



509 SF AVAILABLE

432 E 17th Street

COSTA MESA, CA



432-434

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PROJECT HIGHLIGHTS

- 509 SF available
- Rare 17th Street space available in the most sought after retail area in Orange County
- Excellent demographics with high disposable incomes in surrounding area
- Dominant Costa Mesa retail street within close proximity to some of Orange County's best food and beverage operators
- Strong retail thoroughfare with access to Newport Blvd, the 55 Freeway and Irvine Avenue

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MEET YOUR NEIGHBORS

MENDOCINO FARMS sandwich market

Wild Goose CLOTHING

HAUTE CAKES CAFE

CRACK SHACK ALL DAY CHICKEN & EGGS LOCAL GROWN WORLD INSPIRED

Playa Mesa MEXICAN KITCHEN

CAVA Mezze Grill

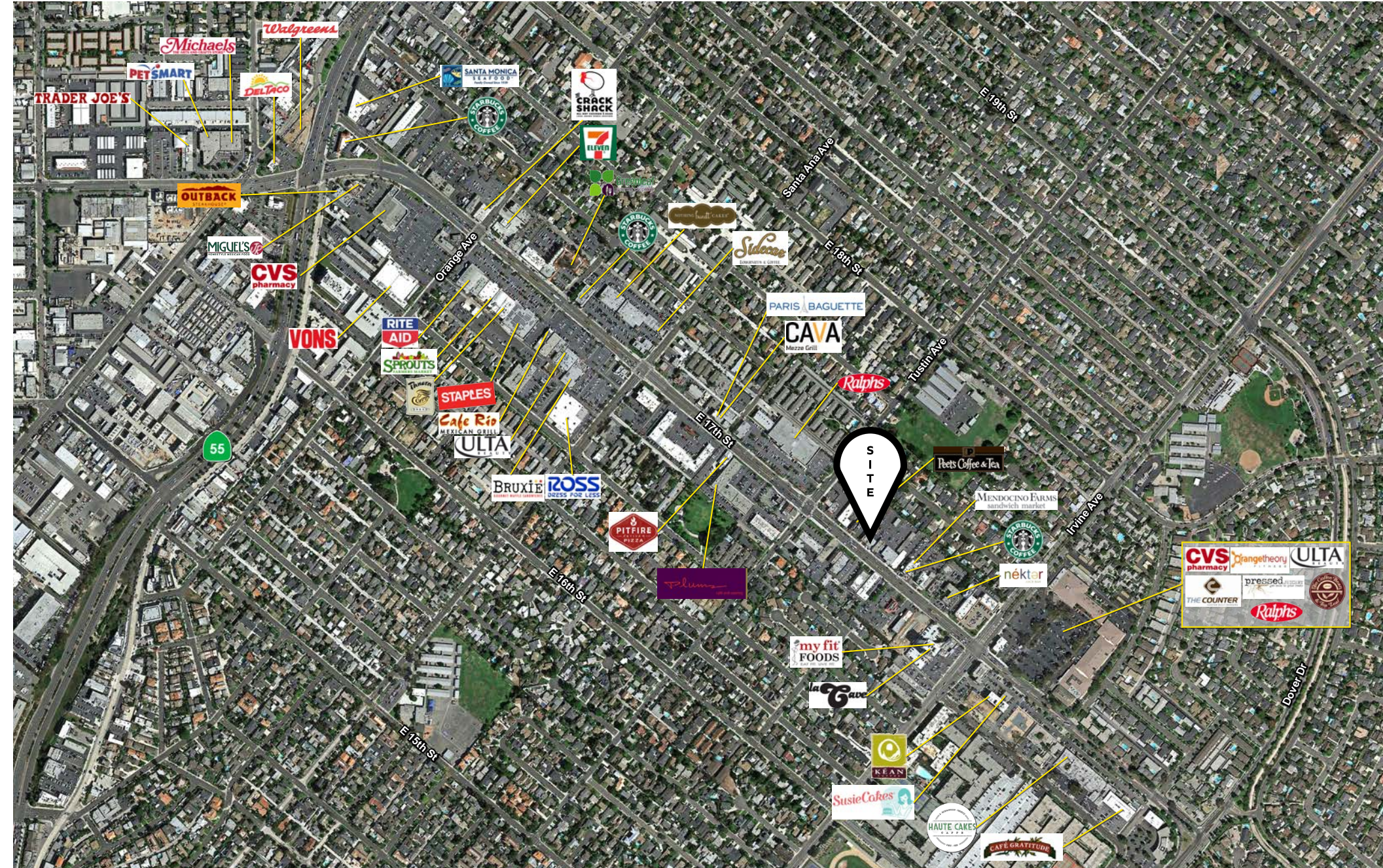
Sidecar DOUGHNUTS & COFFEE

SHAKE SHACK

KÉAN COFFEE

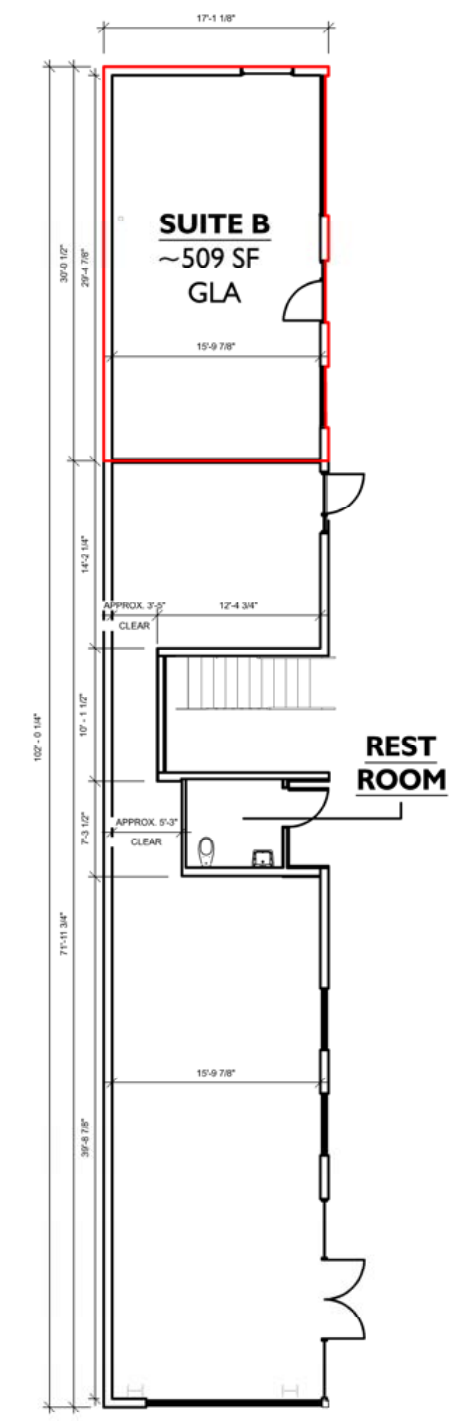
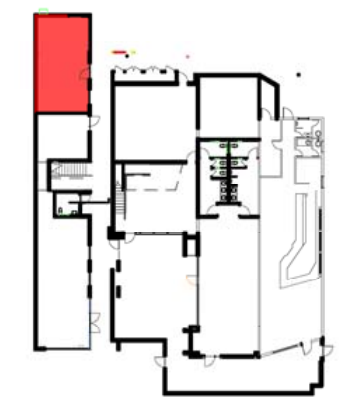
NORDSTROM LOCAL

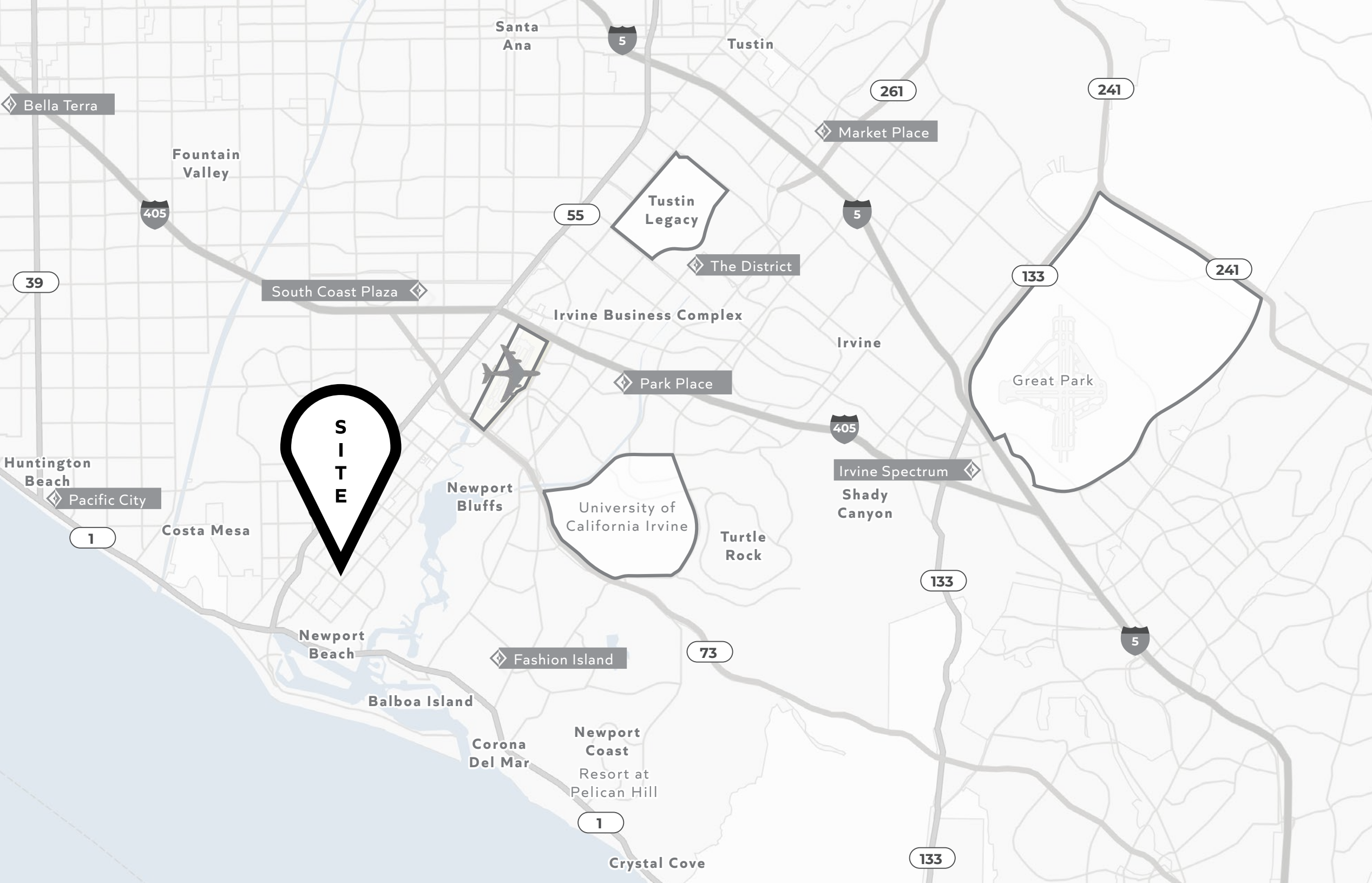
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FLOOR PLANS
Suite B





DEMOGRAPHICS

3-mile radius

Population	142,362
Average Household Income	\$141,062
Households	57,067
Median Household Income	\$95,383
Daytime Population	156,600
Median Age	38.5

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