



new listing

JOIN SHOE CITY & NEWPORT SURF IN HIP COSTA MESA

Newport Blvd. at the End of the 55 Fwy. – Costa Mesa

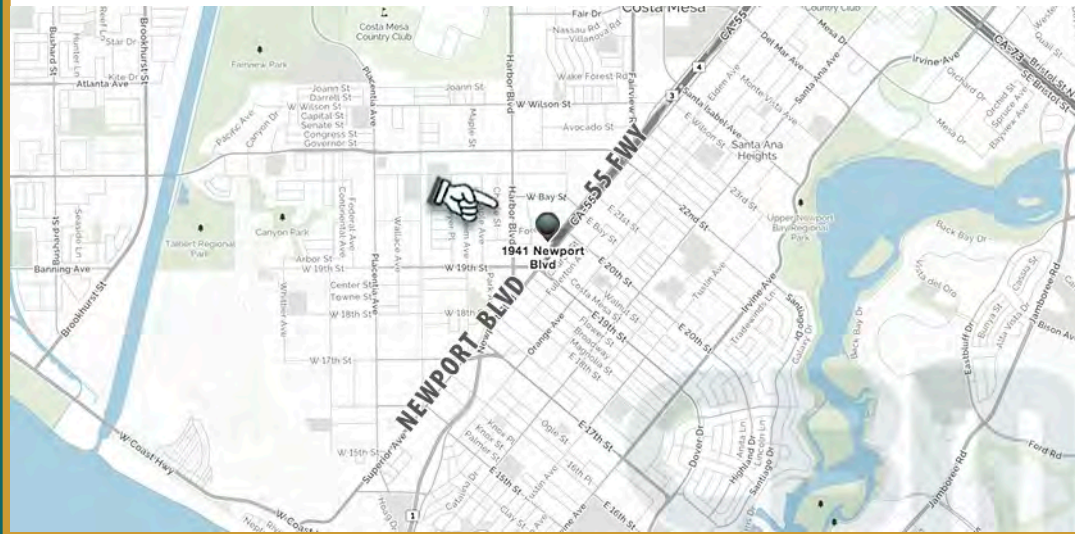
FEATURES...

- ± 2,701 sq ft END CAP available
- Freestanding building
- Join Shoe City and Newport Surf
- Incredible visibility and access
- Ample parking
- Pylon signage available
- Serves Costa Mesa and Newport Beach communities

AREA AMENITIES...

- Hip Costa Mesa location
- Affluent area demographics with high disposable incomes
- High traffic counts
- Convenient 55 Freeway access
- Close proximity to countless national retailers

**1941 NEWPORT BOULEVARD
COSTA MESA, CA 92627**



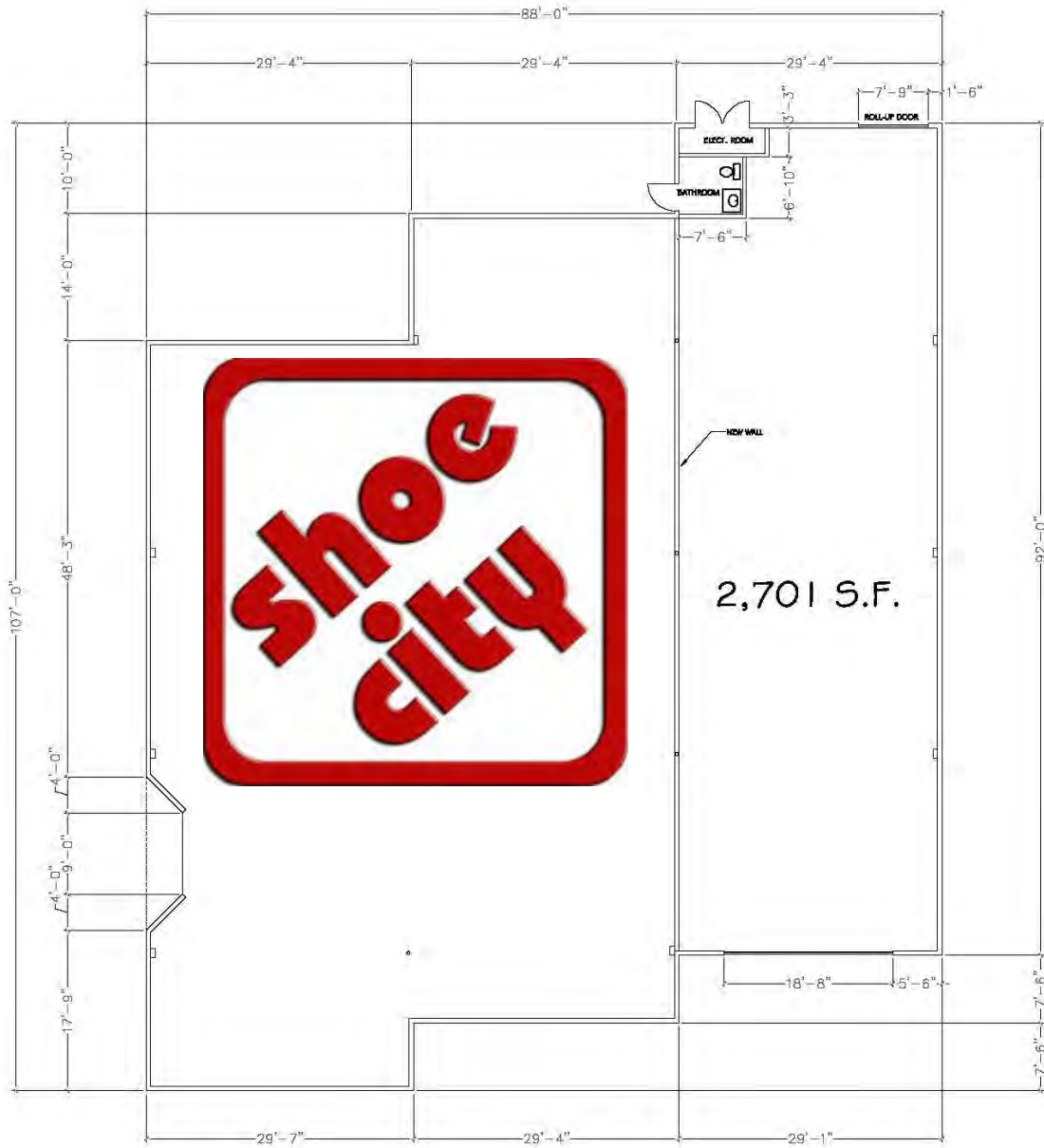
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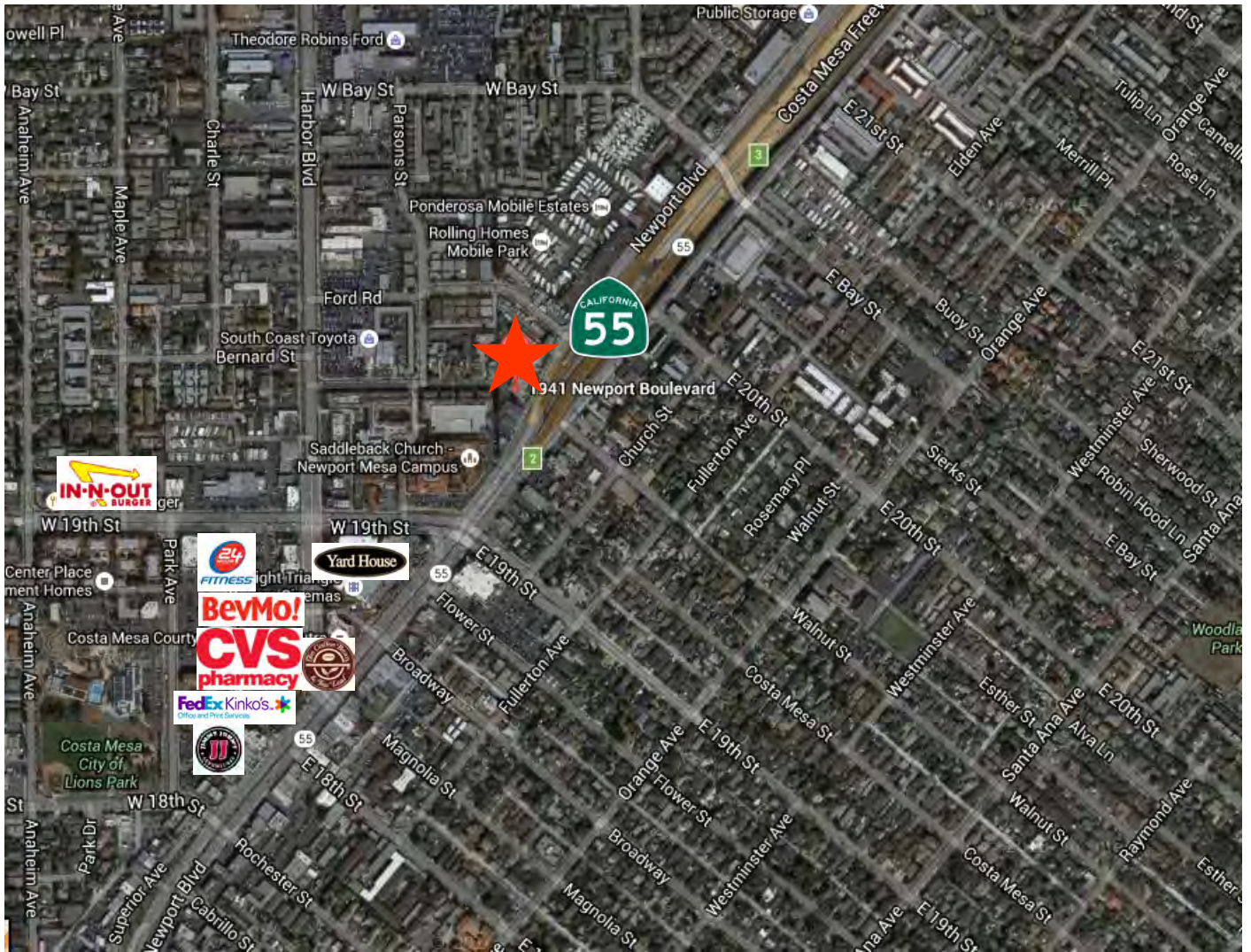
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MORE INFO...
▶ visit cbm1.com

Floor Plan



Aerial



Demographics

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2015B			
Total Population	42,012	171,441	355,650
Female Population	47.99%	49.31%	50.06%
Male Population	52.01%	50.69%	49.94%
Population Density	13,372	6,063	4,528
Population Median Age	33.0	37.0	37.2
Employed Civilian Population 16+	23,126	96,689	197,117
% White Collar	51.1%	67.3%	71.2%
% Blue Collar	48.9%	32.7%	28.8%
Total Employees	11,397	102,959	309,647
Total Establishments*	1,988	12,406	28,622
Population Growth 2000-2010	-1.11%	-0.85%	3.55%
Population Growth 2015B-2020	0.33%	0.91%	2.22%
Income: 2015B			
Average Household Income	\$79,642	\$115,252	\$117,847
Median Household Income	\$53,567	\$75,004	\$77,751
Per Capita Income	\$27,998	\$45,901	\$46,630
Avg Income Growth 2000-2010	36.88%	28.03%	30.67%
Avg Income Growth 2015B-2020	17.26%	16.43%	16.41%
Households: 2015B			
Households	14,482	67,707	139,252
Average Household Size	2.83	2.47	2.49
Hhld Growth 2000-2010	-2.27%	-1.29%	4.98%
Hhld Growth 2015B-2020	0.41%	0.86%	2.84%
Housing Units: 2015B			
Occupied Units	14,482	67,707	139,252
% Occupied Units	99.60%	96.57%	96.48%
% Vacant Housing Units	0.40%	3.43%	3.52%
Owner Occ Housing Growth 2000-2010	-0.94%	-2.68%	0.10%
Owner Occ Housing Growth 2000-2020	2.37%	1.34%	4.18%
Owner Occ Housing Growth 2015B-2020	0.01%	0.68%	1.19%
Occ Housing Growth 2000-2010	-2.27%	-1.29%	4.98%
Occ Housing Growth 2010-2020	8.88%	7.65%	9.65%
Occ Housing Growth 2015B-2020	0.41%	0.86%	2.84%
Race and Ethnicity: 2015B			
% American Indian or Alaska Native Population	0.66%	0.53%	0.49%
% Asian Population	4.01%	7.07%	13.53%
% Black Population	1.22%	1.22%	1.37%
% Hawaiian or Pacific Islander Population	0.35%	0.39%	0.34%
% Multirace Population	4.74%	4.27%	4.56%
% Other Race Population	23.55%	11.92%	10.34%
% White Population	65.47%	74.60%	69.38%
% Hispanic Population	50.44%	27.63%	24.95%
% Non Hispanic Population	49.56%	72.37%	75.05%