

A bright, modern bathroom showroom with white cabinetry, multiple sinks, and mirrors. Two women are standing in the center, smiling and talking. The woman on the left has long blonde hair and is wearing a light-colored blazer over a white top and blue jeans. The woman on the right has short blonde hair and is wearing a white t-shirt and dark green high-waisted pants. The background shows various bathroom fixtures like faucets, showerheads, and toilets.

soco ^{the OC} MiX

OC'S DESTINATION FOR INSPIRATION
Home + Culinary + Style — by Design

LEASING BRIEF



It takes a certain kind of place to inspire us.

A place with that perfect alchemy to ignite the spark in creators — designers, chefs, makers, curators, and other innovators.

A place that inspires us to live better — by design.

A PLACE LIKE SOCO AND THE MIX.



SOCO + THE MIX

652,567
square feet

63
tenants

40,000
social media followers

500,000+
cars per day

800M+
media impressions per year





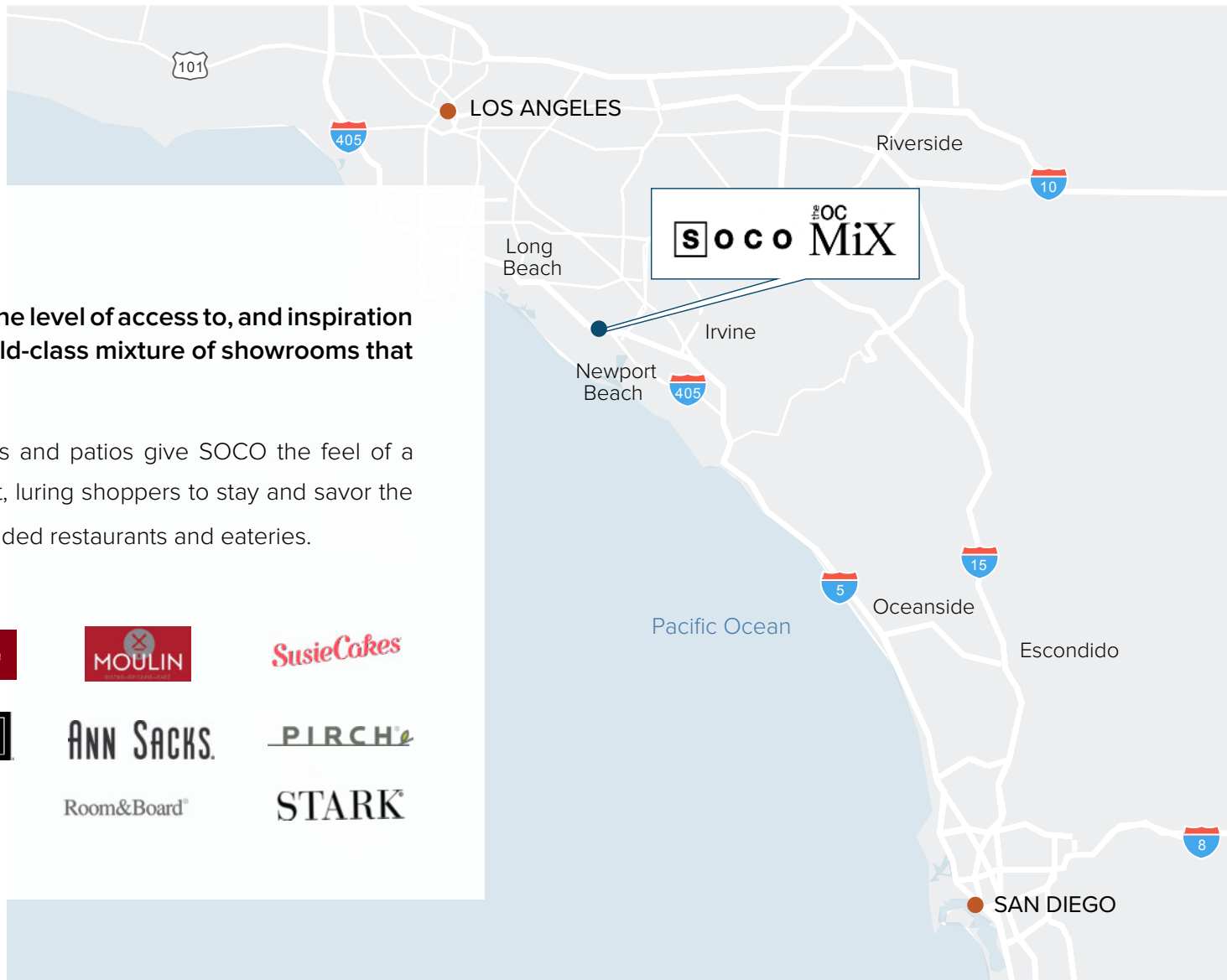
Located in the heart of Orange County — the West Coast's newest capital of cool.

SOCO AND THE MIX ARE A DESTINATION FOR INSPIRATION.



A place that inspires those who **inspire**. And, the place that indulges the interior designer, chef, stylist, foodie, athlete, shopper, wellness-seeker, and maker in all of us.





No other center gives shoppers the level of access to, and inspiration from, leading designers and world-class mixture of showrooms that SOCO delivers.

Restaurants with outdoor courtyards and patios give SOCO the feel of a lively neighborhood shopping street, luring shoppers to stay and savor the fare in some of the region's most lauded restaurants and eateries.

Palms n' Patties™

Miele

MOULIN

SusieCakes

JOYBIRD

BROWN JORDAN

DESIGN WITHIN REACH

ANN SACKS.

PIRCH

REJUVENATION

rochebobois
PARIS

Room&Board®

STARK



SOCO + THE MIX SHOPPER

5 MILE RADIUS

652,567 population

34,291 businesses

34 median age

\$115,301 average HHI

\$715 million spent annually on household furnishing

\$857 million spent annually on food outside the home

OC VS. TOP 10 U.S. COUNTIES (BY POPULATION)

#1 Household Income (HHI)

#4 Total Household Earnings

#6 Most Populous County in U.S.

SOCO + THE MIX TRADE AREA



Z Supply
Corporate HQ
L*SPACE
Corporate HQ

Anduril
Corporate HQ

CHARGERS
Practice Field

**SOUTH
COAST
PLAZA**

AAA

**JOHN WAYNE
AIRPORT**
ORANGE COUNTY

**IRVINE
SPECTRUM
CENTER**

FASHION ISLAND
NEWPORT CENTER ~ NEWPORT BEACH

**C
M
P**

thelab

soco ^{the} **MiX**

p
THE PRESS

VANS
Corporate HQ

One Metro West
Apartment
Development Pending

MESA VERDE

DESTINATION	DRIVE TIME (MINS)	DISTANCE (MI)
One Metro West	2	0.3
Vans HQ	1	0.1
Press	4	0.9
The Hive	5	1.1
ANDURIL	4	1.0
AAA	5	1.3
South Coast Plaza	7	2.5
The Camp	7	3.2
The Lab	8	3.5
John Wayne Airport	8	5.0
Fashion Island	18	8.0
Irvine Spectrum Center	20	12.8



SOCO and The Mix inspire and engage visitors in so many ways. From locals to corporate neighbors (including Vans) to visitors from across Southern California, there is something for everyone here — design to dining, breakfast to dinner, day to night.

ORANGE COUNTY'S FIRST FOOD HALL AND ARTISAN MARKET, THE MIX LIES AT THE CENTER OF SOCO,

and is known for its **constantly evolving and exciting “mix” of foodie-favorite concepts, maker-driven retail, and one-of-a-kind finds.**

There is something for everyone here – design to dining, breakfast to dinner, day to night.

ORANGE COUNTY'S FIRST FOOD HALL AND ARTISAN MARKET, THE MIX, LIES AT THE CENTER OF SOCO.

Here are some of our superstars:

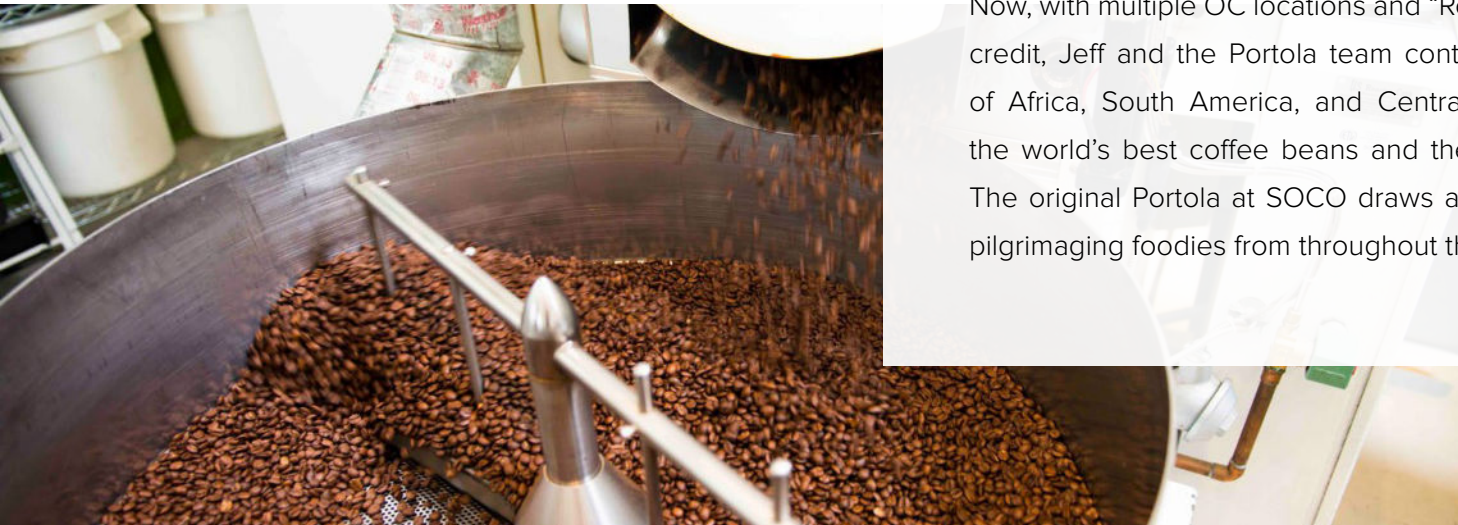




PORTOLA

Born from passion, Portola Coffee Roasters is the brainchild of owner and roastmaster Jeff Duggan and his wife Christa. Founded in 2011 with its first location at SOCO's OC Mix, Portola set a new standard for coffee in Orange County as the area's first craft roaster and brewer.

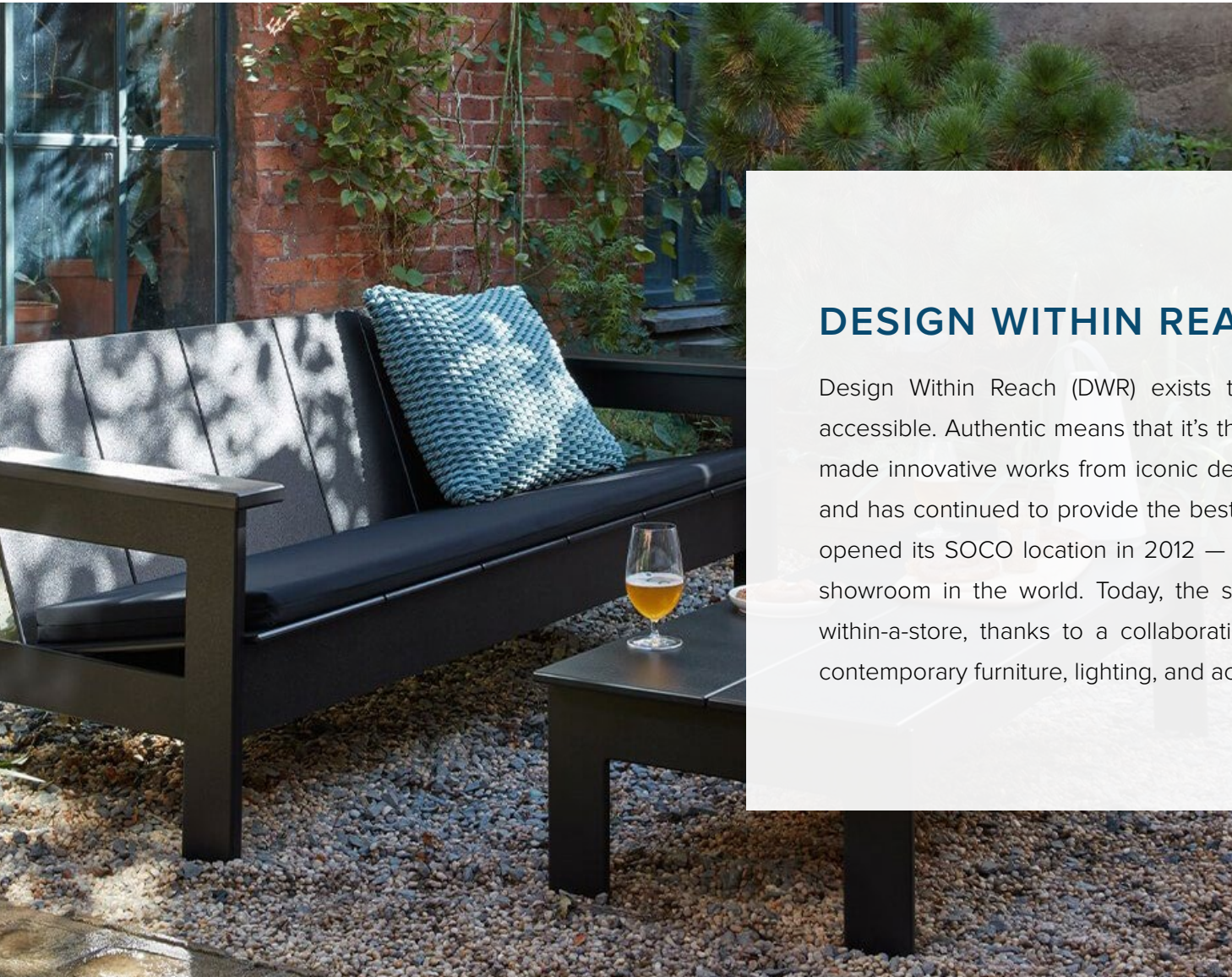
Now, with multiple OC locations and "Roaster of the Year" accolades to their credit, Jeff and the Portola team continue to journey to the far stretches of Africa, South America, and Central America every year in search of the world's best coffee beans and the most dedicated farmers on earth. The original Portola at SOCO draws an impressive crowd of regulars and pilgrimaging foodies from throughout the region.



SUSIECAKES

Inspired by the classic recipes of her two beloved grandmothers, Mildred and Madeline, Susan “Susie” Sarich opened her first bakery in 2006 in Los Angeles, focused on using the finest, freshest and simple ingredients and bringing celebration into each and every day. The SOCO location serves as the neighborhood bakery for Costa Mesa, serving up classic treats made daily by in-house bakers in a friendly, old-fashioned style.



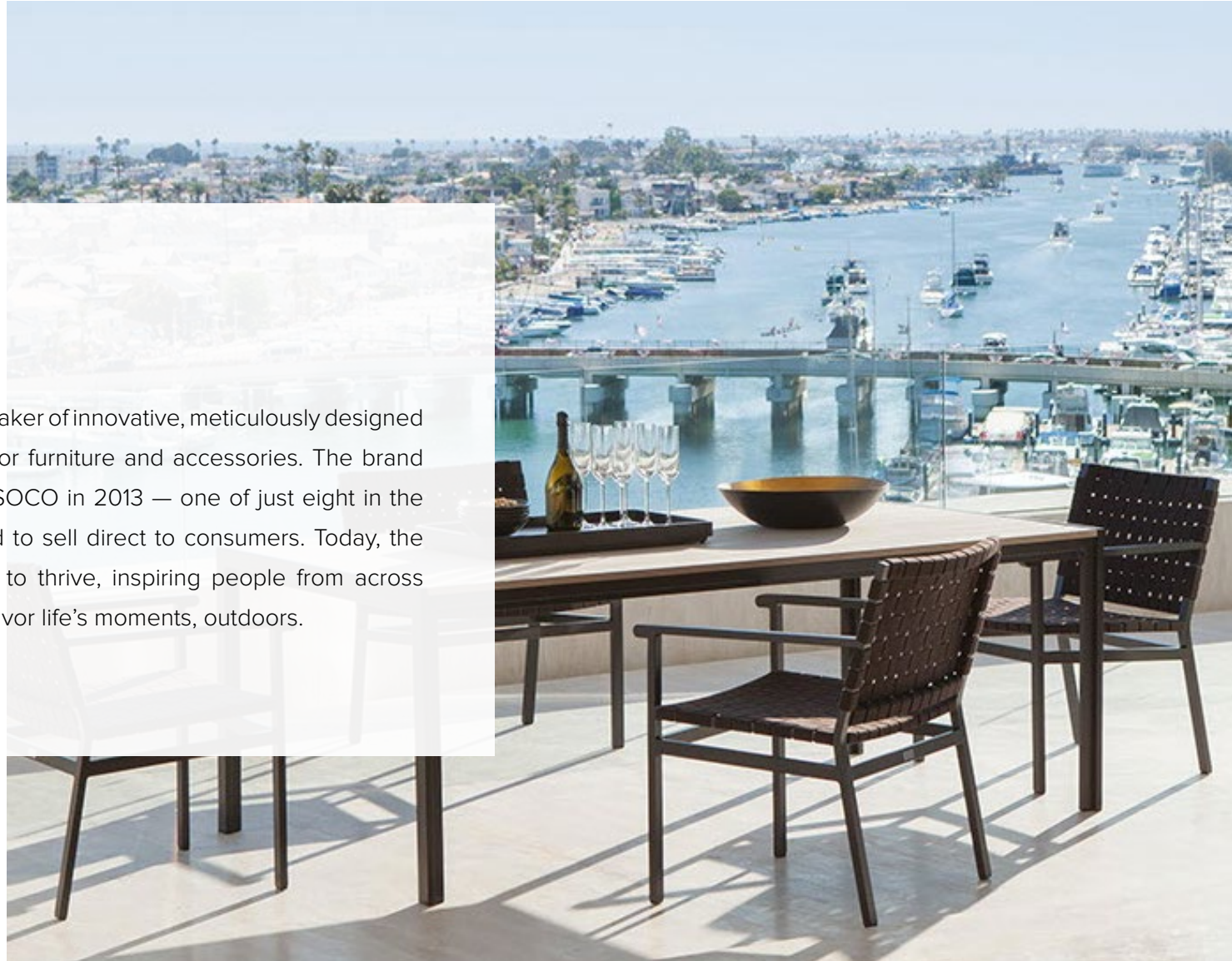


DESIGN WITHIN REACH

Design Within Reach (DWR) exists to make authentic modern design accessible. Authentic means that it's the real thing. Founded in 1998, DWR made innovative works from iconic designers accessible for the first time, and has continued to provide the best in modern design ever since. DWR opened its SOCO location in 2012 — which, at 22,000 s.f. was its largest showroom in the world. Today, the showroom also is home to a store-within-a-store, thanks to a collaboration with Denmark's Hay, makers of contemporary furniture, lighting, and accessories with international appeal.

BROWN JORDAN

Brown Jordan is the world's finest maker of innovative, meticulously designed and exceptionally executed outdoor furniture and accessories. The brand opened its flagship showroom at SOCO in 2013 — one of just eight in the nation, and the only one designed to sell direct to consumers. Today, the Costa Mesa showroom continues to thrive, inspiring people from across Southern California to enjoy and savor life's moments, outdoors.





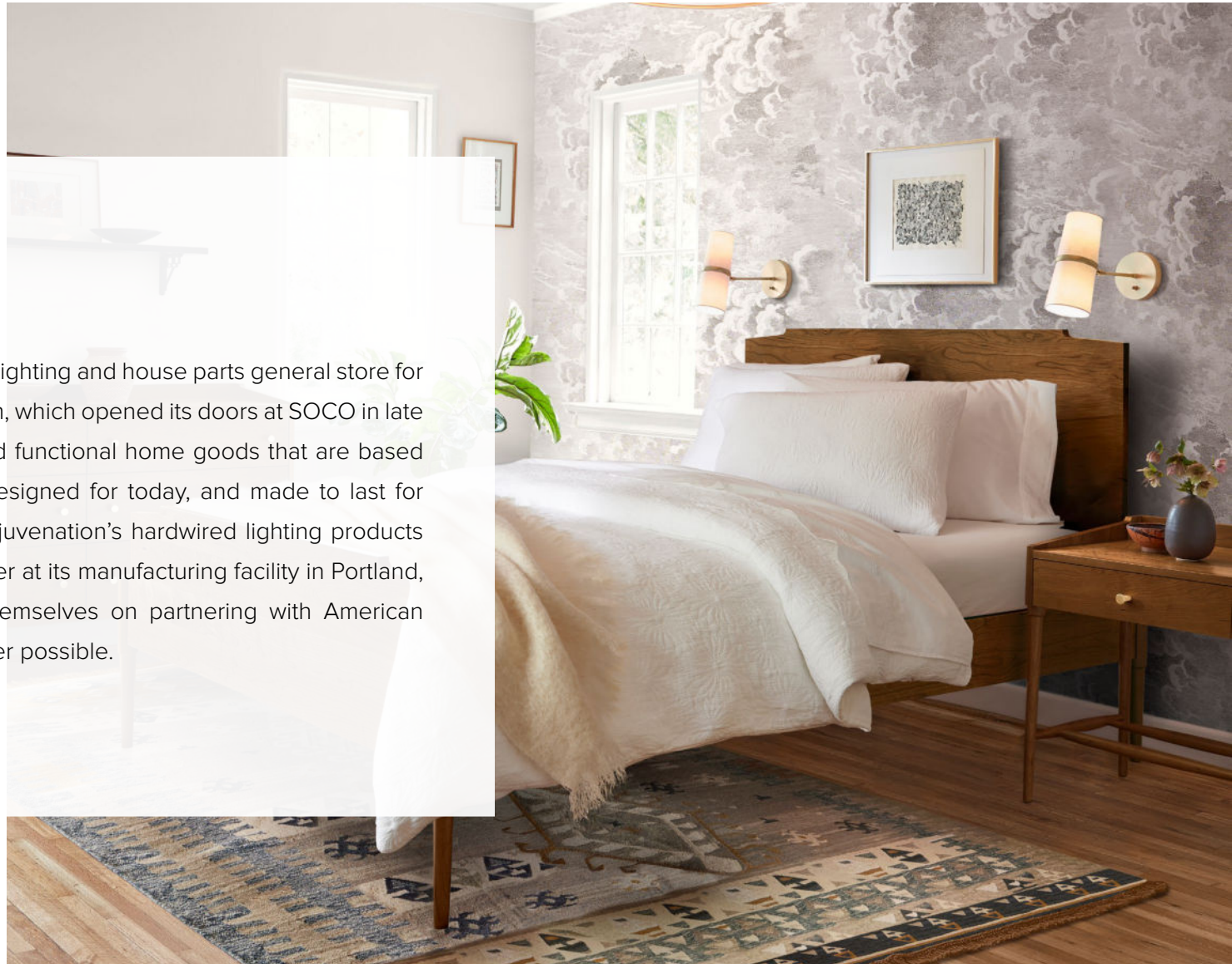
ROCHE BOBOIS

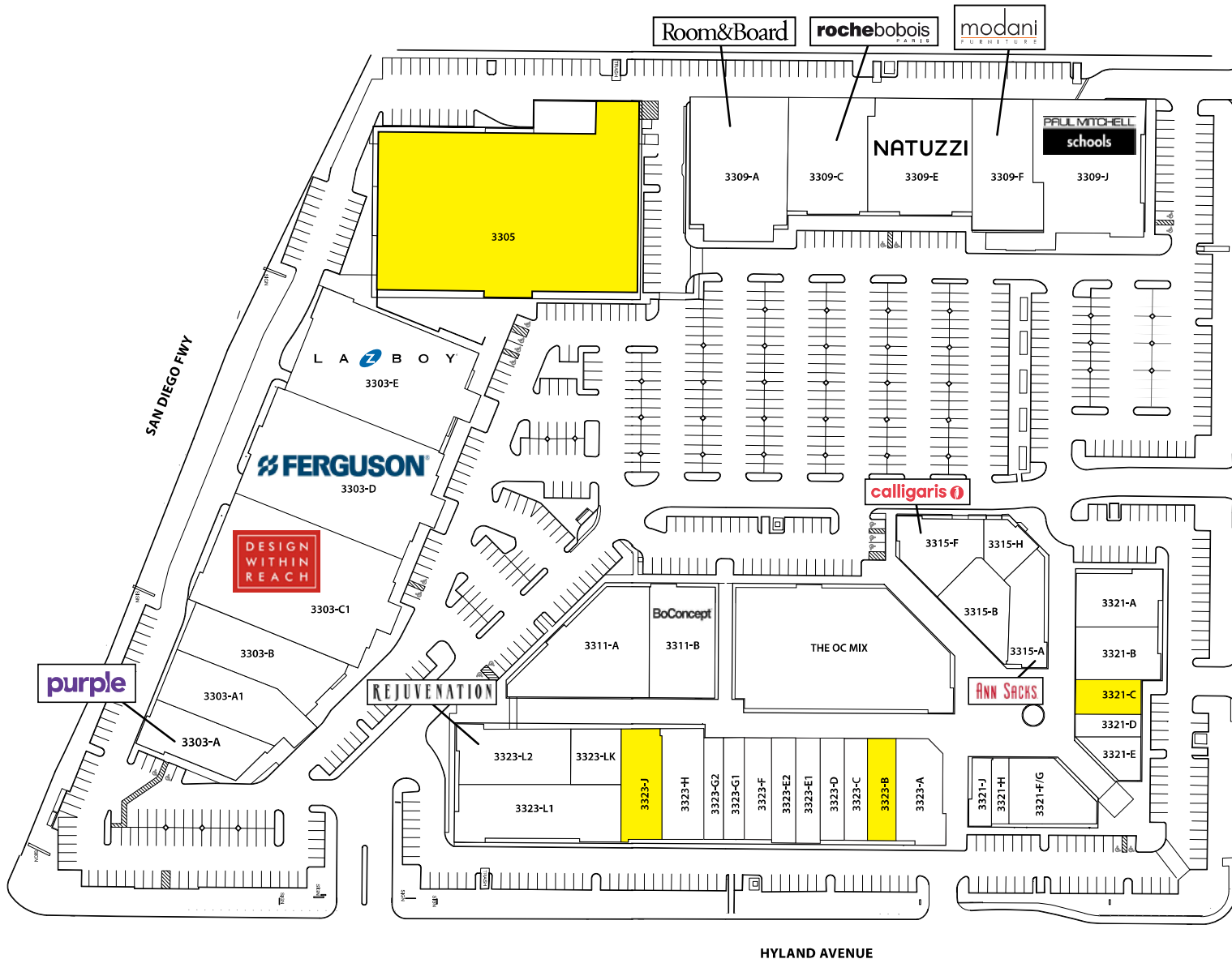
Bringing the French art of living around the globe for all to enjoy, Roche Bobois is a world leader in furniture design and distribution, and opened its doors at SOCO in 2015. Working closely with renowned designers such as Marcel Wanders, Kenzo Takada, Ora Ito, Cédric Ragot, Sacha Lakic, Christophe Delcourt and Stephen Burks, and with Haute Couture fashion houses such as Jean Paul Gaultier, Missoni Home, and Christian Lacroix Maison, Roche Bobois offers a broad range of exclusive made-to-order designs, manufactured with a high level of customization in small European workshops.



REJUVENATION

Rejuvenation is a classic American lighting and house parts general store for home improvement. The showroom, which opened its doors at SOCO in late 2018, offers lighting, hardware, and functional home goods that are based on the best pieces of the past, designed for today, and made to last for years to come. The majority of Rejuvenation's hardwired lighting products are finished and assembled to order at its manufacturing facility in Portland, Oregon, and the brand prides themselves on partnering with American craftspeople and vendors whenever possible.





SOCO

Costa Mesa, CA

Suite	Tenant	Area (SF)
3303-A	Stark Carpet Corp.	
3303-A1	Purple	
3303-B	Exceptional Home	
3303-C1	Design Within Reach	
3303-D	Ferguson	
3303-E	La-Z-Boy	
3309-A	Room & Board	
3309-C	Roche Bobois	
3309-E	Natuzzi	
3309-F	Modani	
3309-J	Paul Mitchell The School	
3311-A	King Living	
3311-B	BoConcept	
3305	AVAILABLE	42,162
3315-A	Ann Sacks Tile & Stone	
3315-B	Lazzoni California	
3315-F	Calligaris	
3315-H	LOVESAC	
3321-A	Joybird	
3321-B	Circa Lighting	
3321-C	AVAILABLE	2,300
3321-D	Butchers House	
3321-E	Paragon Restaurants	
3321-F/G	ARC & Restaurant Marin	
3321-H	Moulin	
3321-J	SusieCakes	
3323-A	Babyteleto	
3323-B	AVAILABLE	2,794
3323-C	Fireclay Tile	
3323-D	Reform Furniture	
3323-E1	The Shade Store	
3323-E2	Lightopia	
3323-F	Futon Shop	
3323-G1	Bauteam	
3323-G2	The Sliding Door Co.	
3323-H	Famosa	
3323-J	AVAILABLE	4,238
3323-K	Moda Marble	
3323-L1	Brown Jordan Company	
3323-L2	Rejuvenation	

TOTAL: 278,019

Landlord does not warrant that any occupant indicated hereon will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing sizes, etc.

Separately Owned Outparcel Vacant

THE OC MIX



SOCO

Costa Mesa, CA

Suite	Tenant	Area (SF)
3313-A1A	Shuck	
3313-A1B	The Kratom Kava Bar	
3313-A2	Balboa Gold	
3313-A3	CRC Office	
3313-A5	Local Fare	
3313-A6	Jessie & Sky	
3313-A7	Midori Matcha	
3313-A15	OmniaPiel	
3313-A16	AVAILABLE	423
3313-A17	Birdie Bowl & Juicery	
3313-A23	Omniapiel	
3313-B1	PORTOLA	
3313-B2	Climb Ice Cream	
3313-B4	SISU	
3313-B5	AVAILABLE	410
3313-B6	Ana Paz Hair	
3313-C1	AVAILABLE	278
3313-C3	AVAILABLE	319
3313-C4	The Getaway Barber Shop	
3313-C5	Cheese Shop & Mix	
3313-C8	Cheese Shop & Mix	
3313-C20	We Olive	
3313-C21	Palms N' Patties	
TOTAL		13,958

Separately Owned Outparcel
 Vacant

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