



PASEO | 17

FITNESS/SERVICE/RETAIL SPACE AVAILABLE

234 E 17TH ST, COSTA MESA, CA

BWP

RI

PROJECT AERIAL



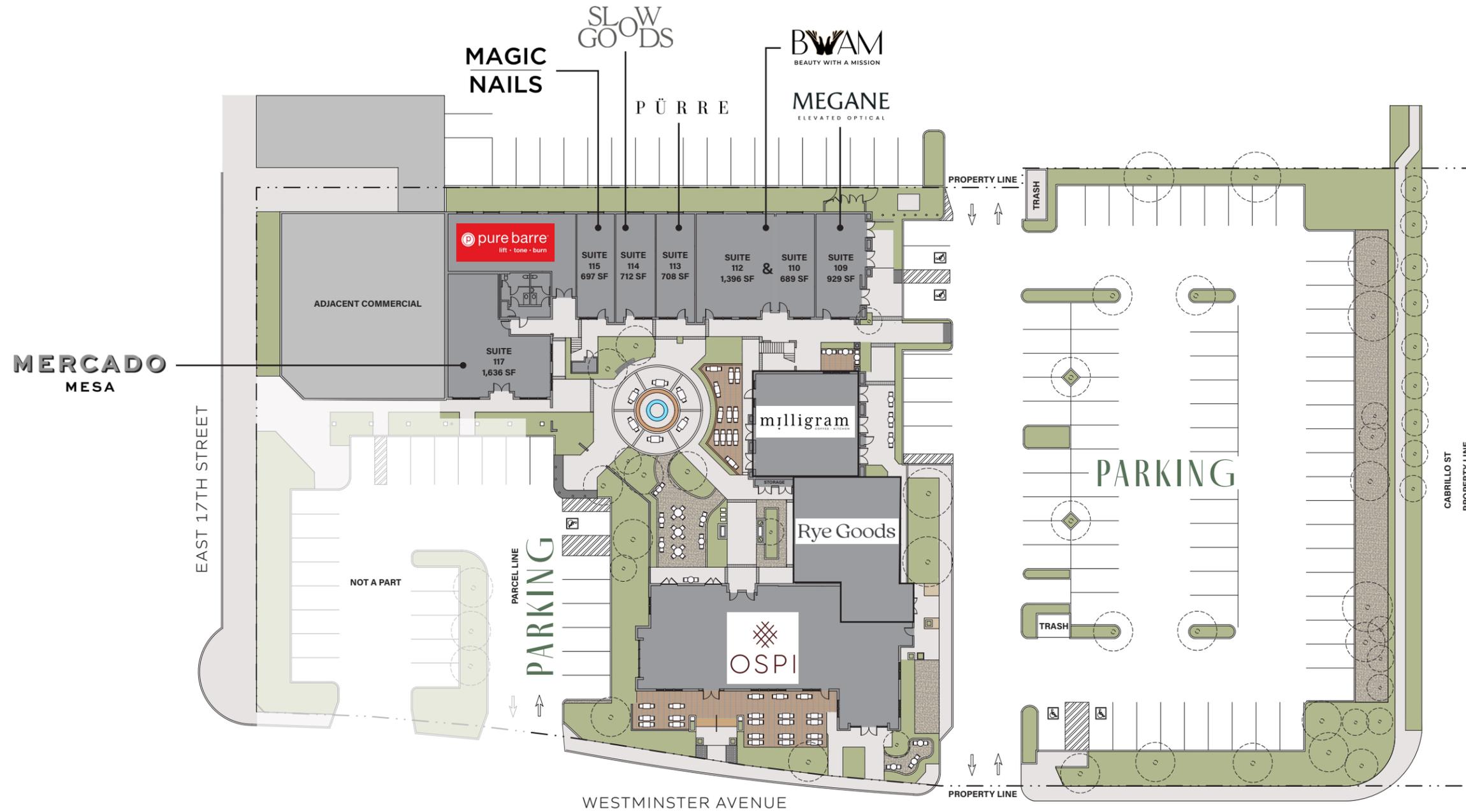


PROPERTY HIGHLIGHTS

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
 - 2nd floor fitness/service/retail opportunity available
- Features and amenities include complimentary valet parking, airy, adobe-inspired design, and activated courtyard centered around lush landscaping and a tile fountain

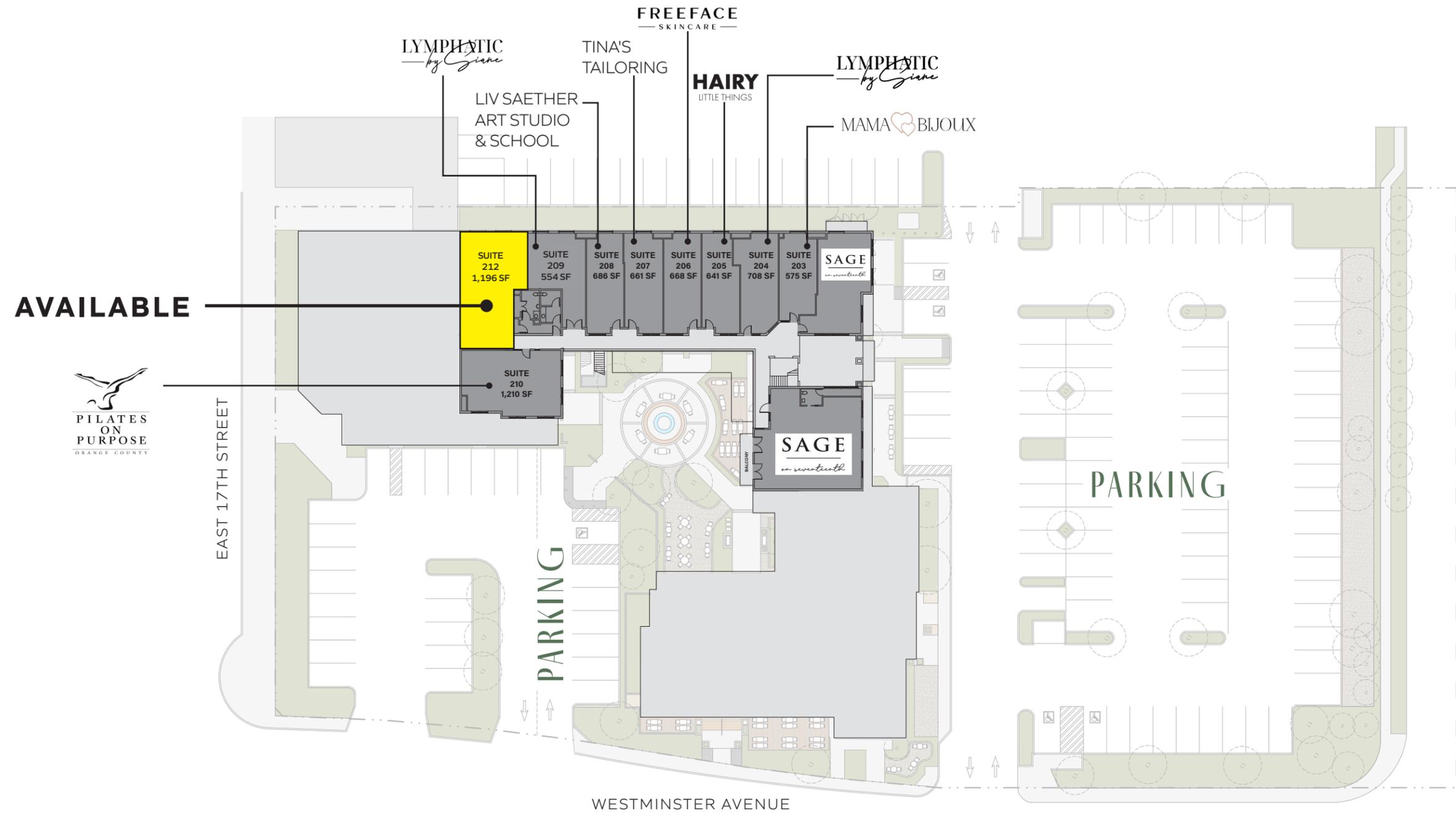
SITE PLAN | 1ST FLOOR



SITE PLAN | 2ND FLOOR

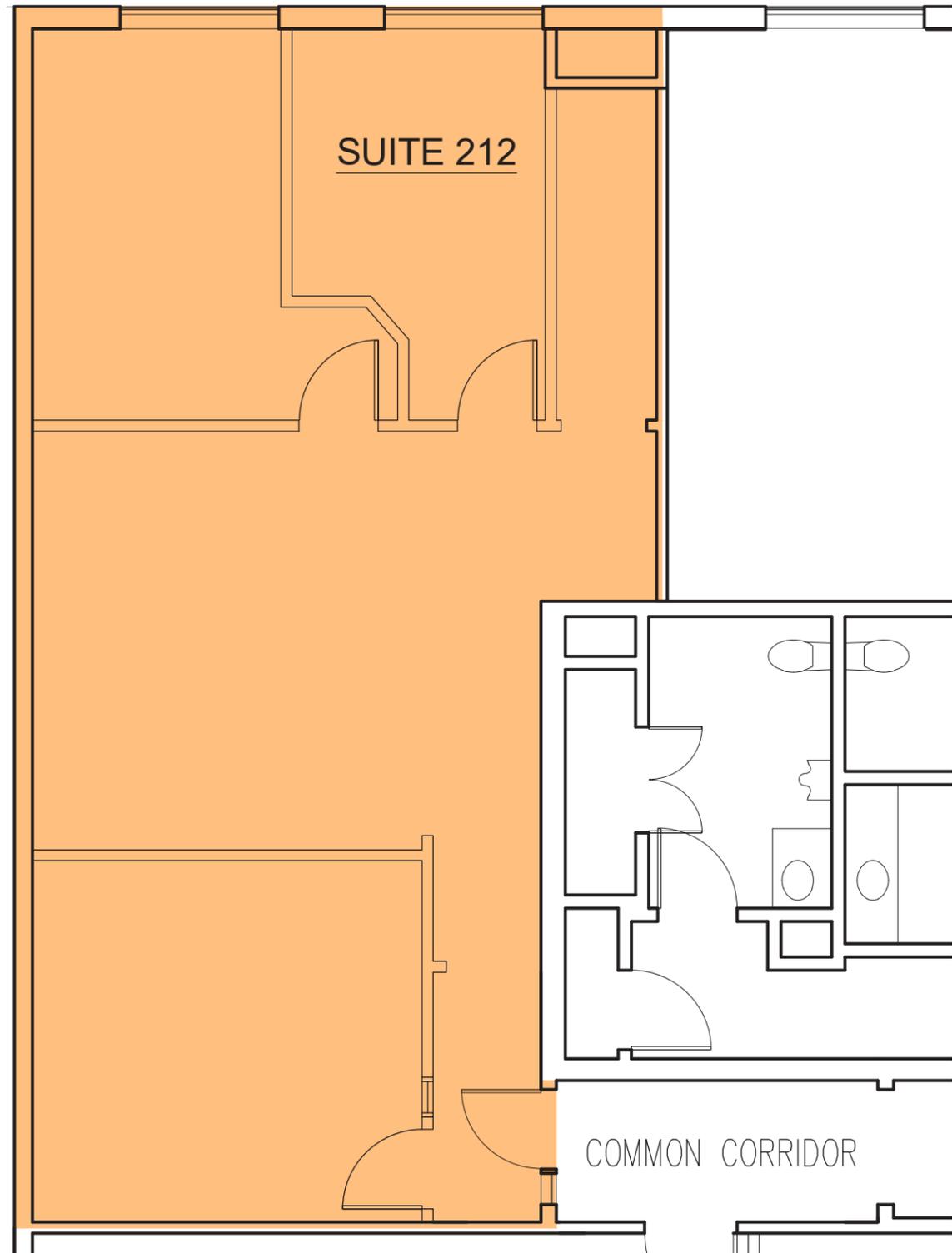
AVAILABLE

SUITE 212: 1,196 RSF



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property





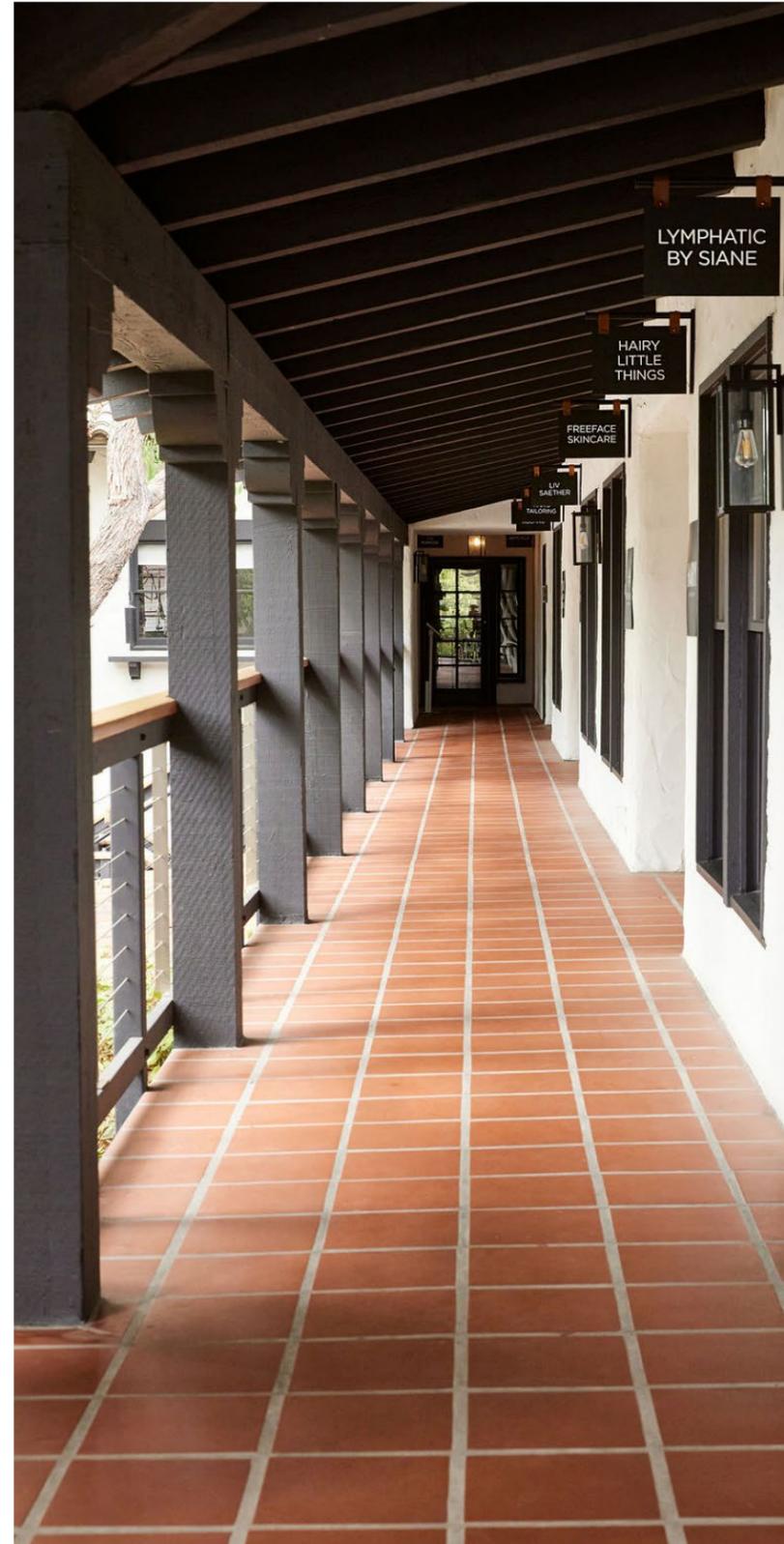
FLOOR PLAN

AVAILABLE

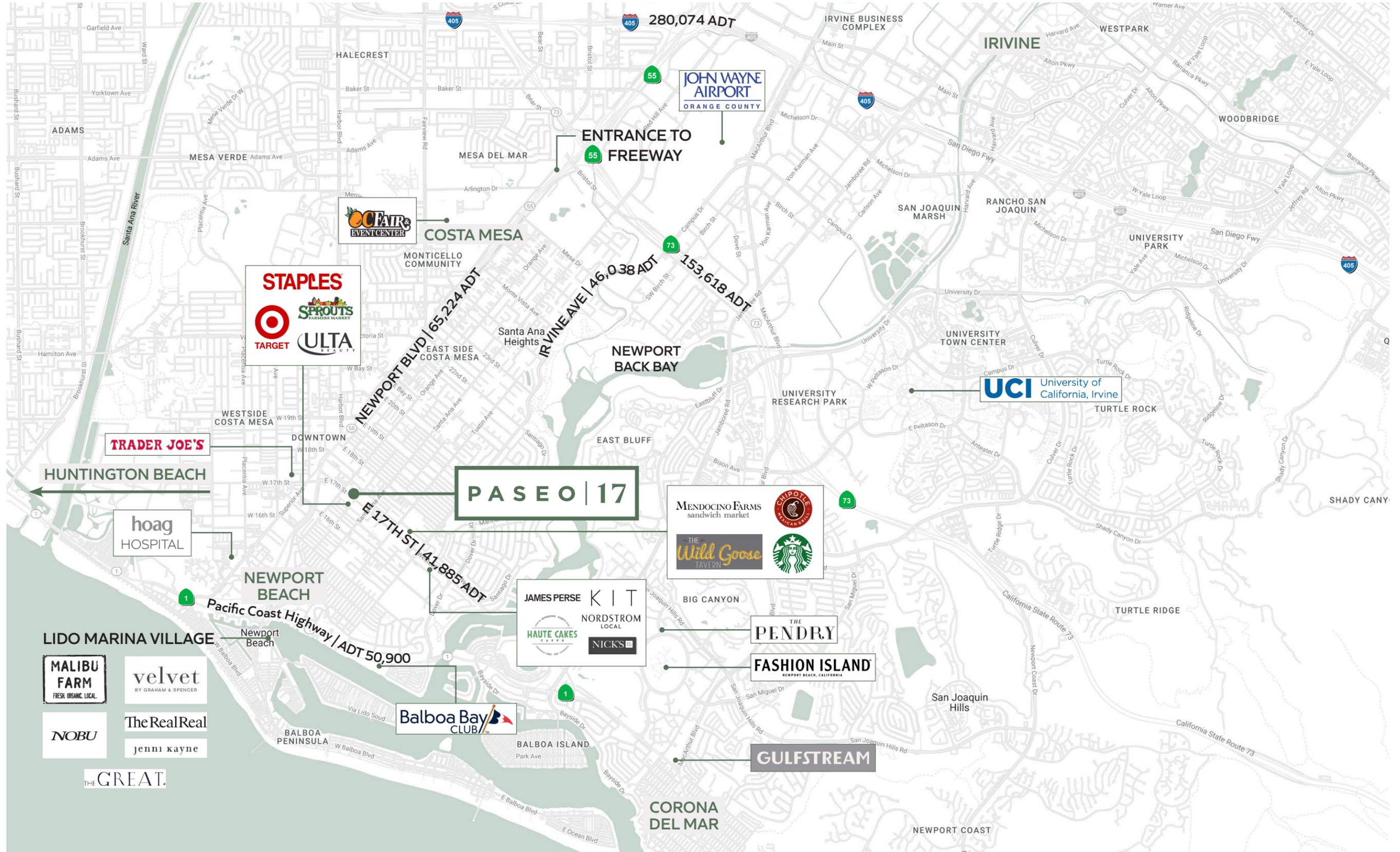
SUITE 212: 1,196 RSF



PROPERTY IMAGES

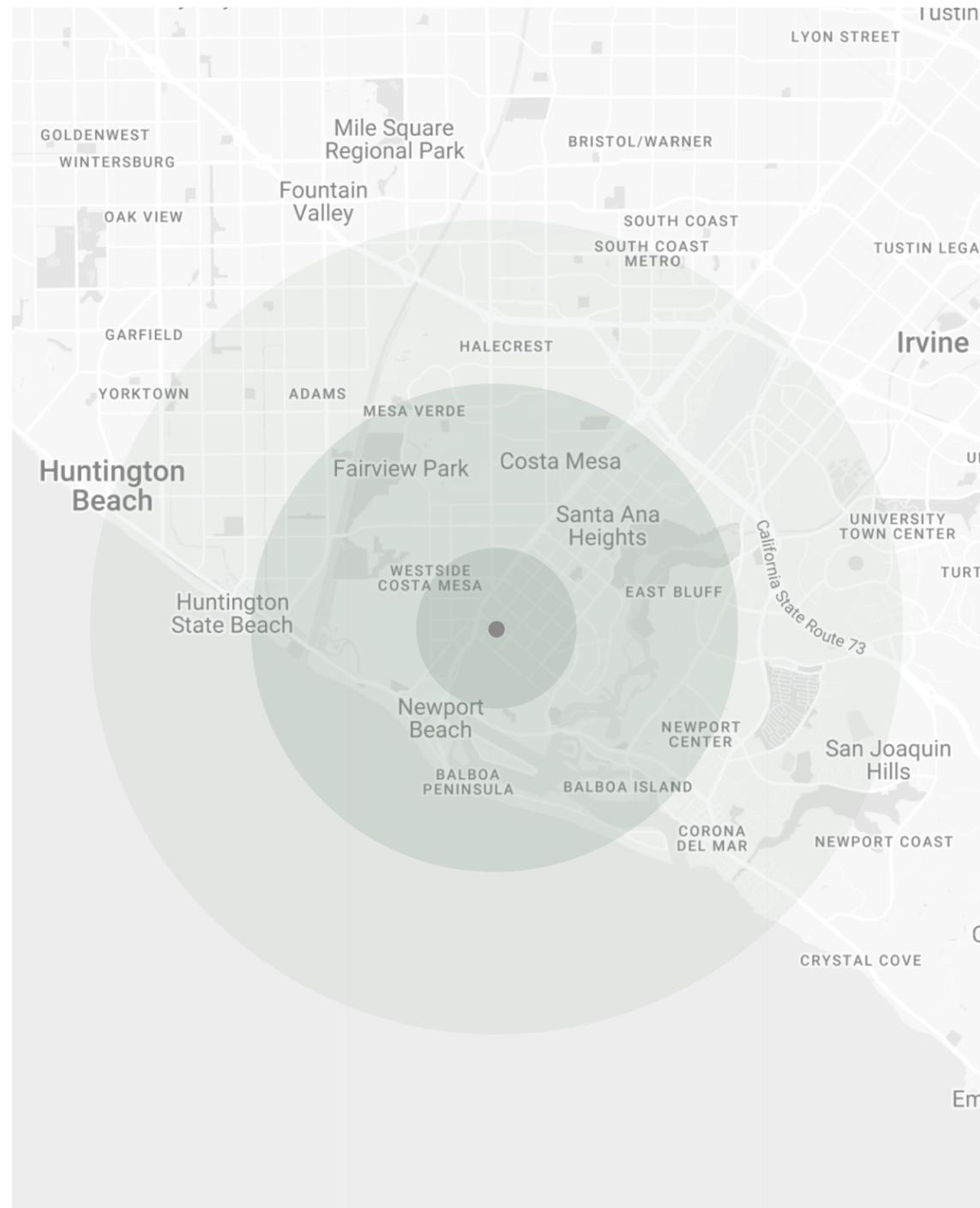


TRADE AERIAL



DEMOGRAPHICS

COSTA MESA / CALIFORNIA



	1 MILE	3 MILE	5 MILE
Population			
Estimated Population	29,681	145,898	308,260
Forecasted Population (2030)	28,547	141,535	298,812
Daytime Demos			
Total Businesses	2,794	11,356	30,087
Total Employees	17,102	81,493	281,906
Household Income			
Estimated Average HH Income	\$180,096	\$195,633	\$187,664
Estimated Median HH Income	\$131,407	\$140,114	\$139,647
Age & Education			
Median Age	14,266	71,463	148,733
% of Population with BA Degree or Higher	50.4%	53.2%	54.5%

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PASEO | 17
SHOPS • BOUTIQUES • RESTAURANTS

BWP BURNHAM | WARD
PROPERTIES

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