



PASEO | 17

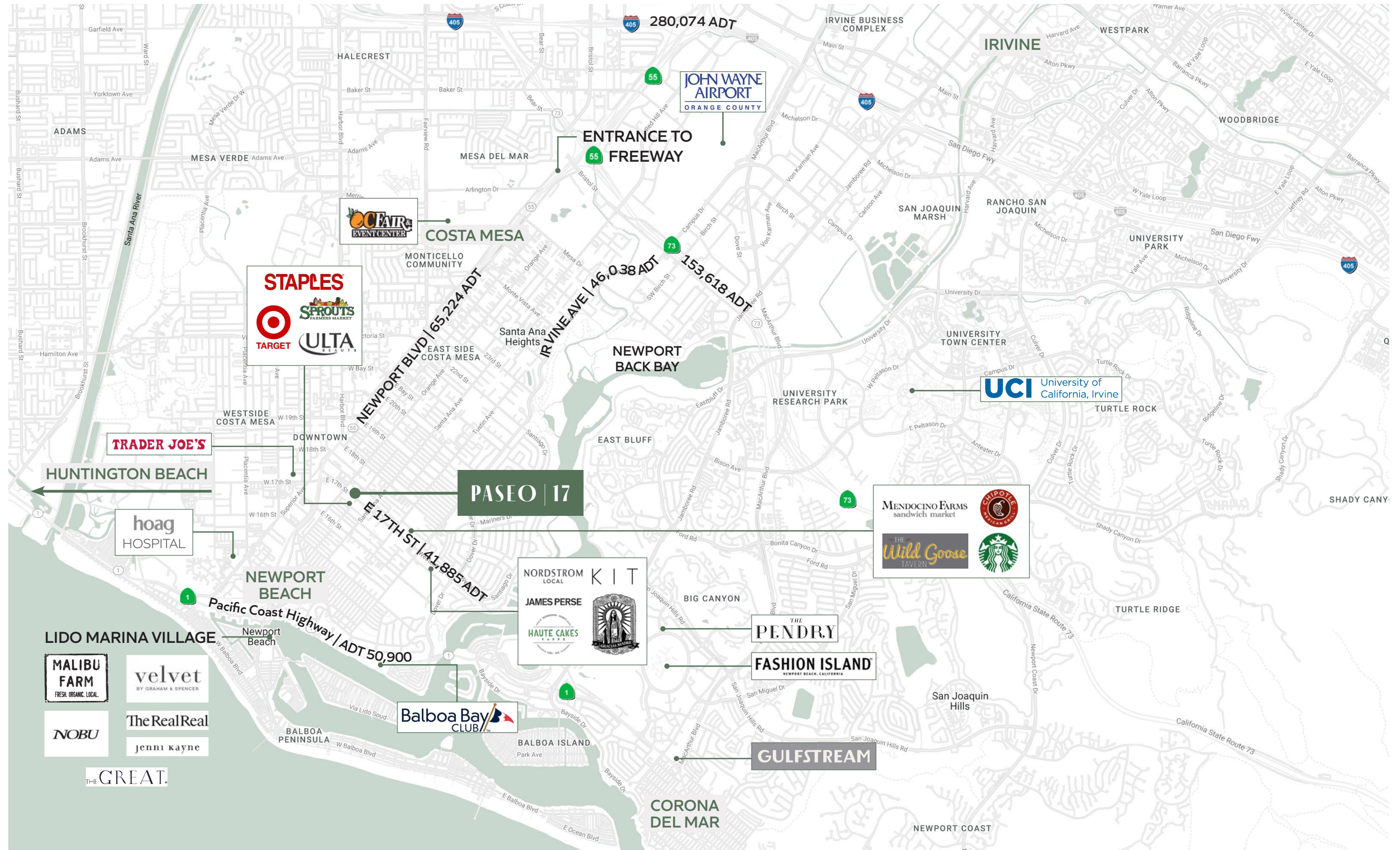
RETAIL/RESTAURANT/HEALTH & WELLNESS SPACES AVAILABLE

234 E 17TH ST, COSTA MESA, CA

B | W | P

RI

TRADE AERIAL



PROJECT AERIAL



NEWPORT BLVD | 65,224 ADT

ENTRANCE TO 55 FREEWAY

E 17TH ST | 41,885 ADT

WESTMINSTER AVE | 2,044 ADT

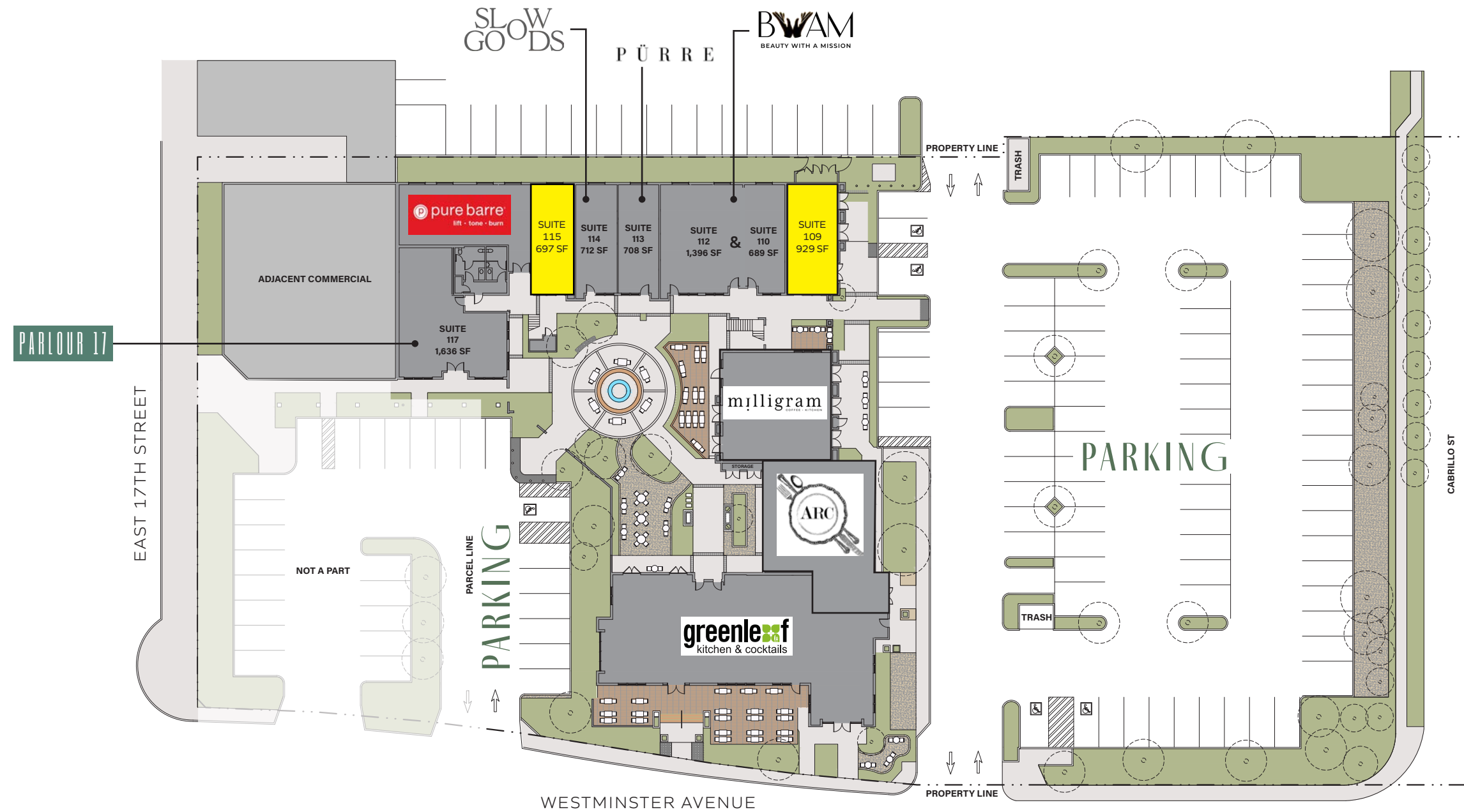
PROPERTY HIGHLIGHTS



PASEO | 17

- Spanish style, mixed-use center situated in the heart of 17th St, the main thoroughfare running through the affluent communities of Newport Beach and East side Costa Mesa
- **PASEO | 17** possesses a carefully curated mix of restaurant, retail, service, fitness, and health and wellness tenants
- 1st and 2nd floor restaurant, retail, and health and wellness opportunities available
- Features and amenities include complimentary valet parking, airy, adobe-inspired design, and activated courtyard centered around lush landscaping and a tile fountain

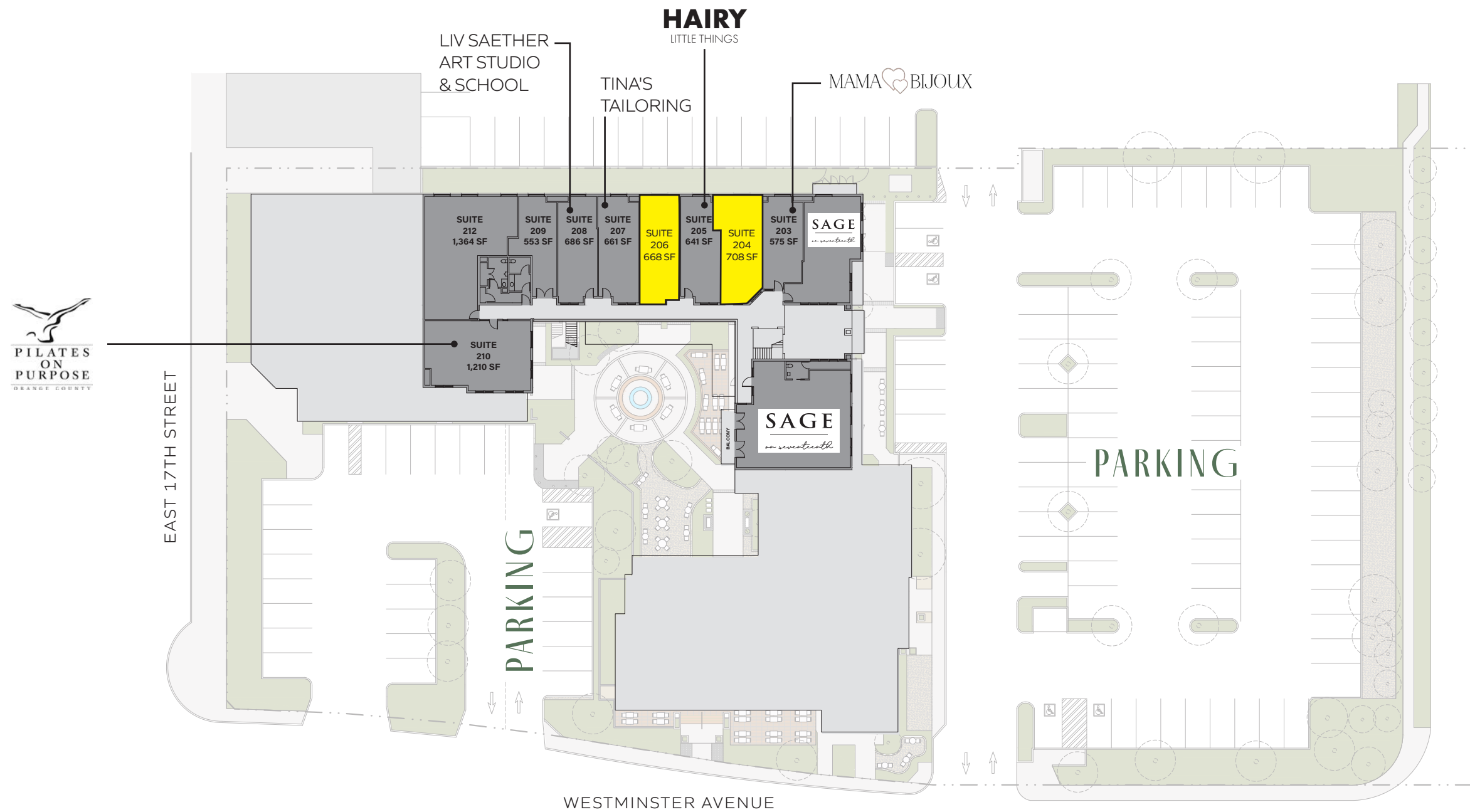
SITE PLAN | 1ST FLOOR



AVAILABILITIES

- SUITE 115: 697 SF (RETAIL)
- SUITE 109: 929 SF (RETAIL/CAFÉ)

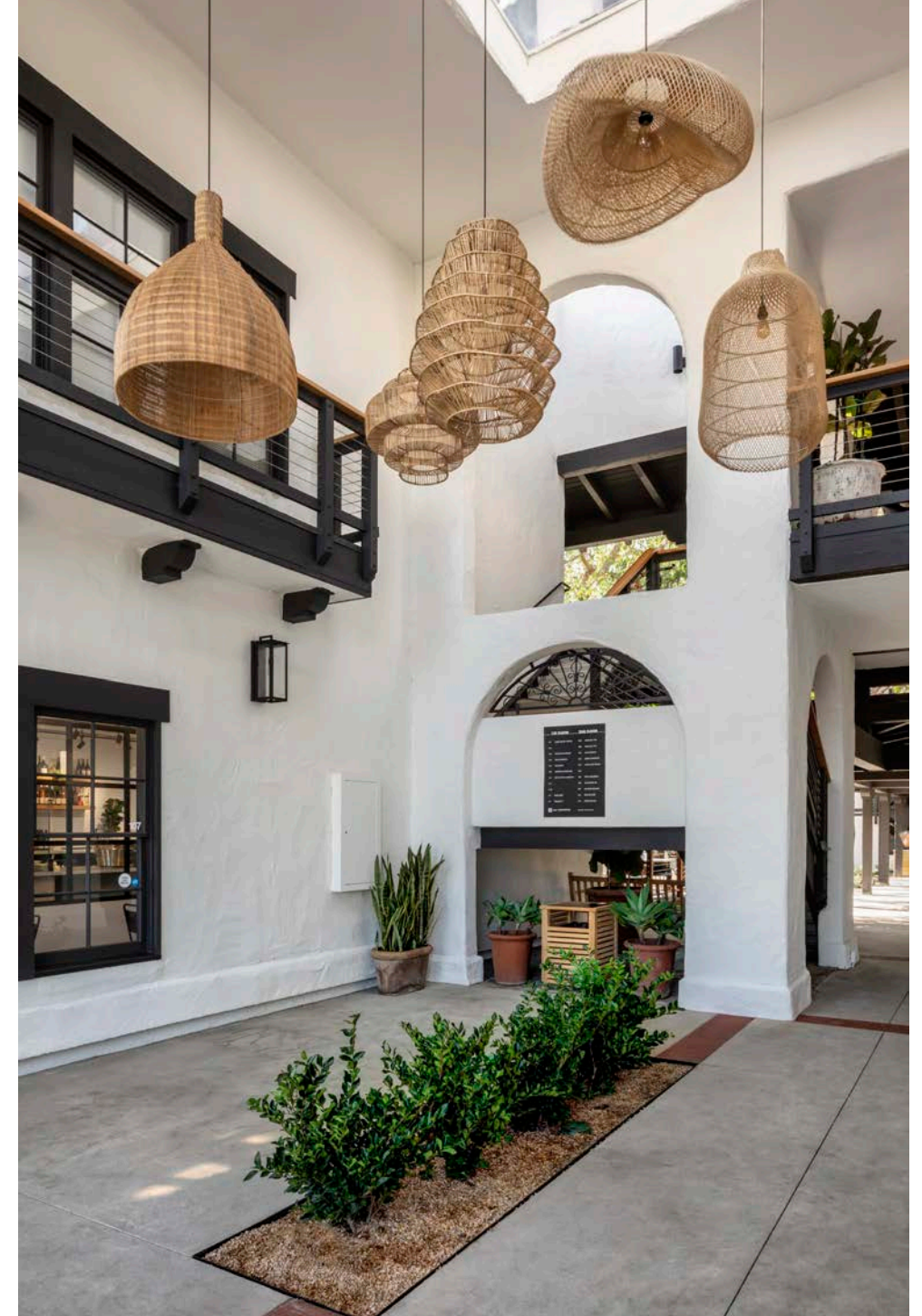
SITE PLAN | 2ND FLOOR



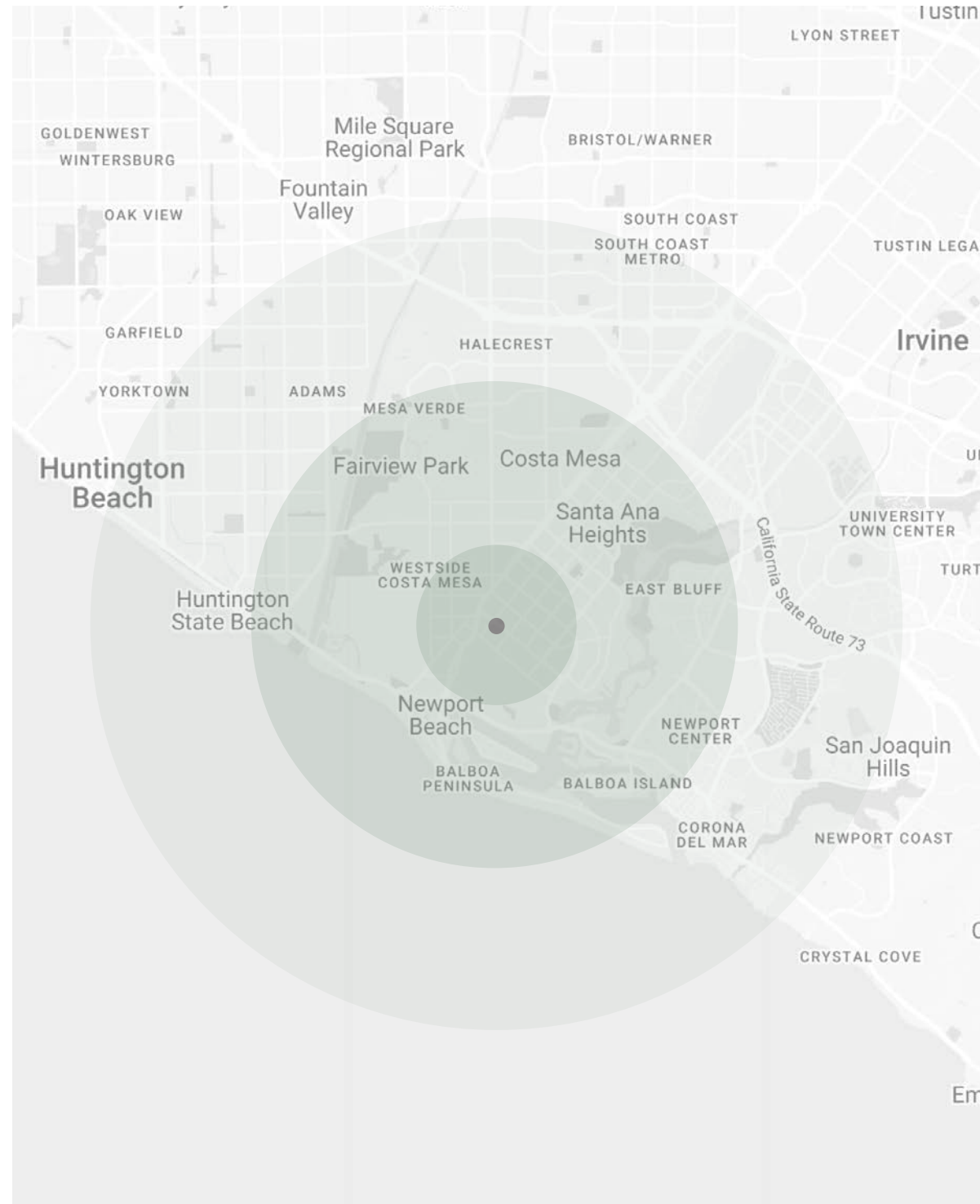
AVAILABILITIES

- SUITE 206: 668 SF (RETAIL)
- SUITE 204: 708 SF (RETAIL)

PROPERTY IMAGES



DEMOGRAPHICS



C O S T A M E S A / C A L I F O R N I A

	1 Mile	3 Mile	5 Mile
Population			
Estimated Population	29,856	143,438	309,038
Forecasted Population (2027)	29,858	144,713	311,999
Daytime Demos			
Total Daytime Population	29,074	155,956	432,063
Median Household Income			
Estimated Median Household Income	\$106,812	\$111,221	\$111,004
Median Disposable Income	\$86,918	\$91,132	\$90,834
Average Household Income			
Estimate Average Household Income	\$161,119	\$169,336	\$164,433
Average Disposable Income	\$108,425	\$112,752	\$110,346



PASEO | 17

234 E 17TH ST, COSTA MESA, CA

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BWP BURNHAM | WARD
PROPERTIES

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