

NEWPORT MESA PLAZA

2075 Newport Blvd, Costa Mesa, CA 92627 | Retail Shops for Lease

SUITE 101
±1,400 SF



SUITE 107
±2,160 SF



MATTHEWS™

LEASING HIGHLIGHTS

- Excellent accessibility with ample parking and strong site visibility
- Strategically positioned to serve both Newport and the Costa Mesa trade areas
- Ideal for a wide range of service-oriented businesses
- Spaces are delivered as a clean vanilla shell, ready for tenant customization



SITE PLAN





Orange Coast College
±18,000 Students



Costa Mesa Country Club
Golf Course

Subject Property



±273,700 VPD



John Wayne Airport
±10.7 Million Annual Passengers



Irvine

Triangle Square



University of California Irvine
±37,300 Students

Huntington Beach



±93,250 VPD



Upper Newport Bay
Nature Preserve



±24,492 VPD



Las Lomas
Community Park

Lido Marina Square



Newport Harbor High School
±2,084 Students



Hoag Hospital
±536 Beds

Fashion Island



Balboa Island Ferry
±6 Miles Away

Newport Beach

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.



\$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

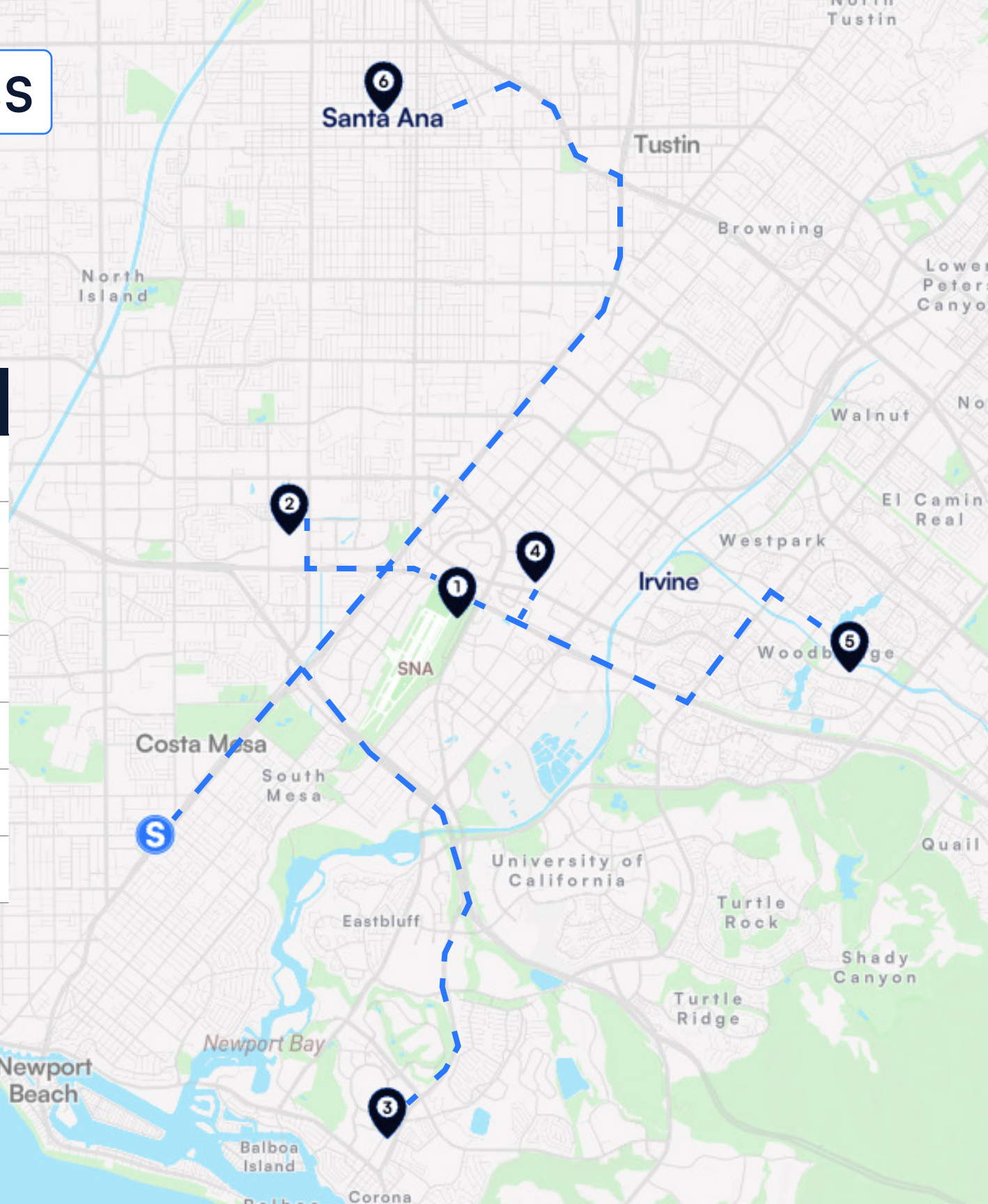
MARKET OVERVIEW



SURROUNDING HUBS

Legend

-  903 N Sepulveda Blvd
-  John Wayne Airport (SNA) - **±5 Min Drive**
-  South Coast Plaza - **±5 Min Drive**
-  Newport Beach (City Center) - **±10 Min Drive**
-  Irvine Business Complex - **±10 Min Drive**
-  University of California, Irvine (UCI) - **±15 Min Drive**
-  Downtown Santa Ana - **±12 Min Drive**



NEWPORT MESA PLAZA

Costa Mesa, CA 92627 | Leasing Brochure

EXCLUSIVELY LISTED BY



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