



# FOR LEASE

## RETAIL/RESTAURANT SPACE

1749-1763 Newport Blvd, Costa Mesa CA 92627



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# CONTACT



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# PROPERTY DESCRIPTION

**ADDRESS:** 1749-1763 Newport Blvd  
Costa Mesa CA 92627

**ASSESSOR'S PARCEL #:** 424-271-30

**ZONING:** Restaurant

**BUILDING SIZE:** 4,652 SF

**PARCEL SIZE:** 11,207 SF

**PARKING:** Private 14 spaces in rear  
with city parking in the front

➤ *Usable Kitchen Equipment, Freezer & Beer Taps*



**ASKING RENT: \$4.50/SF NNN**

Located in the heart of Costa Mesa, immediately off the 55 freeway on Newport Boulevard in between 17th Street & 18th Street. With more than 250,000 cars passing by per day, this center hosts a diverse tenant mix. Recently approved by the City of Costa Mesa Planning Commission & City Council for a 4,652 SF restaurant (previously 3,300 SF restaurant & 1,200 SF retail). The restaurant not only utilizes the front public parking lot but also has its own private 14 space parking lot located in the back (hard to find in beach areas). Restaurant operator has the luxury of designing/developing not only the interior but also the exterior of the building. Owners are willing to credit tenant improvements towards the exterior & interior improvements. Restaurant owner can design the look & feel they desire within the perimeters of the Cities approval.



# HOURS OF OPERATION

SUNDAY - WEDNESDAY  
7AM - 11PM

THURSDAY - SATURDAY  
7AM - 2AM



Additional Rear Parking

Usable Freezer, Kitchen  
Equipment & Beer Taps

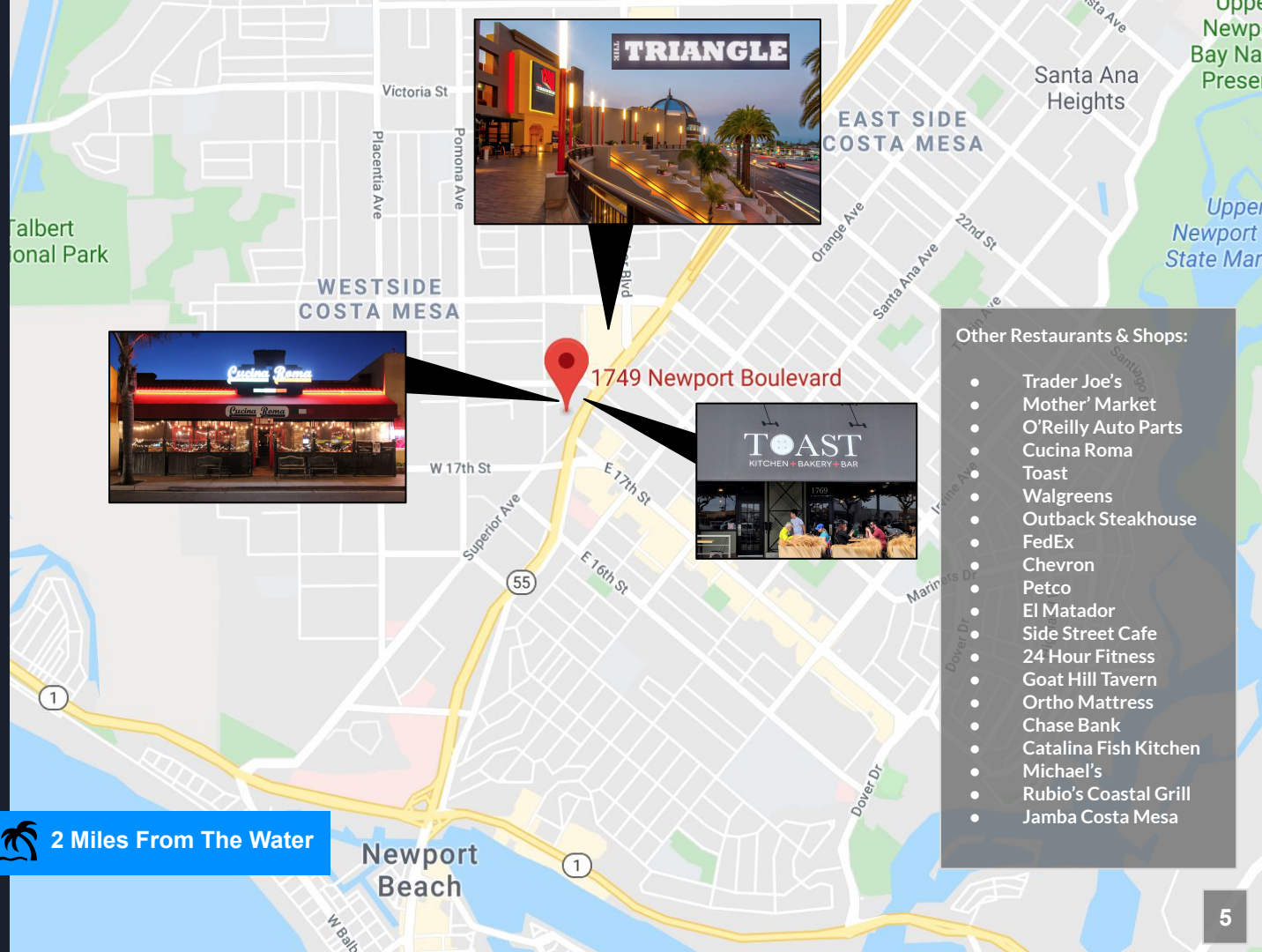
# SITE MAP

## Triangle Square (0.5 mi away) Restaurants & Shops:

- Yard House
- Creamistry
- Olive Branch Wood Fired Pizza
- Black Knight Gastro Lounge
- 24 Hour Fitness
- H2O Sushi & Izakaya
- Triangle Cinemas
- TIME Nightclub
- La Vida Cantina
- Tavern + Bowl



2 Miles From The Water



### Other Restaurants & Shops:

- Trader Joe's
- Mother' Market
- O'Reilly Auto Parts
- Cucina Roma
- Toast
- Walgreens
- Outback Steakhouse
- FedEx
- Chevron
- Petco
- El Matador
- Side Street Cafe
- 24 Hour Fitness
- Goat Hill Tavern
- Ortho Mattress
- Chase Bank
- Catalina Fish Kitchen
- Michael's
- Rubio's Coastal Grill
- Jamba Costa Mesa



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# Demographics

More than 43 million  
tourists visit Orange  
County annually

The median income for  
households in Costa Mesa is  
\$75,109 while the mean  
household income is \$97,626

250,000

43,000,000

113,615

\$75,109

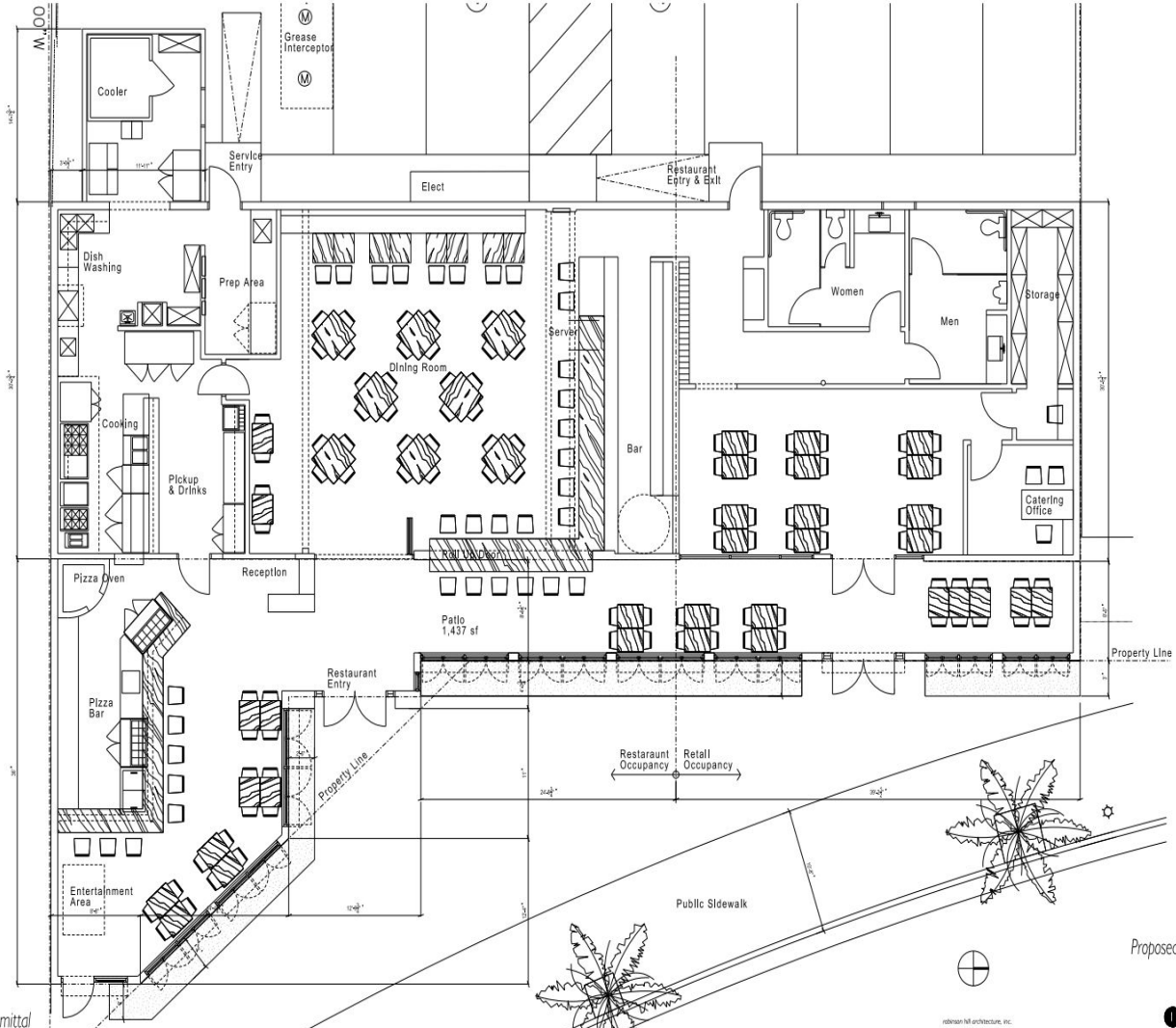
\$807,000

More than  
250,000 vehicles  
pass by per day

Costa Mesa estimated  
population is 113,615

The median housing  
price is \$807,000 &  
\$3,500 for the median  
rent price per month

# PROPOSED FLOOR PLAN





# RENDERINGS





# RENDERINGS





# RENDERINGS

