

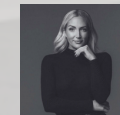
The Collective *on 17th*

Construction Underway • Seven New Opportunities • Pre-leasing Now



370 E 17TH STREET, COSTA MESA
Seven Retail Spaces | 1,200 SF EACH

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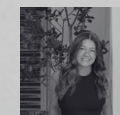
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THE NEXT CHAPTER OF 17TH STREET

This newly reimagined retail destination, anchored by Ralphs, features seven boutique storefronts thoughtfully curated to bring together retail, dining, wellness, and neighborhood services that elevate the 17th Street experience.

We are not filling storefronts. We are building a destination where great brands become great neighbors.

Costa Mesa sits at the heart of Orange County, minutes from Newport Beach and John Wayne Airport.

17th Street corridor has emerged as one of the county's most sought-after retail destinations and the momentum is not slowing. **Erewhon, Bear Flag Fish Co., Whole Foods, and La La Land Kind Cafe** are all arriving soon, joining an already-thriving lineup that includes **Solidcore, OSPI, Nick's Newport Beach, Joe & the Juice, and Paseo 17.**

Few streets in Southern California pair this level of daily foot traffic with such a fast-growing, high-caliber tenant roster.

PROPERTY OVERVIEW

A boutique neighborhood retail center on Costa Mesa's highly sought-after 17th Street corridor, offering multiple storefronts with excellent street frontage, strong daily traffic, and a walkable mix of retail, restaurant, and service based businesses nearby.

SPACES AVAILABLE
Seven (7)

ESTIMATED COMPLETION
Q4 2026/Q1 2027

SUITE SIZE
1,200 SF Each

PARKING
Shared Parking

LEASE RATE
With-held

ZONING
C1 - Local Business District

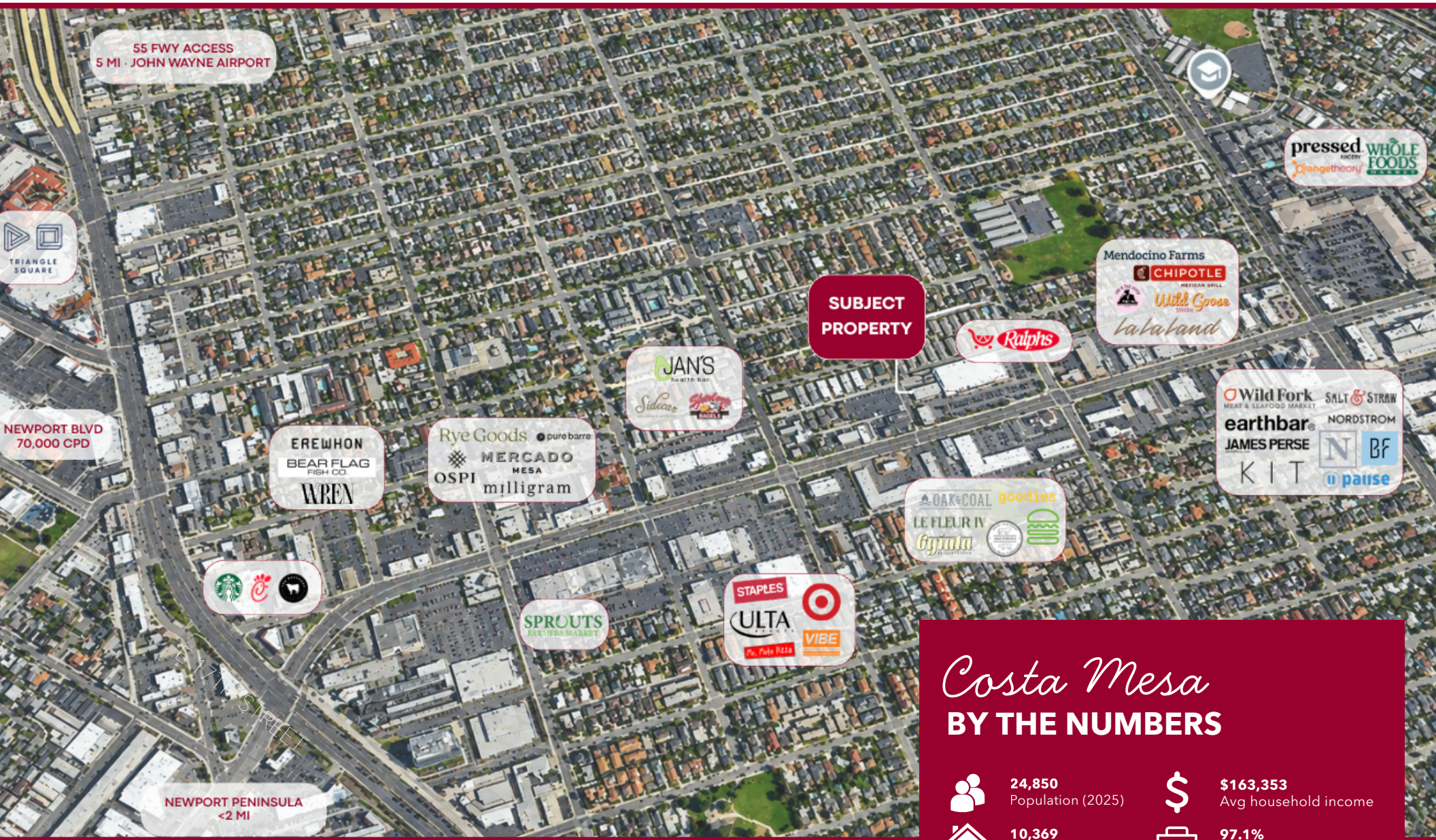
Construction is underway. Please respect the active job site by not entering the premises or disturbing tenants or construction personnel. Exciting improvements are coming soon.

370 E 17TH STREET, COSTA MESA, CA 92627



LEE & ASSOCIATES - NEWPORT BEACH

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Costa Mesa BY THE NUMBERS



24,850
Population (2025)



\$163,353
Avg household income



10,369
Households



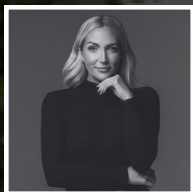
97.1%
Employed



70+
Walk score

Source: CoStar Group, 2025. 1-mile radius.

Pre-Leasing Now!
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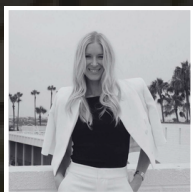


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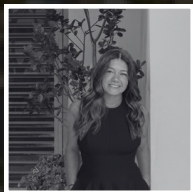


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