

STAY & PLAY AT TRIANGLE SQUARE

1870 HARBOR BLVD COSTA MESA, **CALIFORNIA 92627**



SPACES AVAILABLE

L1-103 – L1-105: 1,371 – 4,615 SF L2-209: 11,512 SF (5,931 SF INTERIOR & 5,581 SF PATIO) L2-215: 9,458 SF

OVERVIEW







ABOUT TRIANGLE SQUARE

Triangle Square is the premier entertainment center in Orange County, located at the SE intersection of Harbor Blvd, Newport Blvd and 19th St. Situated at the base of the 55 freeway, the property boasts unprecedented 360 visibility, exposure and access.

THE BENEFITS



Premier Entertainment Center

Recognized as the foremost dining and entertainment project in Orange County, and at one of OC's busiest intersections.



High Traffic Corridor

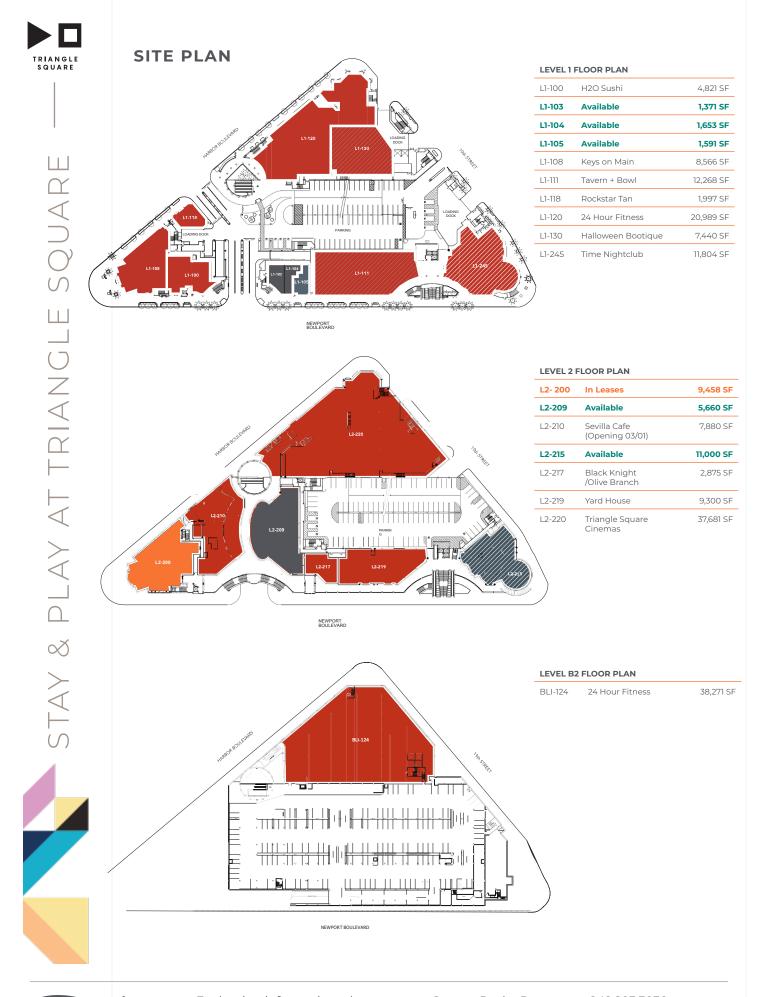
Newport Blvd (94,500 CPD), Harbor Blvd. (28,000 CPD) and 19th Street (32,000 CPD) are among OC's busiest thoroughfares for commuters and tourists alike.



Coveted Coastal Neighborhood

Proximity to density as well as exceptionally strong retail and restaurant tenants promoting synergy and steady daytime and night time traffic.

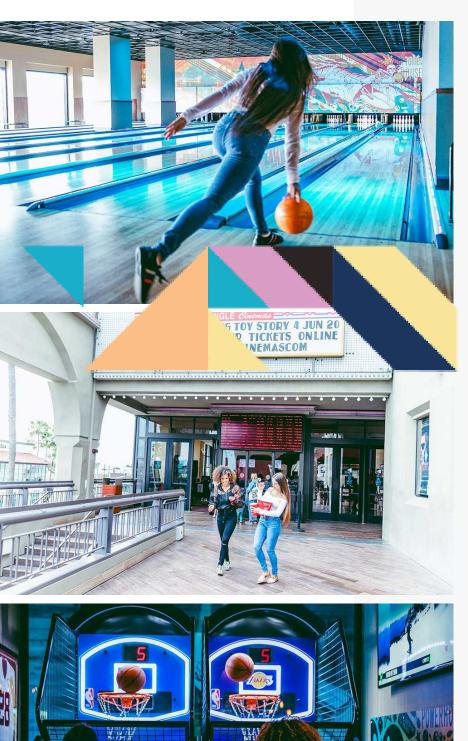
For leasing information, please contact Stream Realty Partners at 949.203.3030 or: GEOFF FOLEY | geoff.foley@streamrealty.com | 949.956.7052 | Lic. 01944028



STREAM

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CONSUMER SPENDING HABITS 10 MILE RADIUS

ENTERTAINMENT AND RECREATION SPENDING

26% higher than

NATIONAL AVERAGE

TWENTY-THREE PERCENT SPEND

50%

HIGHER THAN NATIONAL AVERAGE

DINING OUT SPENDING

33%

HIGHER THAN NATIONAL AVERAGE

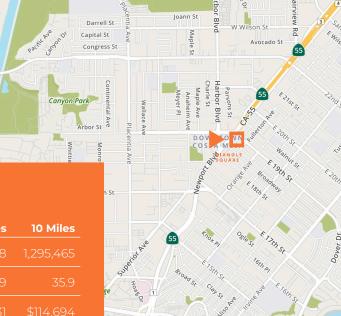
CONSUMER LIFESTYLE TRENDS

- Support arts & culture
- Prefer organics & healthy eating
- Appreciate good wine & coffee
- Fitness & activity a priority

STREAM

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Upper Newport Bay Regional Park

> Upper Newport Bay Eco Preserve

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
Area Population	40,909	166,632	348,938	1,295,465
Median Age	33.4	38.1	37.9	35.9
Avg HH Income	\$106,533	\$129,991	\$130,331	\$114,694



Cliff Dr

Lido Isle

Kings Rd

55 FREEWAY/NEWPORT BLVD

94,500 срd

19TH STREET



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32,000 срр