

TRIANGLE SQUARE



1870 HARBOR BLVD. COSTA MESA, CA 92627



UPDATED 19.07.23

PROPERTY HIGHLIGHTS

Located immediately off the 55 freeway on Newport Boulevard in between 19th Street and Harbor Boulevard, **The Triangle is recognized as a premier dining and entertainment project** in Orange County. This three-story retail project has been recently renovated with over \$26.5 million in upgrades, promoting its modern footprint in the high-density location.

This well-known project sits at the mouth of the 55 Freeway and can't be missed by passersby and oncoming traffic. More than 43 million tourists visit Orange County annually, spending approximately \$8.7 billion and supporting nearly 160,000 local tourism industry jobs.

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2018 TRADE AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Population	42,108	166,944	342,795
Total Households	14,358	66,161	135,941
Average Household Income	\$88,483	\$127,733	\$130,023
Median Age	33.2	37.8	38.1

TRAFFIC COUNTS		
W 19th Street	32,000	Cars per day
55 Freeway	94,500	Cars per day
Newport Boulevard	71,500	Cars per day

LOCATION



JOIN CURRENT MAJOR TENANTS

24 Hour Fitness
Yard House
Tavern Bowl
H2O Sushi & Izakaya
Creamistry
Triangle Nail Bar & Spa
Keys On Main

Time Nightclub
Olive Branch Wood Fired Pizza
Rockstar Tan
Triangle Cinemas
Black Knight Gastro Lounge
La Vida
Halloween Boutique

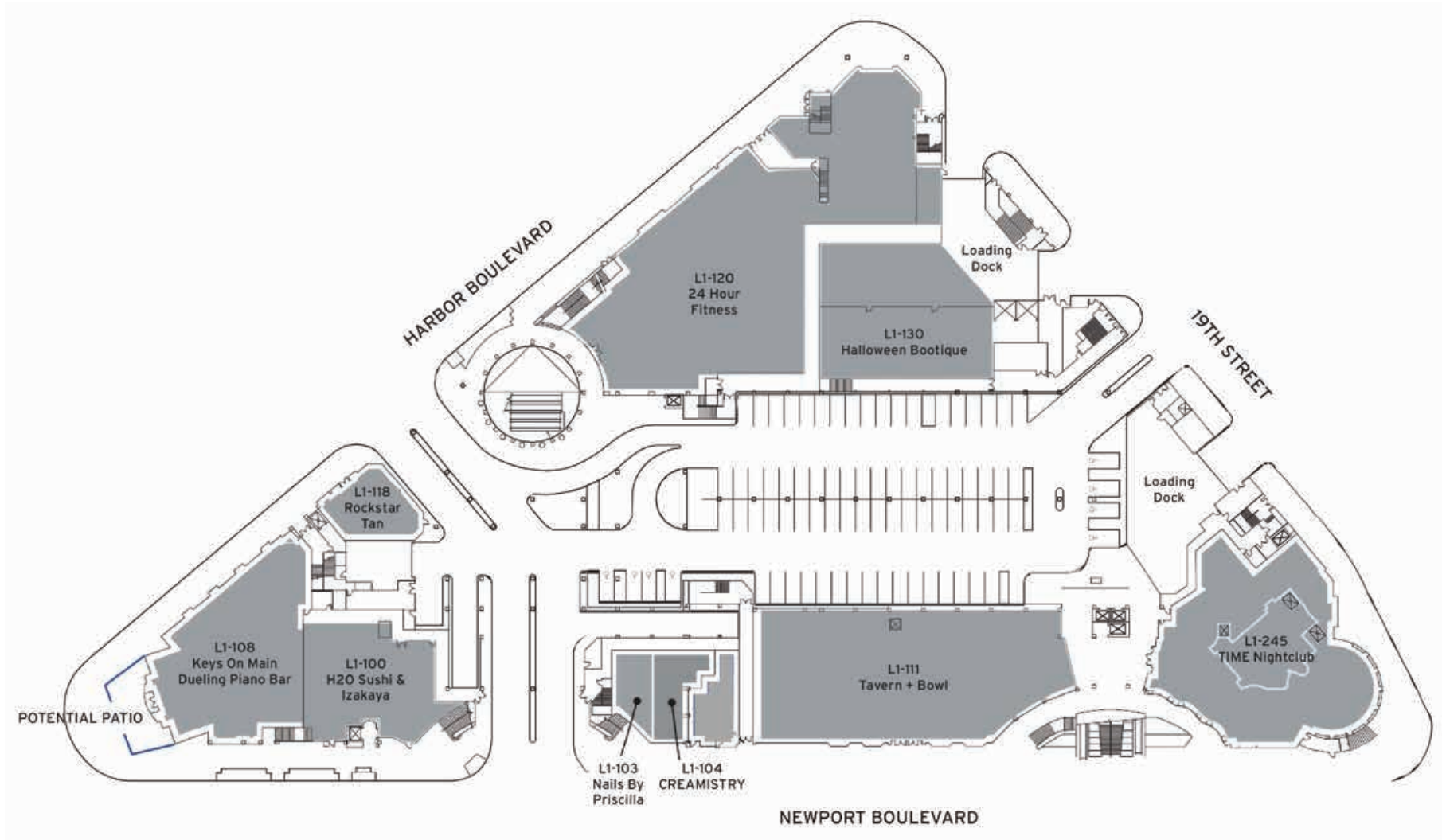


SITE PLAN LEVEL 1

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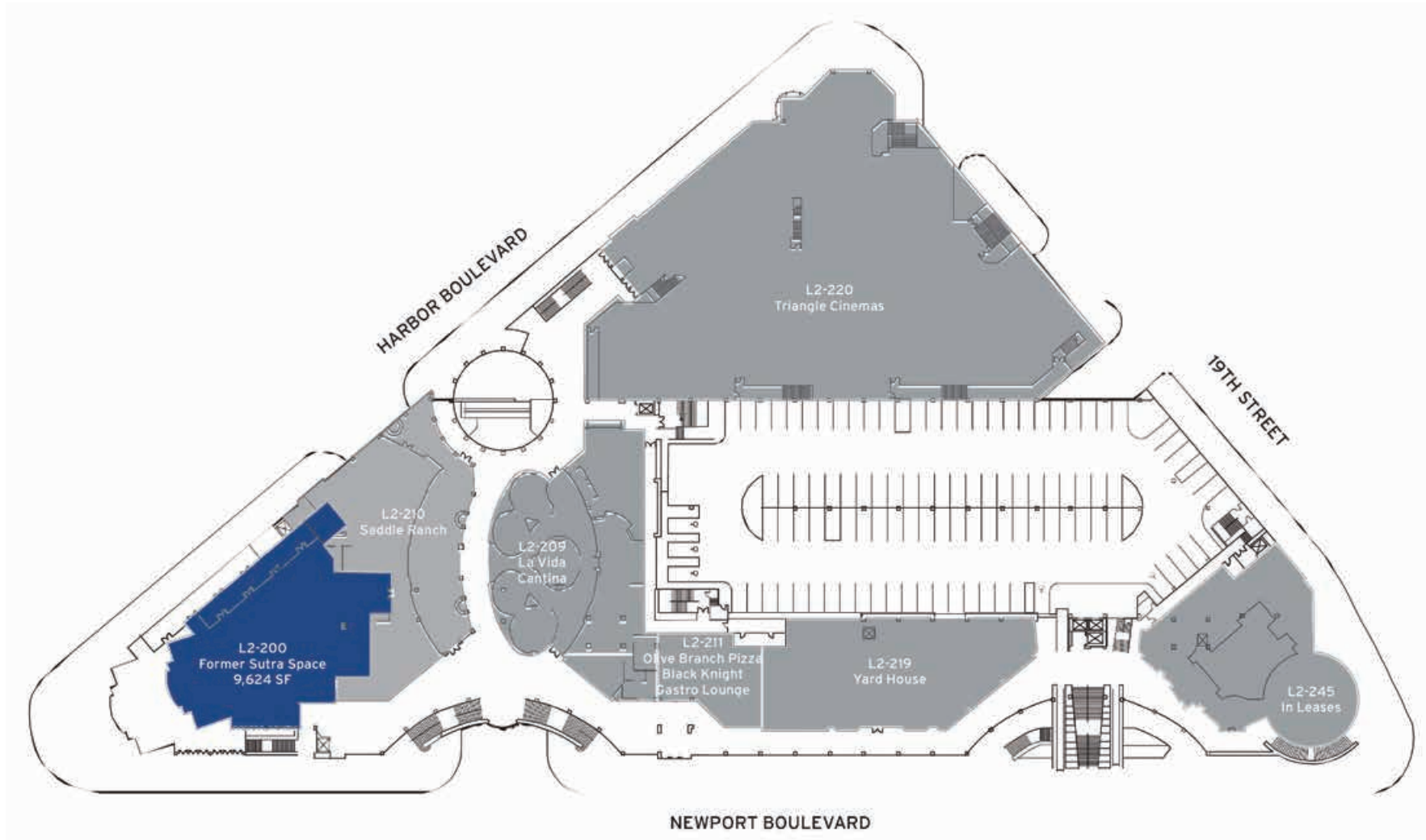


SITE PLAN LEVEL 2

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SITE PLAN SUITE 200



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