

FOR LEASE

# Gray Plaza

2200 Harbor Blvd | Costa Mesa, CA 92627



## Retail/Restaurant/Medical/Office Opportunity

100 SF - 1,215 SF

Ground Level Available

661 SF - 4,444 SF

Second Level Available

## DESCRIPTION

- Opportunity to join one of the most desirable retail corridors in Orange County
- Excellent blend of national and local co-tenancy including, Planet Fitness, Dick's House of Sport, Aqua Tots & more
- Strong traffic counts with over 59,000 CPD fronting Harbor Blvd & Wilson St intersection
- Excellent demographics with high disposable incomes in surrounding area (over \$158,000 household income within 3 mile radius)
- Caters to greater Costa Mesa & Newport Beach communities including Mesa Verde, Eastside Costa Mesa & College Park

## CONTACT

### Terrison Quinn

949.698.1107 | terrison.quinn@srsre.com  
CA License No. 017896746

### Tony Vuona

949.270.8211 | tony.vuona@srsre.com  
CA License No. 02046746

## 2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	35,619	169,541	395,025
Avg Household Income	\$131,933	\$169,725	\$163,387
Daytime Population	10,954	107,426	373,738

Source: Esri

## TRAFFIC COUNTS

Harbor Blvd

approx. 40,700 cpd

Wilson St

approx. 18,000 cpd

Source: Costar

### © SRS Real Estate Partners

680 Newport Center Dr., Ste. 300, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

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## Gray Plaza Tenant Directory GLA:188,772

**PLEASE DO NOT DISTURB EXISTING TENANTS**

UNIT	TENANT	SF
K	Dick's House of Sport	94,058
P-110	<b>NEW TENANT (Q1   2026)</b>	14,000
P-120	Aqua Tots	6,939
H	Planet Fitness	16,940
<b>BUILDING A</b>		
A-110	The Mattress Firm	3,870
A-120	Payday Money Center	883
A-125	No 1 Top Nails	888
A-130	T-Mobile	1,200
A-140	Tenant	1,825
<b>BUILDING B</b>		
B-110	Deseret Book	5,947
B-130	iCode	1,553
B-150	Newport Body Works	
	Wellness Work (Herbalife)	3,671
B-160	Threading Lounge	762
<b>1</b> B-165	Available	738

UNIT	TENANT	SF
B-170	Management Office	1,110
<b>BUILDING C</b>		
C-110	Amorello Mexican Café	1,598
C-120	Liberty Tax Services	1,100
<b>BUILDING D</b>		
D-110	H&R Block	1,315
D-120	Sally's Beauty Supply	1,602
D-130	Nu View Optometry	1,200
<b>2</b> D-140	Available - DO NOT DISTURB	1,215
<b>BUILDING E</b>		
E-110	The Flame Broiler	1,260
E-120	Panificadora Bakery	1,762
E-130	Tenant	836
E-140	Kut Mart	833
E-150	Cancun Juice	3,100
E-160	Kaphrao Express	800
E-170	Miss Donut & Yogurt	1,500

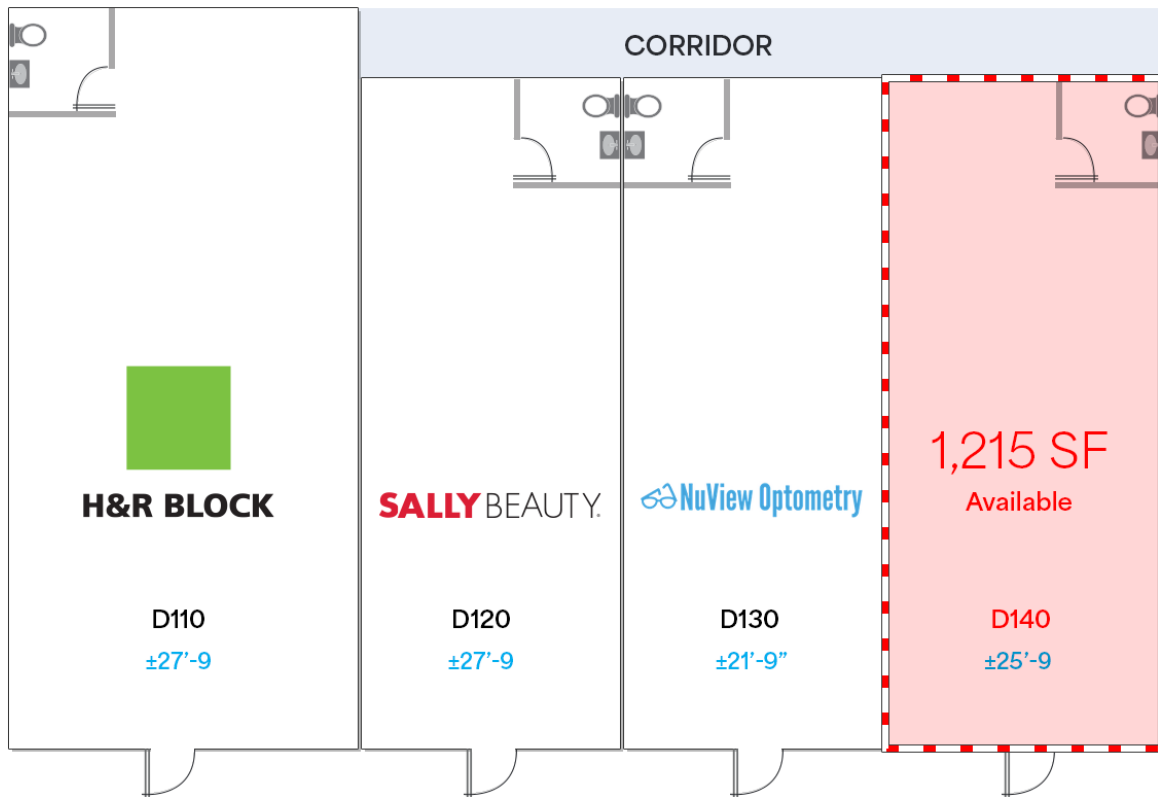
UNIT	TENANT	SF
E-180	Hong Kong Express	1,000
E-185	Cricket Wireless	850
<b>KIOSK</b>		
<b>3</b> F	Available Kiosk	100
<b>2ND FLOOR - BUILDING B</b>		
B-210	Family Doctor	2,200
B-230	Brighter Smile Dental	1,106
B-240	Family Doctor	1,100
<b>2ND FLOOR - BUILDING C</b>		
C-210/220	Available	3,144
C-230	Available	1,300
C-240	Lux Bay Beauty Lashes	1,069
<b>6</b> C-250	Available	1,083
<b>2ND FLOOR - BUILDING D</b>		
<b>7</b> D-210	Available - DO NOT DISTURB	661
D-215/220	My Head 2 Toe	1,974
D-230	Q Acting Studio	680

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Contiguous up to 4,444 SF

**GROUND LEVEL  
BLDG. D**

**1,215 SF**  
Unit D140



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**SECOND LEVEL  
BLDG. C**

**3,144 SF**  
Unit C210/220

**1,300 SF**  
Unit C230

**1,083 SF**  
Unit C250

**Contiguous up to 4,444 SF**

