

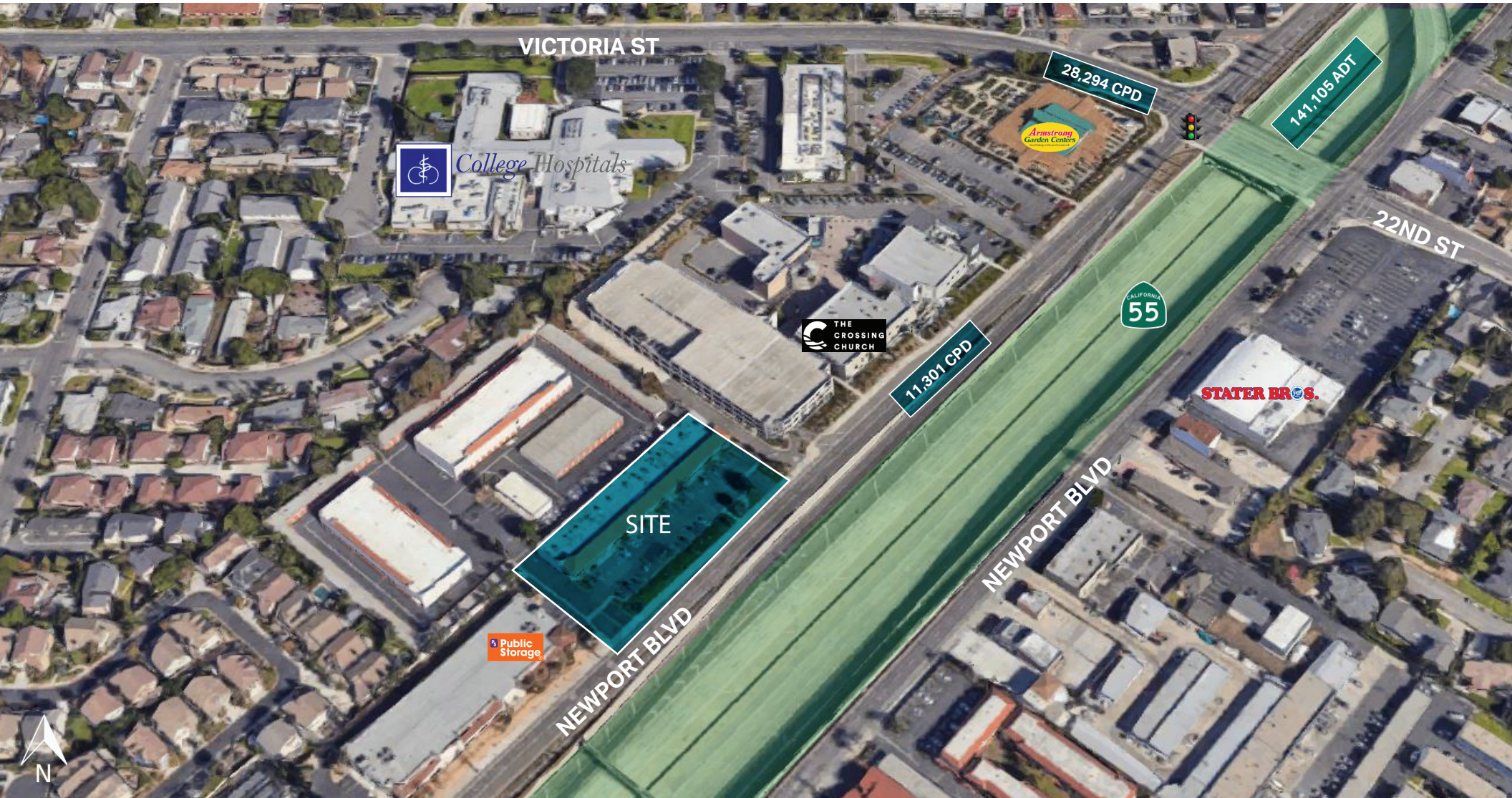
Newport Mesa Plaza

2075 Newport Blvd Costa Mesa, CA



epsteen & associates

1965
2025



Property Highlights

- Good access / parking / identity
- Serves both Newport & Costa Mesa trade area
- Great for service type businesses
- Vanilla Shell delivery

Please Contact

Austin Cole

BRE# 02099736
(310) 451-8171 ext. 251
acole@epsteen.com

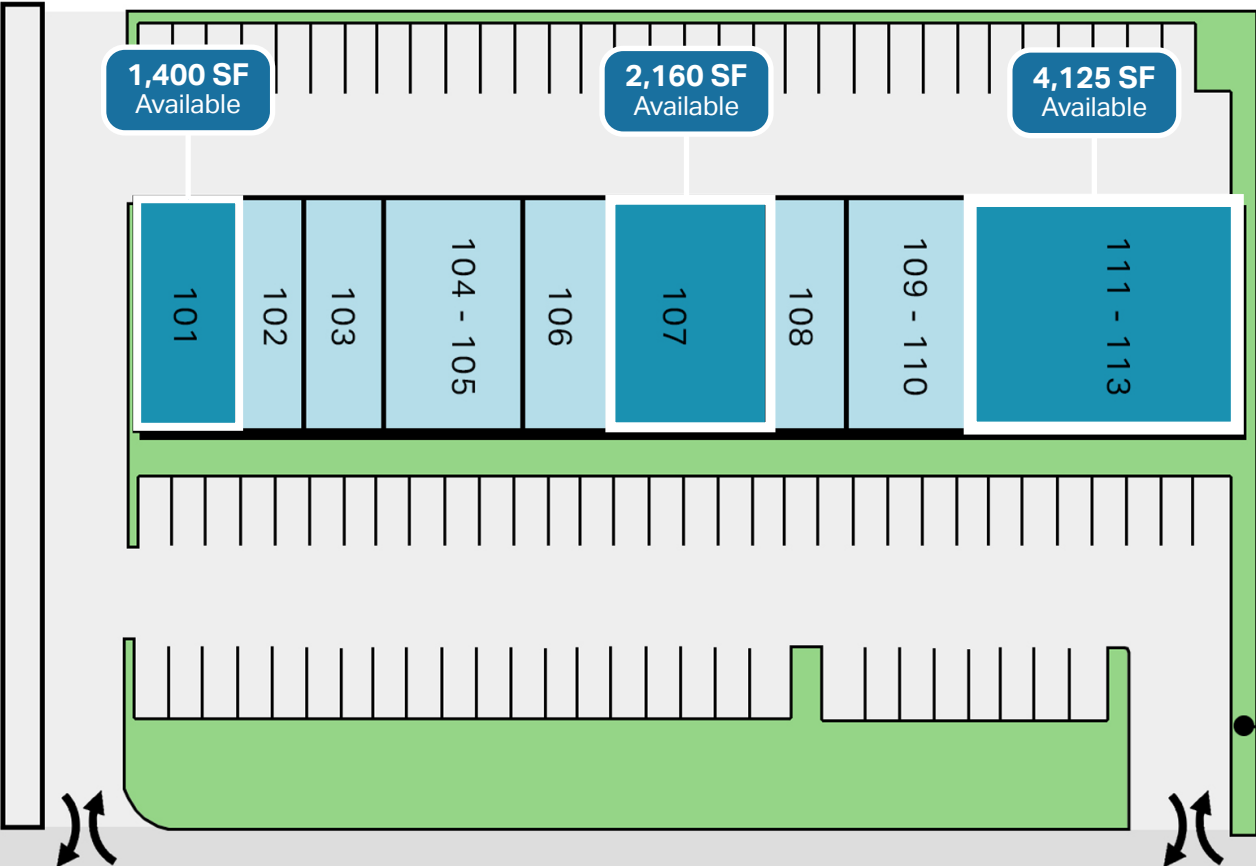
Cameron Crowner

BRE# 00924460
(310) 694-9455
cameron.crowner@matthews.com

FOUNDING
MEMBER | CHAINLINKS
RETAIL ADVISORS

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

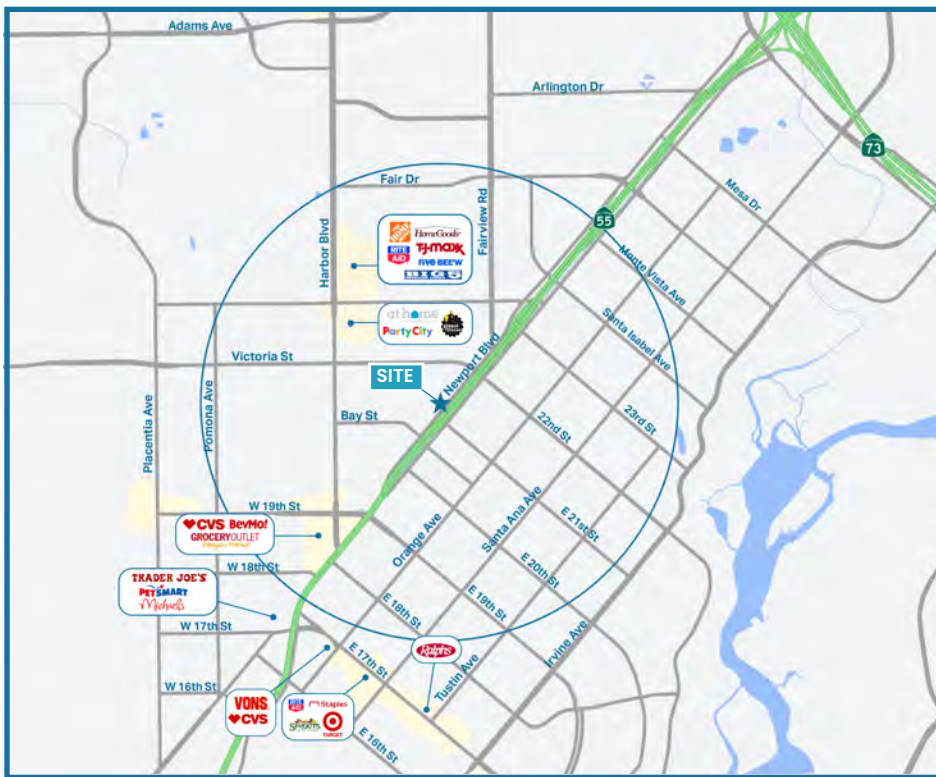
SITE PLAN



NEWPORT MESA PLAZA		
2075 Newport Blvd Costa Mesa, CA 92627		
UNIT	TENANT	SIZE
101	AVAILABLE	1,400 SF
102	TOTAL BARBER	900 SF
103	THE STRENGTH CO-GYM	1,200 SF
104 - 105	GLO NAIL BAR	2,100 SF
106	3D LASH SPA	1,200 SF
107	AVAILABLE (4/1/24)	2,160 SF
108	SUSHI HONG	1,440 SF
109 - 110	COIN LAUNDRY	1,800 SF
111 - 113	AVAILABLE (8/1/24)	4,125 SF



NEWPORT BLVD



DEMOGRAPHICS



Population

1 MILE	35,274
2 MILE	99,401
3 MILE	164,125



TRAFFIC COUNTS

NEWPORT BLVD (S)	11,301 CPD
55 FREEWAY	141,105 ADT



Median Household Income

1 MILE	\$115,951
2 MILE	\$121,765
3 MILE	\$130,780



Daytime Population

1 MILE	8,951
2 MILE	43,588
3 MILE	115,909

