

# 3001 BRISTOL STREET, COSTA MESA

FOR LEASE



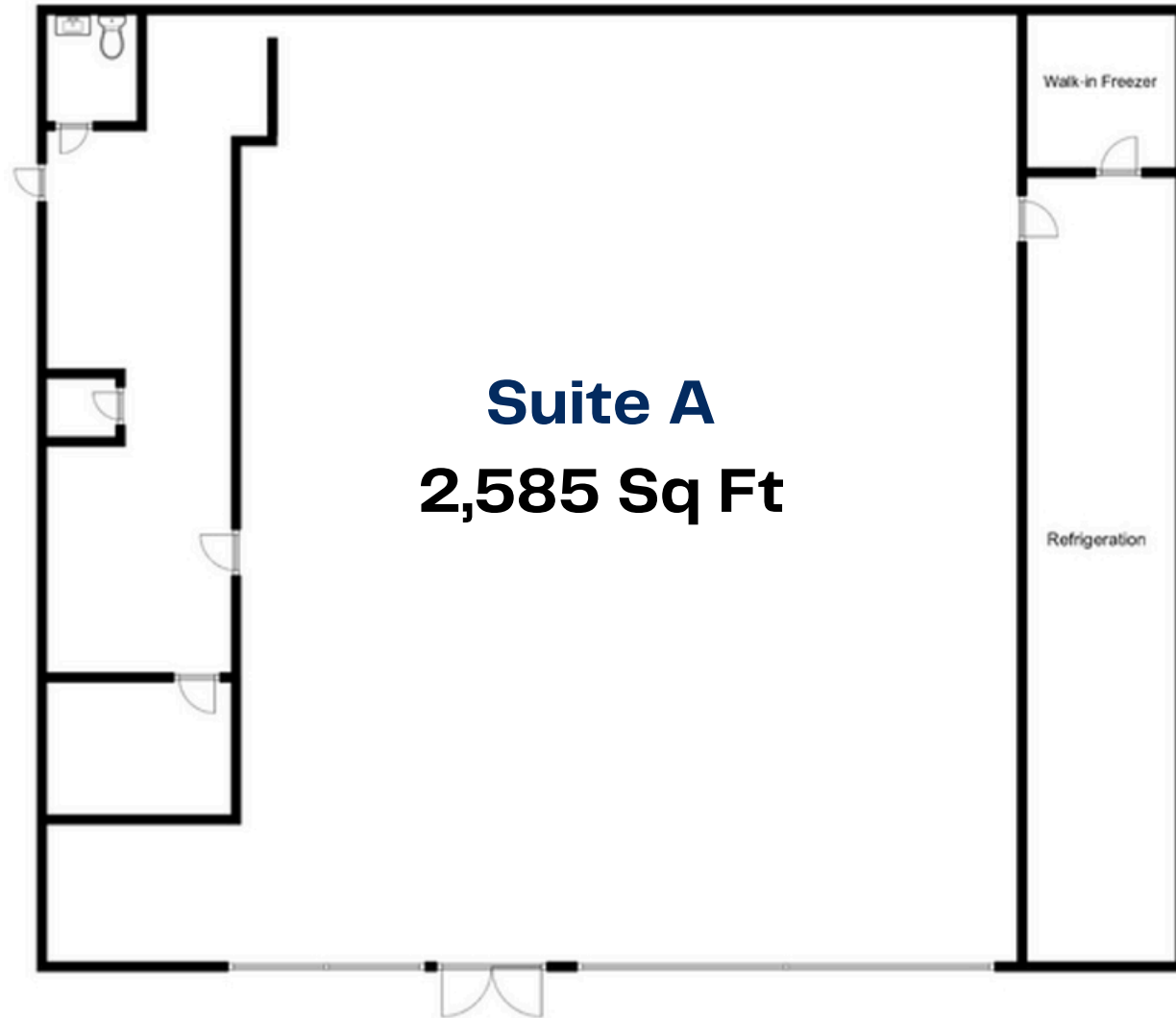
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ESSEX | REALTY  
MANAGEMENT, INC.

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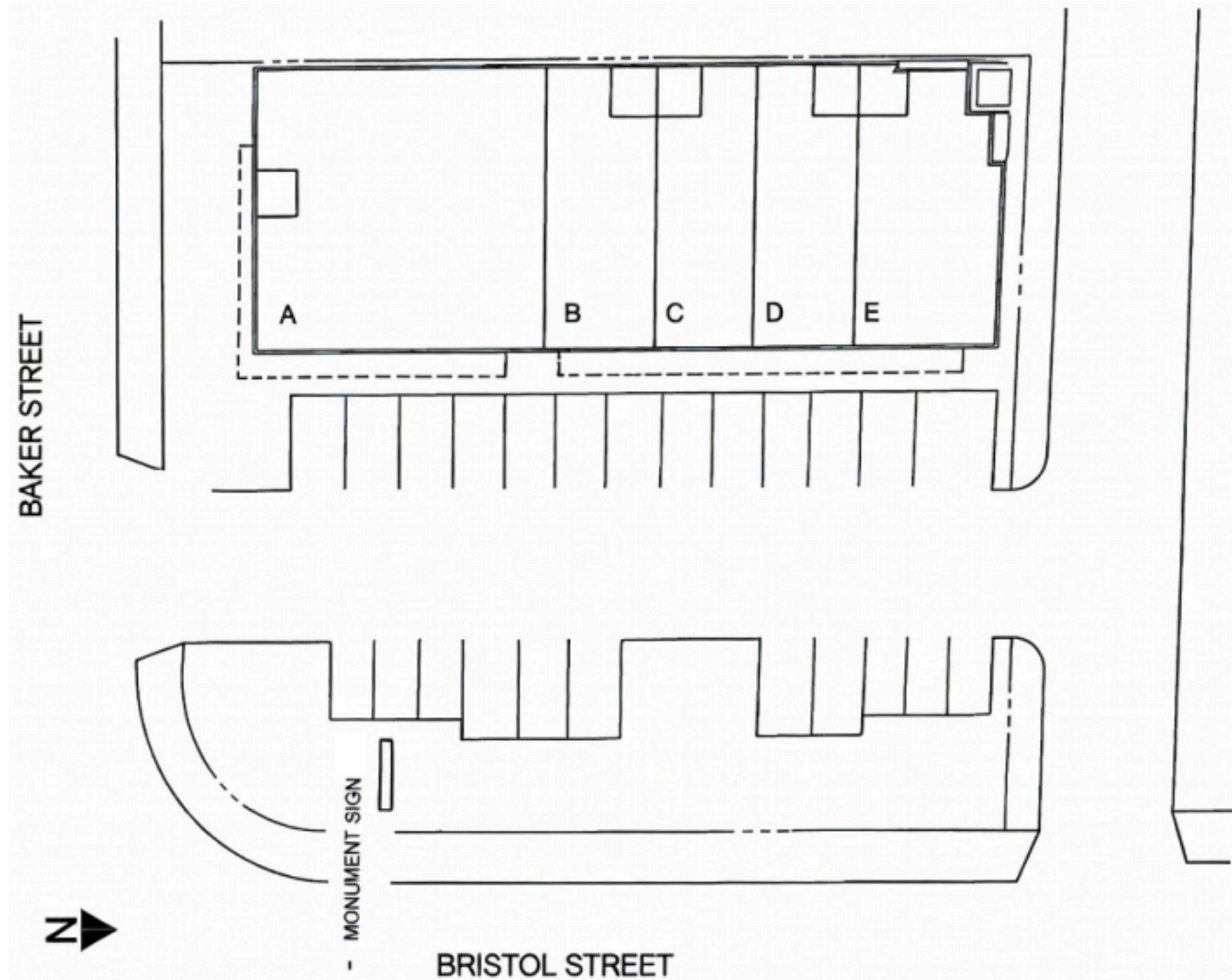
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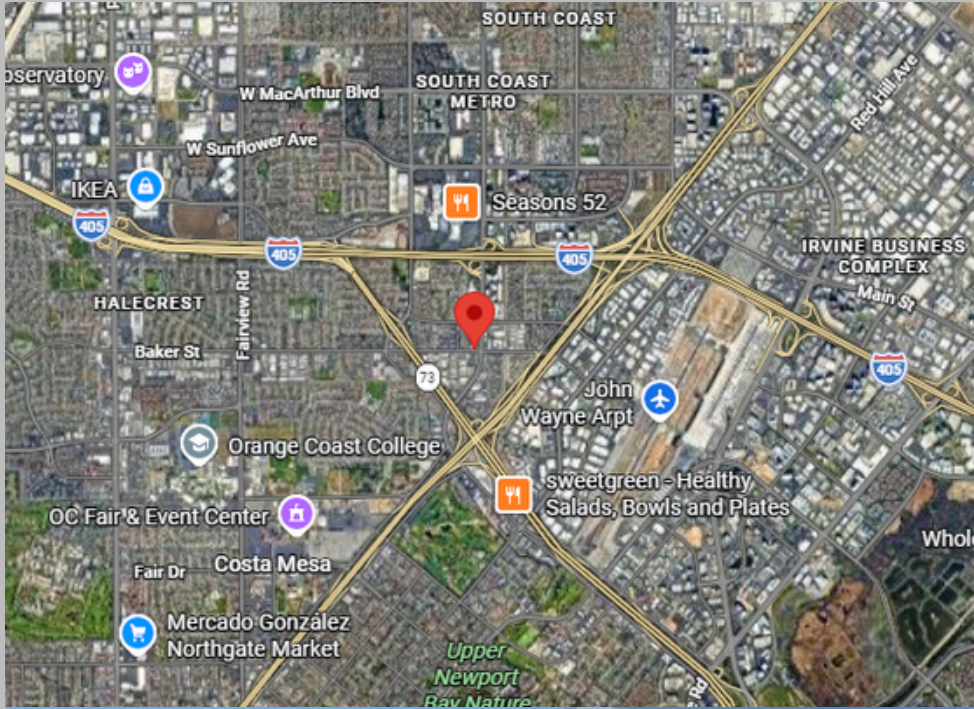
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## PROPERTY DESCRIPTION

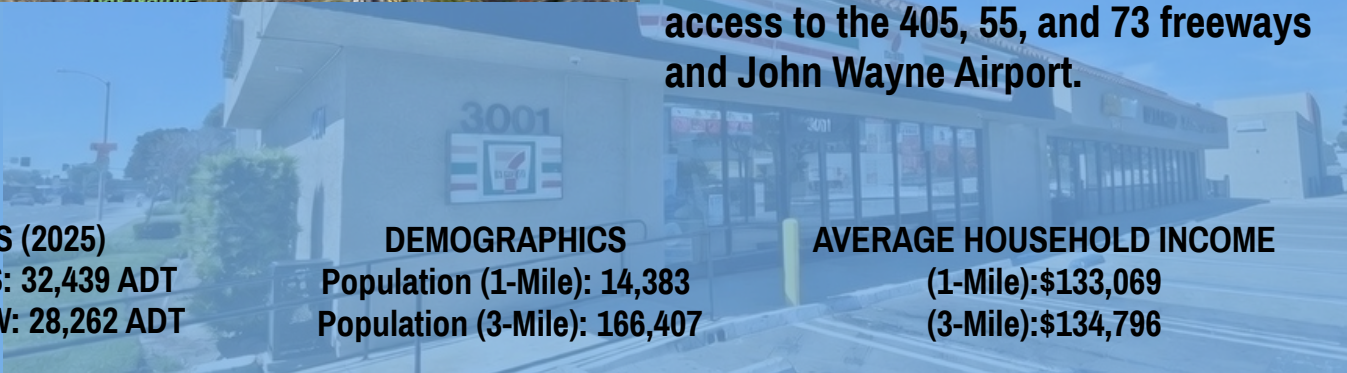
Prime 2,585 SF end cap with exceptional corner visibility

Dedicated monument/street signage on Bristol Street.

Open, adaptable floor plan.

Dense residential neighborhoods within walking distance.

Near South Coast Plaza with quick access to the 405, 55, and 73 freeways and John Wayne Airport.



### TRAFFIC COUNTS (2025)

Bristol St at Baker St S: 32,439 ADT  
 Baker St at Bristol St W: 28,262 ADT

### DEMOGRAPHICS

Population (1-Mile): 14,383  
 Population (3-Mile): 166,407

### AVERAGE HOUSEHOLD INCOME

(1-Mile):\$133,069  
 (3-Mile):\$134,796

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