

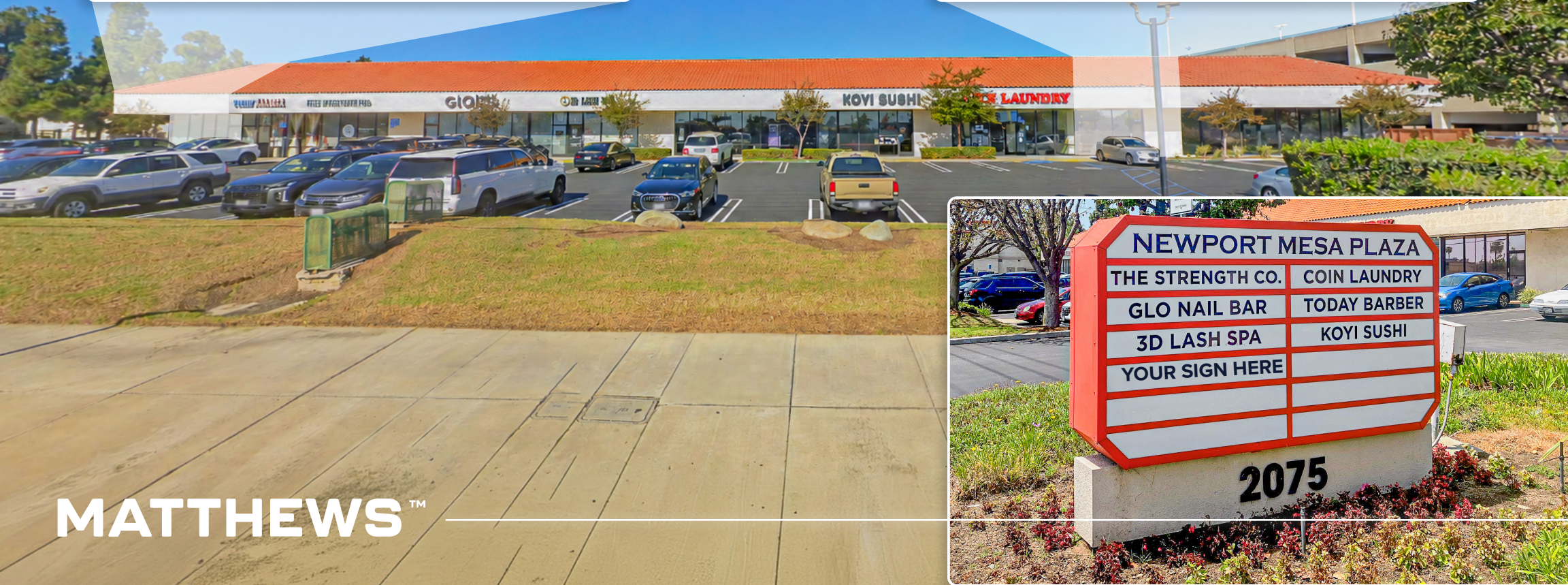
NEWPORT MESA PLAZA

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

SUITE 101

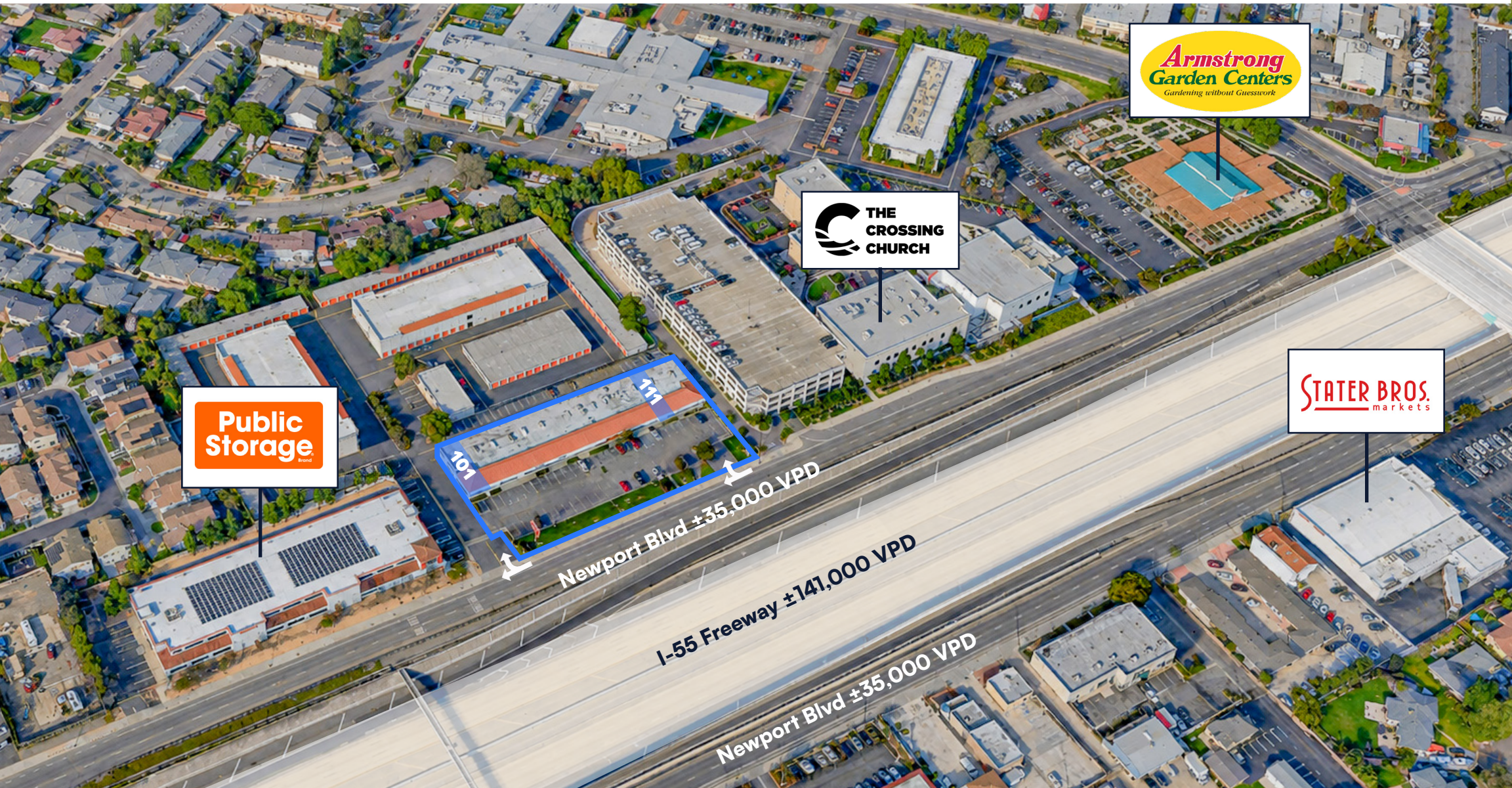


SUITE 111



LEASING HIGHLIGHTS

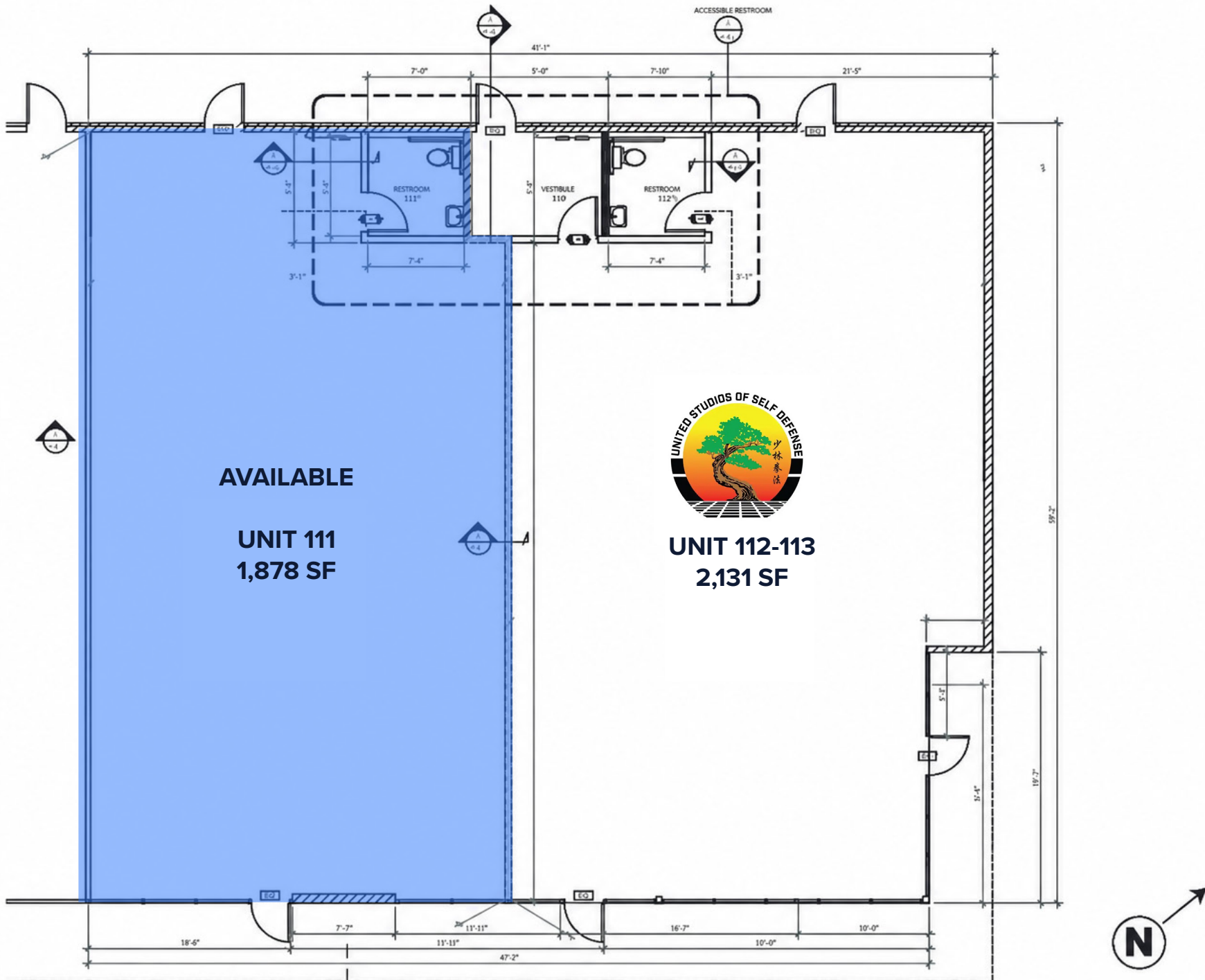
- Excellent accessibility with ample parking and strong site visibility
- Strategically positioned to serve both Newport and the Costa Mesa trade areas
- Ideal for a wide range of service-oriented businesses
- Spaces are delivered as a clean vanilla shell, ready for tenant customization



SITE PLAN



FLOOR PLAN





SPROUTS
FARMERS MARKET
target **CIRCLE K**
Board & Brew **SUBWAY**

INTERSTATE 405 ± 273,700 VPD

South Coast Plaza
NORDSTROM **BEST BUY**
★ **macy's** **FOREVER 21**
Saks Fifth Avenue Bath & Body Works
Abercrombie & Fitch **NORDSTROM** **Wetzel's Pretzels**
OLD NAVY **rack**

COSTCO **WHOLESALE** **LOWE'S**
TJ-maxx **Mendocino Farms**
amc **WHOLE FOODS MARKET** **target**
IN-N-OUT BURGER

Orange Coast College
±18,000 Students

John Wayne Airport
±10.7 Million Annual Passengers

Costa Mesa Country Club
Golf Course

Subject Property

Triangle Square
Yard House **Sevilla**
GREAT FOOD • CLASSIC ROCK
Established 1987
24 FITNESS

University of California Irvine
±37,300 Students

Huntington Beach

Upper Newport Bay
Nature Preserve

Las Lomas
Community Park

55 ± 93,250 VPD

73 ± 24,492 VPD

Lido Marina Square
NOBU **HERST**
COFFEE ROASTERS
zinqué **MALIBU FARM**
(zin-kæ) LIDO MARINA VILLAGE

Ralphs
pressed **Starbucks**
JUICERY
CVS pharmacy

Newport Harbor High School
±2,084 Students

Hoag Hospital
±536 Beds

Fashion Island
NORDSTROM **macy's**
WHOLE FOODS MARKET **Apple Store**
BARNES & NOBLE **ANTHROPOLOGIE** **blömningdales**

CAB CANTINA **TACOS CANCUN** **Smoken** **Candy**
Mintleaf **345**
CRUISERS **BALBOA Lily's** **UNITED STATES POSTAL SERVICE** **San Shi Go**

NEWPORT BEACH COUNTRY CLUB

Balboa Island Ferry
±6 Miles Away

Newport Beach

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

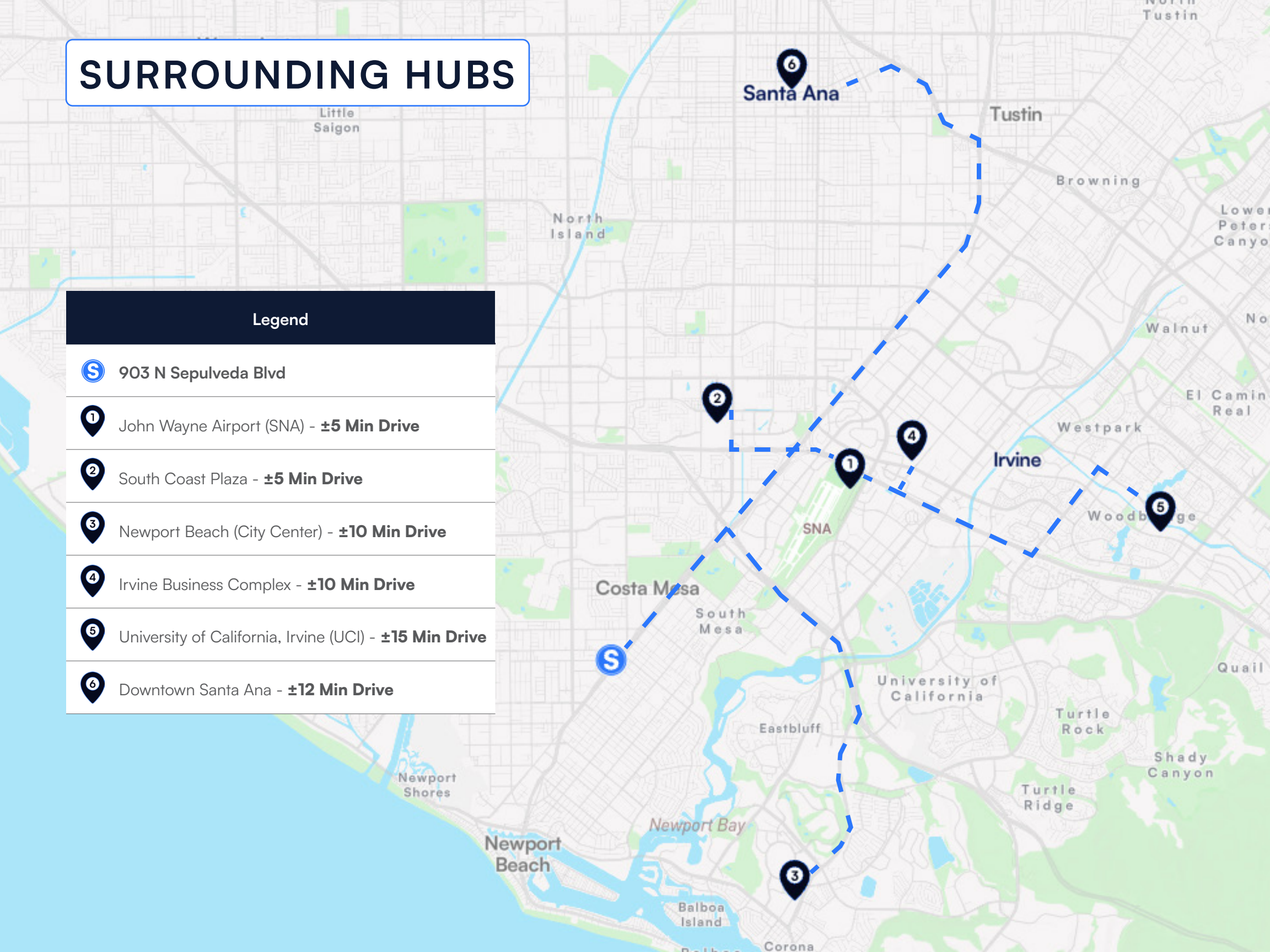
MARKET OVERVIEW



SURROUNDING HUBS

Legend

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



NEWPORT MESA PLAZA

Costa Mesa, CA 92627 | Leasing Brochure

EXCLUSIVELY LISTED BY



CAMERON CROWNER
SENIOR VICE PRESIDENT
cameron.crowner@matthews.com
DIR (310) 694-9455
LIC No. 00924460 (CA)

DAVID HARRINGTON | *BROKER OF RECORD* | Broker License Broker Lic. No.: 01320460 (CA) | Firm Lic. No.: 02168060 (CA)

This Leasing Package contains select information pertaining to the business and affairs of **2075 Newport Blvd, Costa Mesa, CA** ("Property"). It has been prepared by Matthews Real Estate Investment Services™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

MATTHEWS™