

AVAILABLE FOR LEASE



2037 HARBOR BLVD. | COSTA MESA | CA | 92627



FOR MORE INFORMATION, CONTACT:

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PROPERTY HIGHLIGHTS



**Unique Freestanding Retail/
Commercial Building**



**Rear Two-Bay Auto
Repair Building
(±800 SF) (Inquire for
additional details)**



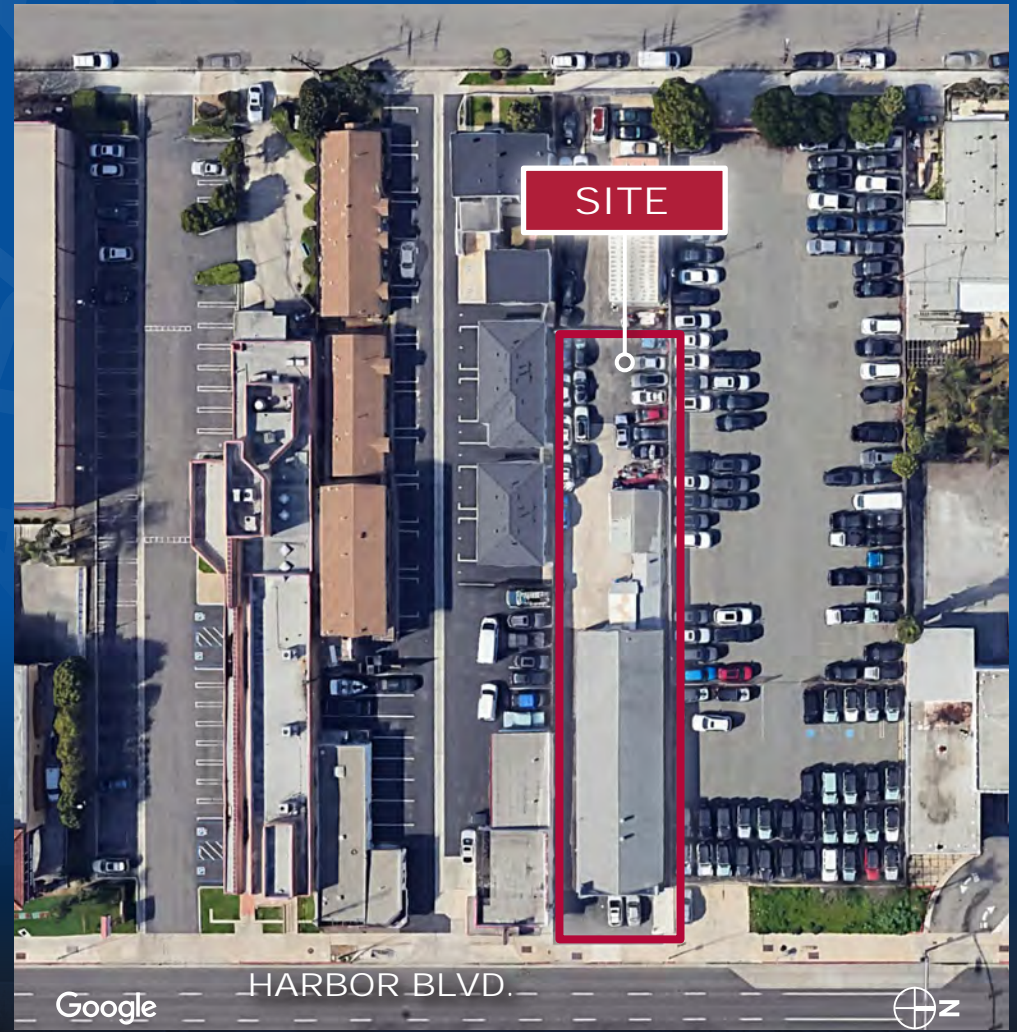
**Previous Uses:
Auto Body, Auto Paint,
Auto Repair, Auto Sales**



Close to Triangle Square

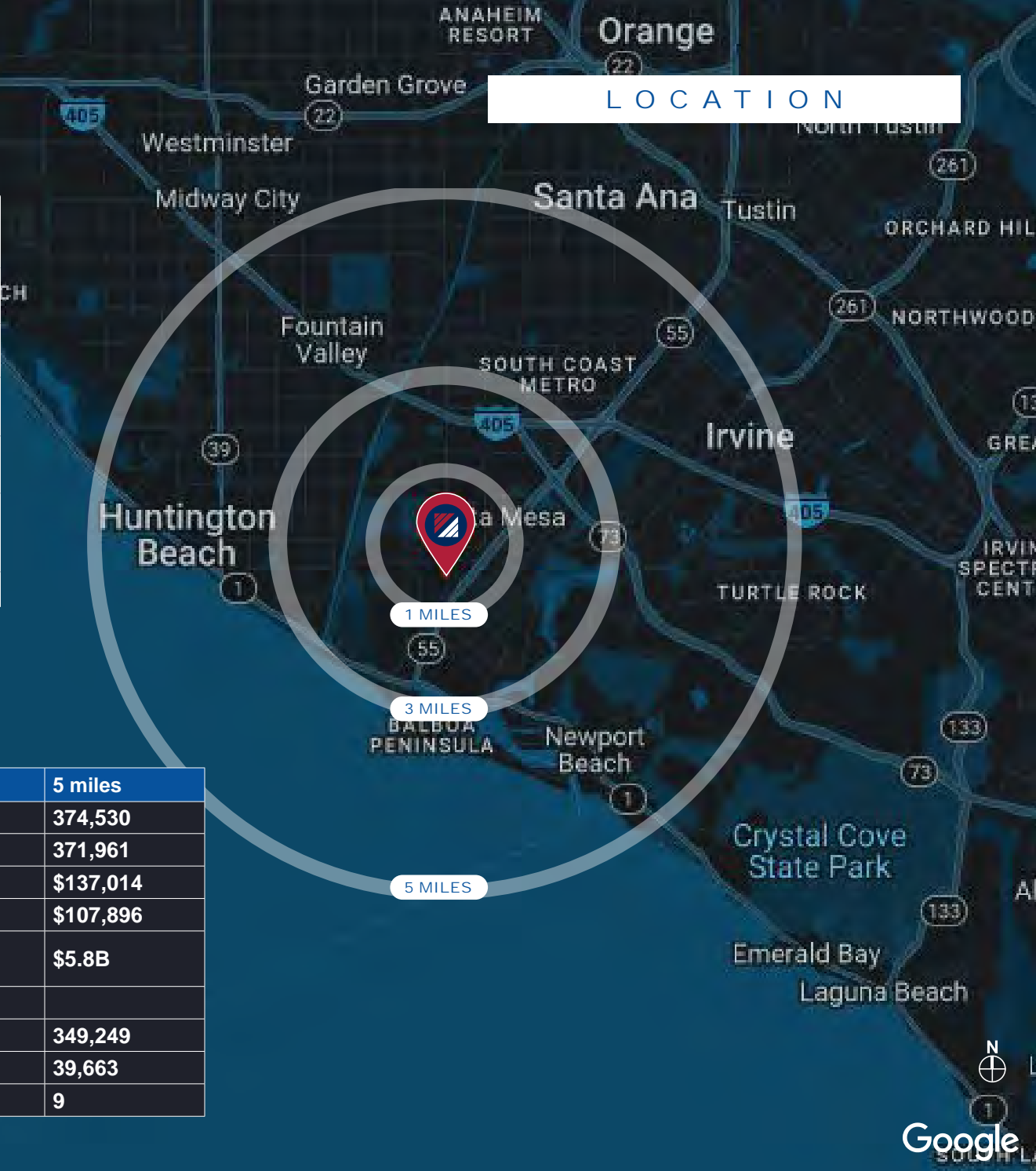
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A E R I A L



LOCATION

PROPERTY INFO	
Building Size	4,750 SF Approx.
Tenancy	Single
Year Built	1946
Construction	Masonry/Metal
2 Street Access	Charle St. & Harbor Blvd.
Location	Excellent, Very Walkable



DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Population	39,434	168,436	374,530
2029 Population Projection	39,135	167,266	371,961
Avg Household Income	\$114,989	\$142,272	\$137,014
Median Household Income	\$87,630	\$111,448	\$107,896
Total Specified Consumer Spending (\$)	\$479.8M	\$2.6B	\$5.8B
Daytime Employment			
Employees	13,027	94,837	349,249
Businesses	2,445	13,436	39,663
Employees Per Businesses	5	7	9

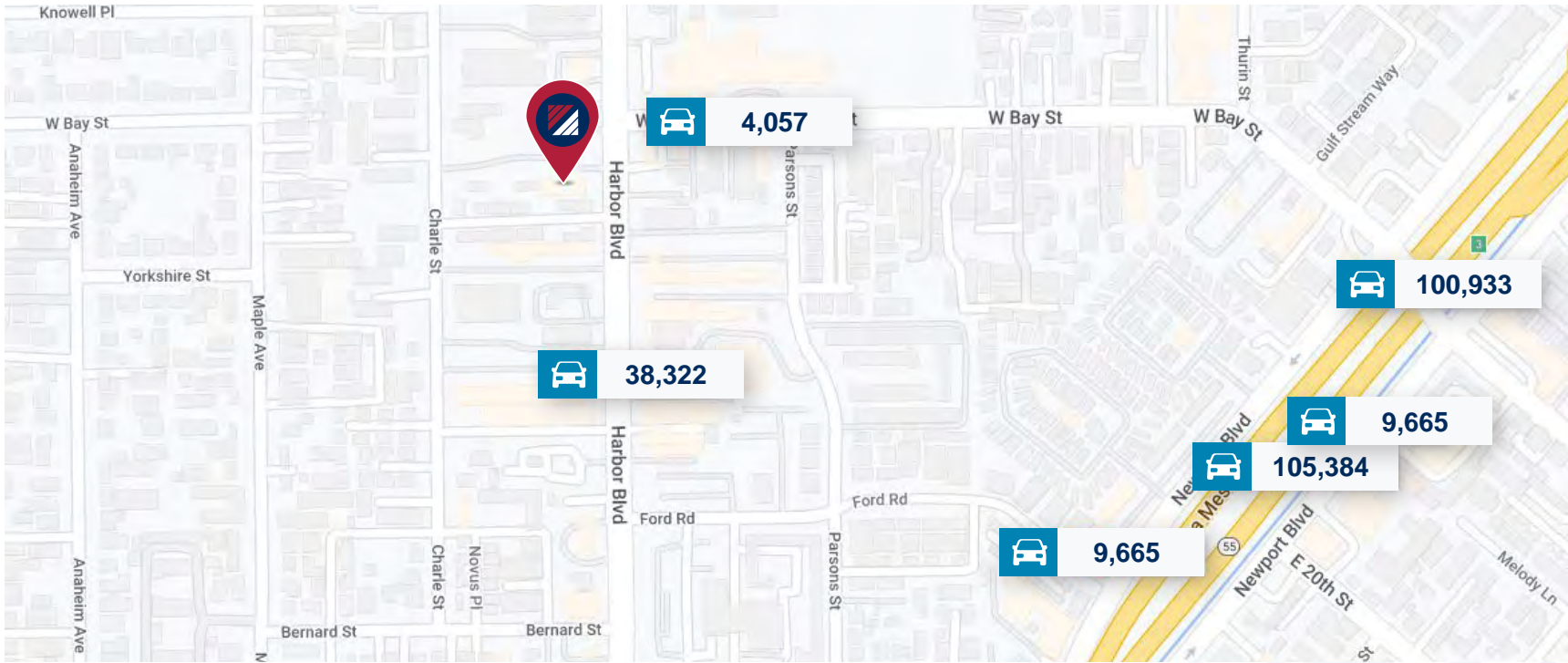
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PHOTOS



TRAFFIC COUNTS



STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
W Bay St	Parsons St E	4,057	2022	0.08 mi
Harbor Blvd	Ford Rd S	38,322	2022	0.09 mi
Harbor Blvd	Hamilton St N	31,023	2022	0.11 mi
Hamilton St	Charle St W	7,670	2022	0.16mi
Victoria St	Charle Dr W	29,744	2022	0.28 mi
Victoria St	Parsons St E	27,595	2022	0.29 mi
Harbor Blvd	Fairfax Dr N	27,809	2022	0.30 mi
Newport Blvd	Ford Rd SW	9,665	2022	0.31 mi
Harbor Blvd	Victoria St S	39,901	2022	0.33 mi

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AMENITIES



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