2246 NEWPORT BLVD

COSTA MESA, CA

Leasing Brochure

SERVICE | RETAIL | FITNESS

AVAILABLE FOR LEASE

Costa Mesa

Costa Mesa carries a distinct energy that sets it apart from the rest of Orange County — a laid-back yet vibrant atmosphere where community runs deep and independent spirit thrives.

The arts scene thrives here naturally, woven into the everyday fabric of the city through locally owned galleries, eclectic dining, and cultural landmarks like The LAB Anti-Mall and South Coast Repertory, one of the nation's most respected regional theaters.

It's a city where neighbors know each other, small businesses are celebrated, and the blend of coastal ease and cultural richness creates a place people don't just visit: they put down roots.

AERIAL VIEW OF RAMSAY DRUGS, C. 1960S

2246 NEWPORT BLVD

For decades, Ramsay Rexall Drug has been woven into the fabric of the Costa Mesa \ Newport Beach community, earning a rare distinction in today's retail landscape. 2246 Newport Blvd is a true neighborhood institution along one of Orange County's most storied coastal corridors.

Positioned at the gateway to Newport Beach and just minutes from South Coast Plaza, this prime location offers immediate access to the affluent, high-traffic customer base.

HIGHLIGHTS

Restaurant | Retail | Fitness
Available for Lease

Approximately **26**
shared parking spaces

High-income active lifestyle locals walking and biking in from Eastside CM / Newport Back Bay

Renovations coming soon!

AERIAL VIEW OF RAMSAY DRUGS, C. 1970S

Then

Now

CURRENT VIEW OF RAMSAY DRUGS, C. 2026

Area Aerial

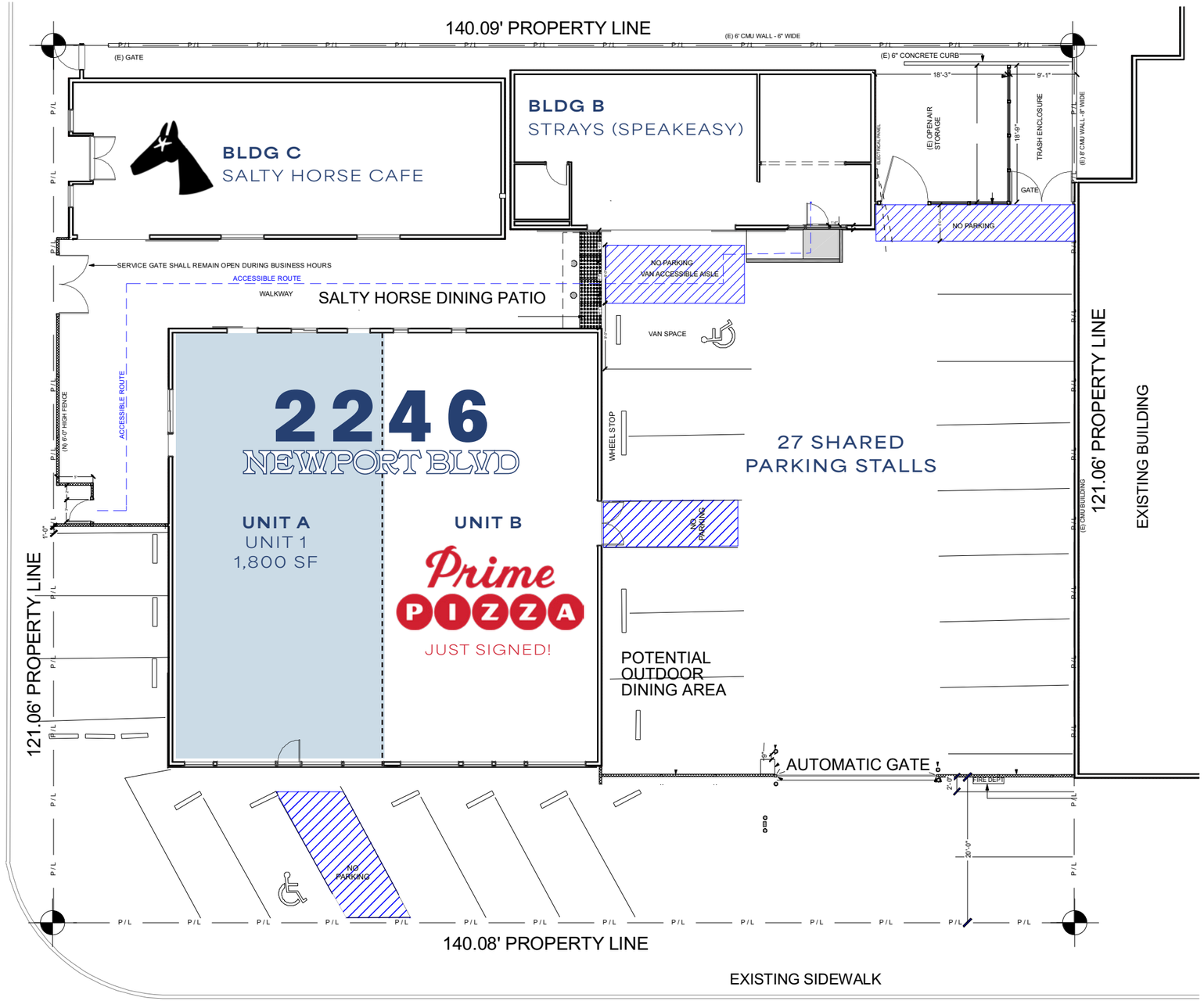
- Freestanding building located along Newport Blvd with **additional frontage overlooking the 55 Freeway on-ramp** which funnels a large amount of traffic from Costa Mesa, Huntington Beach, and Newport Beach along the Victoria St. and 22nd St corridor
- The site sits within the **authentic community** of Eastside Costa Mesa

Site Plan

AVAILABLE

- UNIT A | ±1,800 SF

NEXT DOOR TO
SALTY HORSE CAFE



NEWPORT BLVD | 16,264 ADT

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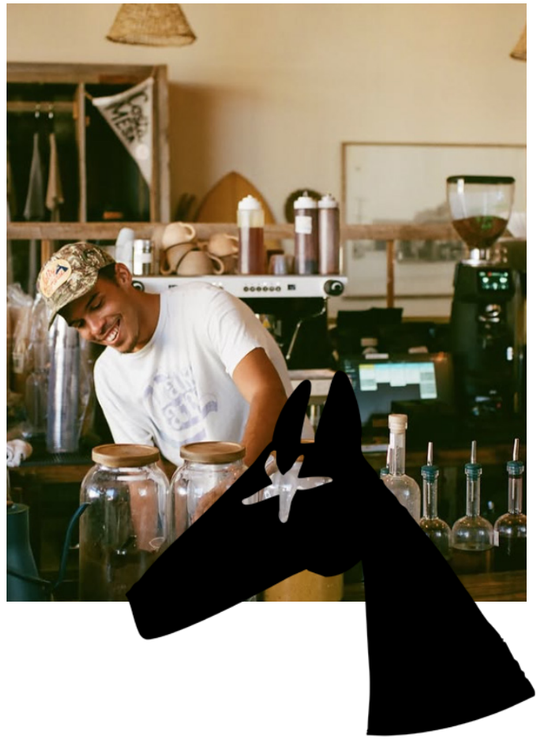
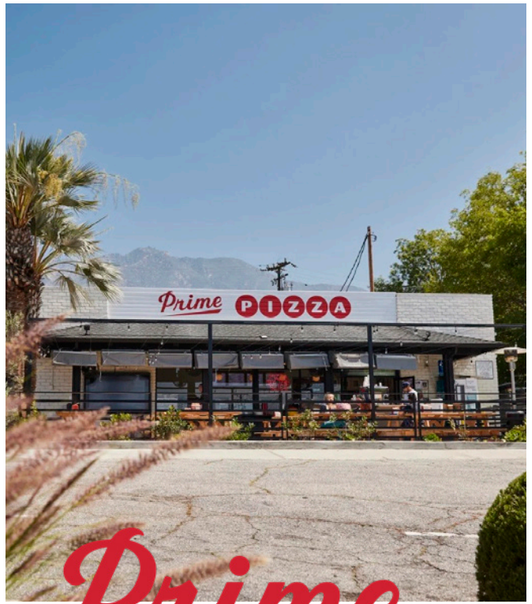
Conceptual Rendering

Meet the Neighbors



SALTY HORSE

An all-day café known for its coastal-meets-cowboy aesthetic. Salty Horse draws a consistent crowd from Eastside and Newport Beach residential neighborhoods and has proven to be one of Orange County's most buzzed about café openings.



Prime PIZZA

Prime Pizza brings a slice of New York to Southern California, serving classic pies, hearty squares, and garlic knots made for casual lunches, pizza nights, and everything in between.

PRIME PIZZA

Demographics

	POPULATION	DAYTIME POPULATION	HOUSEHOLDS	AVERAGE HH INCOME	MEDIAN HH INCOME
1 MILE	32,678	7,839	12,757	$168,481	$117,667
3 MILES	162,687	153,668	66,184	$185,804	$135,709
5 MILES	402,096	376,590	154,664	$176,106	$133,540

The Neighborhood

Eastside Costa Mesa, where Costa Mesa's creative energy meets Newport Beach's coastal lifestyle.

THE CAMP

The CAMP is a green, eco-friendly retail campus dedicated to an active, healthy lifestyle mindful of environmentalism and supportive of the local community.

MOTHER'S CALIFORNIA MARKET

Mother's Market & Kitchen is a beloved Costa Mesa staple offering a curated selection of premium organic groceries, chef-driven prepared foods, and wellness-focused products in an inviting, community-centered setting.

COFFEE DOSE

Coffee Dose brings a little personality to your daily coffee ritual at its Costa Mesa flagship, serving specialty coffee and creative lattes with a sense of humor and a welcoming Southern California vibe.

2246 NEWPORT BLVD

COSTA MESA, CA

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