

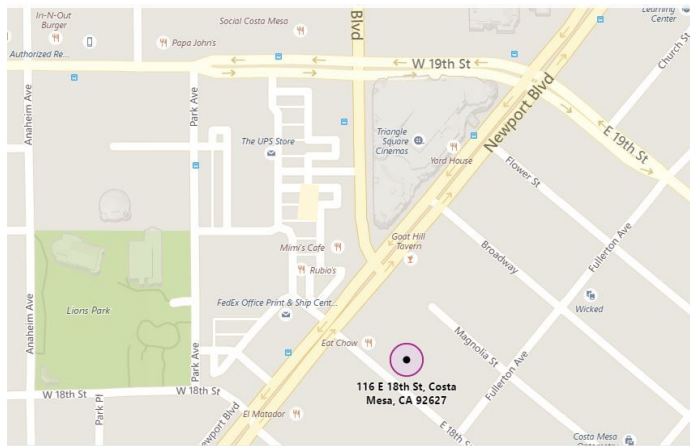
Retail / Office Available in Hip Costa Mesa

116 E. 18th St., Costa Mesa, CA, 92627



DEMOS	1 mile	3 mile	5 mile
Population	36,630	159,591	324,819
Avg. HH Income	\$79,663	\$114,774	\$117,738
Daytime Pop.	24,208	89,134	313,572

Traffic Count 10,000 cars per day



FEATURES

- Approx. 1450 SF of retail/ office space available
- Hip area
- Great onsite parking
- Skylight and rear access

AREA AMENITIES

- Busy retail area
- Near the Triangle Shopping Center
- High average household income in the area
- Busy daytime population

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.



EXCLUSIVE LEASING AGENTS (818) 501-2212

Dimas Rangel ext.111, dimas@illicre.com, BRE# 01922514
Todd Nathanson ext.101, todd@illicre.com, BRE# 00932779

Please visit us at:





COMMERCIAL
REAL ESTATE



NOT TO SCALE
ALL MEASUREMENTS ARE APPROXIMATE



Executive Summary

116 E 18th St, Costa Mesa, California, 92627
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.64008
Longitude: -117.91866

	1 mile	3 miles	5 miles
Population			
2000 Population	34,537	155,086	300,865
2010 Population	34,540	153,252	310,856
2016 Population	36,630	159,591	324,819
2021 Population	38,590	166,445	339,972
2000-2010 Annual Rate	0.00%	-0.12%	0.33%
2010-2016 Annual Rate	0.94%	0.65%	0.71%
2016-2021 Annual Rate	1.05%	0.84%	0.92%
2016 Male Population	51.8%	50.7%	50.0%
2016 Female Population	48.2%	49.3%	50.0%
2016 Median Age	33.3	37.5	37.7

In the identified area, the current year population is 324,819. In 2010, the Census count in the area was 310,856. The rate of change since 2010 was 0.71% annually. The five-year projection for the population in the area is 339,972 representing a change of 0.92% annually from 2016 to 2021. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 33.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	66.3%	74.3%	70.5%
2016 Black Alone	1.3%	1.3%	1.4%
2016 American Indian/Alaska Native Alone	0.7%	0.5%	0.5%
2016 Asian Alone	3.7%	6.8%	12.9%
2016 Pacific Islander Alone	0.3%	0.4%	0.3%
2016 Other Race	23.0%	12.3%	9.8%
2016 Two or More Races	4.7%	4.4%	4.6%
2016 Hispanic Origin (Any Race)	49.0%	28.5%	24.1%

Persons of Hispanic origin represent 24.1% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.5 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	12,014	61,079	116,925
2010 Households	11,859	60,235	121,808
2016 Total Households	12,444	62,016	125,606
2021 Total Households	13,054	64,352	130,821
2000-2010 Annual Rate	-0.13%	-0.14%	0.41%
2010-2016 Annual Rate	0.77%	0.47%	0.49%
2016-2021 Annual Rate	0.96%	0.74%	0.82%
2016 Average Household Size	2.86	2.52	2.52

The household count in this area has changed from 121,808 in 2010 to 125,606 in the current year, a change of 0.49% annually. The five-year projection of households is 130,821, a change of 0.82% annually from the current year total. Average household size is currently 2.52, compared to 2.49 in the year 2010. The number of families in the current year is 73,212 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

December 05, 2016



Executive Summary

116 E 18th St, Costa Mesa, California, 92627
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.64008
Longitude: -117.91866

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$53,942	\$78,178	\$81,350
2021 Median Household Income	\$58,372	\$87,460	\$91,691
2016-2021 Annual Rate	1.59%	2.27%	2.42%
Average Household Income			
2016 Average Household Income	\$79,663	\$114,774	\$117,738
2021 Average Household Income	\$87,222	\$125,511	\$128,546
2016-2021 Annual Rate	1.83%	1.80%	1.77%
Per Capita Income			
2016 Per Capita Income	\$28,455	\$45,627	\$46,248
2021 Per Capita Income	\$30,841	\$49,524	\$50,147
2016-2021 Annual Rate	1.62%	1.65%	1.63%

Households by Income

Current median household income is \$81,350 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$91,691 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$117,738 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$128,546 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$46,248 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$50,147 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	12,344	65,126	123,568
2000 Owner Occupied Housing Units	3,612	28,368	62,370
2000 Renter Occupied Housing Units	8,403	32,711	54,555
2000 Vacant Housing Units	329	4,047	6,643
2010 Total Housing Units	12,455	65,639	132,049
2010 Owner Occupied Housing Units	3,485	27,453	62,601
2010 Renter Occupied Housing Units	8,374	32,782	59,207
2010 Vacant Housing Units	596	5,404	10,241
2016 Total Housing Units	13,159	67,550	135,302
2016 Owner Occupied Housing Units	3,481	27,342	62,608
2016 Renter Occupied Housing Units	8,963	34,673	62,998
2016 Vacant Housing Units	715	5,534	9,696
2021 Total Housing Units	13,829	69,954	140,105
2021 Owner Occupied Housing Units	3,625	28,196	64,644
2021 Renter Occupied Housing Units	9,429	36,156	66,177
2021 Vacant Housing Units	775	5,602	9,284

Currently, 46.3% of the 135,302 housing units in the area are owner occupied; 46.6%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 132,049 housing units in the area - 47.4% owner occupied, 44.8% renter occupied, and 7.8% vacant. The annual rate of change in housing units since 2010 is 1.09%. Median home value in the area is \$726,029, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.75% annually to \$753,693.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.