economically active and affluent regions in Southern California. The surrounding area has experienced consistent population stability with strong income levels, supported by a highly educated workforce and diverse employment base. Median household incomes reflect an affluent coastal community with significant consumer spending power, driven by access to major employment centers in Irvine, Newport Beach, and greater Los Angeles. The area's accessibility via Interstate 405, State Route 55, and proximity to John Wayne Airport enhances connectivity for residents and businesses alike.

The local economy is anchored by retail, healthcare, professional services, and technology sectors, all of which contribute to sustained demand for commercial and residential space. Costa Mesa's role as a premier retail destination—highlighted by South Coast Plaza—combined with its urban infill characteristics and limited land availability, creates a constrained supply environment supporting long-term property fundamentals. Continued public and private investment in mixed-use development, infrastructure, and transit improvements has reinforced the city's position as a stable coastal market within Orange County, appealing to tenants seeking proximity to employment hubs and a high-quality coastal lifestyle.

MARKET OVERVIEW

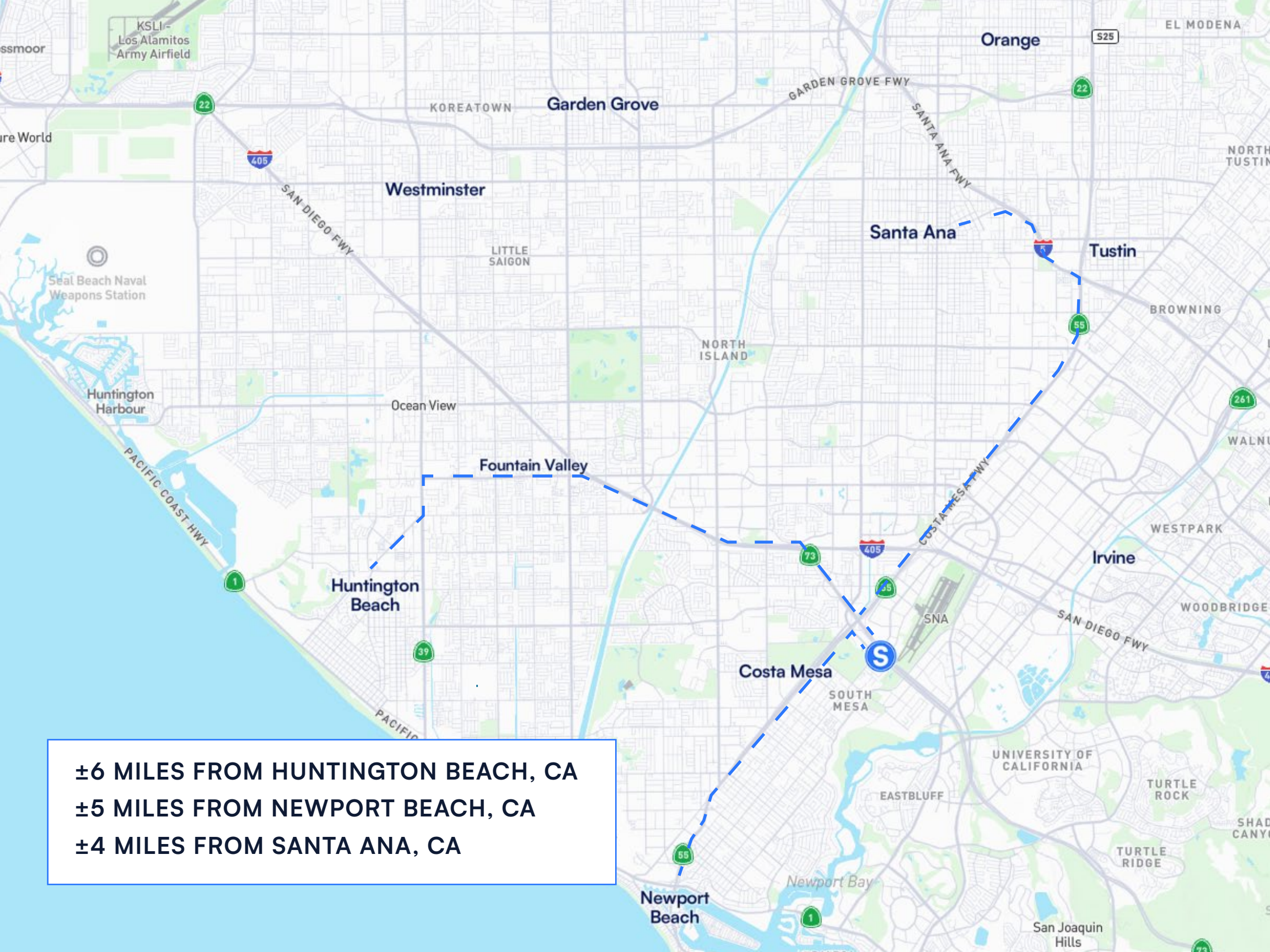


\$96,120 HH INCOME
WITHIN 3-MILES OF SUBJECT PROPERTY

44,350 HOUSEHOLDS
WITHIN 3-MILES OF SUBJECT PROPERTY

111,918 RESIDENTS
WITHIN 3-MILES OF SUBJECT PROPERTY

\$2.6B CONSUMER SPENDING
WITHIN 3-MILES OF SUBJECT PROPERTY



±6 MILES FROM HUNTINGTON BEACH, CA
±5 MILES FROM NEWPORT BEACH, CA
±4 MILES FROM SANTA ANA, CA

320 S BRISTOL STREET

Costa Mesa, CA 92627 | Leasing Brochure

EXCLUSIVELY LISTED BY



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