

**OUTSTANDING
LOCATION**

K-Mart Plaza
2200 Harbor Blvd.
Costa Mesa, CA 92627

AT A GLANCE

▶ **Join National Tenants:**



- ▶ **Easy Ingress / Egress**
- ▶ **Excellent Parking**
- ▶ **High Traffic Counts**
(72,000+ per city records)
- ▶ **Available:**
 - 3,000 sq ft**
 - 1,500 sq ft (on pad)**
 - 661 sq ft (2nd flr)**
 - 2,152 sq ft (2nd flr)**

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Population	37,908	177,076	383,831
Average Income	\$63,376	\$98,615	\$102,800



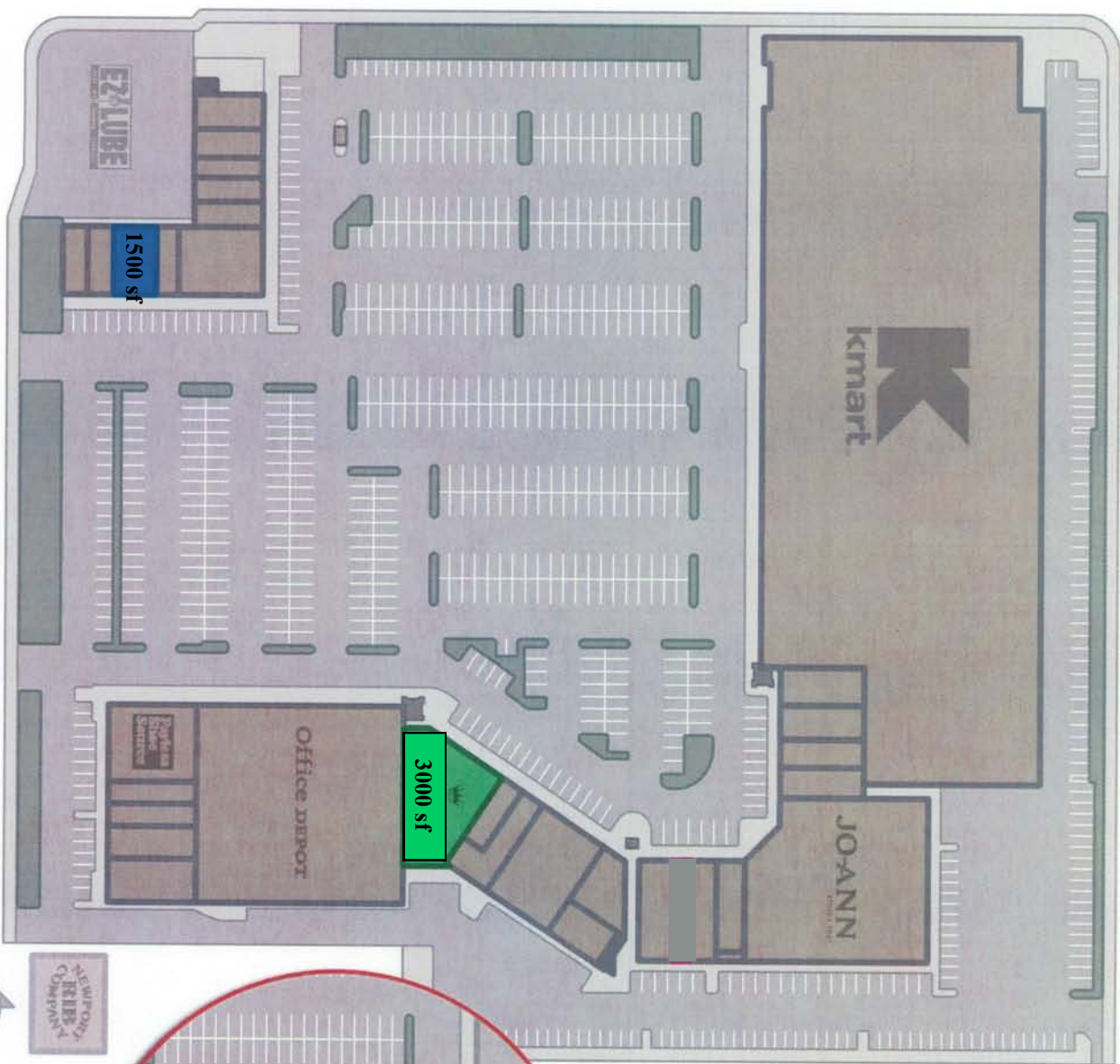
BOB PFAFF
(714) 375-5777



Marketing Brokers
16101 Goldenwest St.
Huntington Beach, CA 92647

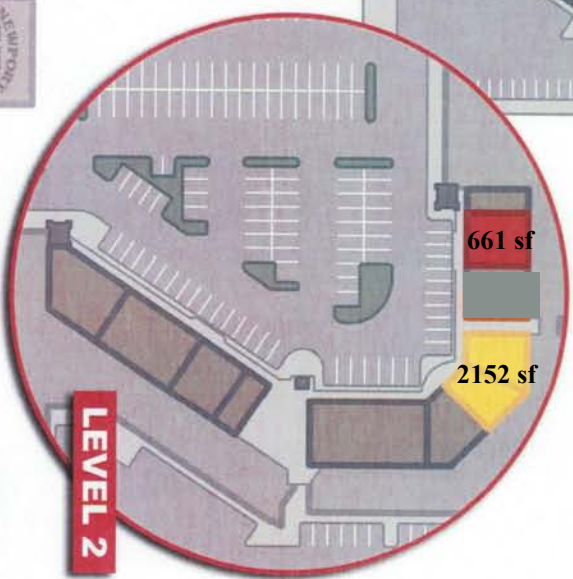
WILSON STREET

COLLEGE AVENUE



HARBOR BOULEVARD

*All information deemed reliable but not guaranteed and should be independently verified.



AVAILABLE RETAIL SPACE:
 ■ 3,000 square foot (B-110)
 (former Hallmark Store)

■ 1,500 square foot (E-170) Vacant space in the pad building across the parking lot. Perfect for restaurant. A good fit would be a Pizza or Mexican Food Restaurant.

AVAILABLE UPSTAIRS OFFICE SPACES:
 ■ 661 square foot (D-210) vacant space. Perfect for small business office use such as a financial advisor/services.

■ 2,152 square foot (C-240/250). Soon to be vacant space. (Existing tenant is relocating within the shopping center.) space already has a kitchen area and enclosed conference room built out.

CONTACT:

BOB PFAFF
(714) 318-8161



AERIAL OVERVIEW (Nearby National & Regional Retailers)





Date: 03/20/09

Current Geography Selection: (3 Selected) 1,3,5 mile radii: 2200 HARBOR BLVD, COSTA MESA, CA 92627

Lat: 33.654276 Long: -117.918843

City: Costa Mesa Pop: 112,892

County: Orange County Pop: 3,040,998

Zip: 92627 Pop: 64,982

Demographic Detail Comparison Report

1 Miles: 3 Miles: 5 Miles:

2008 Demographics

Total Population	37,908	177,076	383,831
Total Households	12,136	65,907	140,988
Female Population	18,028	86,768	190,658
% Female	47.6%	49.0%	49.7%
Male Population	19,880	90,308	193,173
% Male	52.4%	51.0%	50.3%
Population Density (per Sq. Mi.)	12,066.4	6,262.8	4,887.1

Age:

Age 0 - 4	7.6%	6.1%	5.8%
Age 5 - 14	13.6%	12.2%	11.9%
Age 15 - 19	6.6%	6.1%	6.8%
Age 20 - 24	9.2%	7.5%	7.8%
Age 25 - 34	18.3%	15.3%	14.8%
Age 35 - 44	16.0%	15.7%	15.1%
Age 45 - 54	12.6%	14.3%	14.5%
Age 55 - 64	7.2%	10.6%	11.2%
Age 65 - 74	4.5%	6.5%	6.4%
Age 75 - 84	2.9%	4.0%	3.9%
Age 85 +	1.5%	1.7%	1.7%
Median Age	31.8	36.8	37.0

Housing Units

Total Housing Units	12,644	70,215	151,698
Owner Occupied Housing Units	27.7%	47.2%	48.8%
Renter Occupied Housing Units	68.2%	46.7%	44.2%
Vacant Housing Units	4.0%	6.1%	7.1%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.4%	0.3%	0.3%
Asian	7.7%	9.2%	13.7%

Black	1.6%	1.3%	1.4%
Hawaiian/Pacific Islander	0.7%	0.6%	0.5%
White	64.2%	75.1%	70.7%
Other	21.4%	9.7%	9.5%
Multi-Race	4.0%	3.8%	4.0%

Hispanic Ethnicity	49.7%	26.8%	26.6%
Not of Hispanic Ethnicity	50.3%	73.2%	73.4%

Marital Status:

Age 15 + Population	29,879	144,597	315,886
Divorced	11.5%	11.7%	11.0%
Never Married	37.1%	33.1%	33.3%
Now Married	35.5%	44.6%	44.9%
Separated	11.4%	5.9%	6.0%
Widowed	4.5%	4.8%	4.8%

Educational Attainment:

Total Population Age 25+	23,863	120,527	260,102
Grade K - 8	16.9%	6.9%	6.6%
Grade 9 - 12	9.2%	5.3%	5.6%
High School Graduate	22.0%	18.4%	18.2%
Associates Degree	8.4%	9.0%	8.9%
Bachelor's Degree	18.0%	27.2%	26.9%
Graduate Degree	7.7%	12.9%	14.4%
Some College, No Degree	17.9%	20.3%	19.5%

Household Income:

Income \$ 0 - \$9,999	6.6%	4.1%	4.3%
Income \$ 10,000 - \$14,999	3.9%	2.4%	2.2%
Income \$ 15,000 - \$24,999	9.7%	6.7%	6.2%
Income \$ 25,000 - \$34,999	10.3%	7.3%	7.0%
Income \$ 35,000 - \$49,999	17.5%	12.5%	11.9%
Income \$ 50,000 - \$74,999	21.9%	18.1%	17.6%
Income \$ 75,000 - \$99,999	13.1%	14.0%	13.9%
Income \$100,000 - \$124,999	7.5%	10.2%	10.8%
Income \$125,000 - \$149,999	3.7%	7.0%	7.6%
Income \$150,000 +	5.9%	17.6%	18.4%

Average Household Income	\$63,376	\$98,615	\$102,800
Median Household Income	\$51,749	\$73,226	\$76,136
Per Capita Income	\$22,025	\$37,655	\$38,826

Vehicles Available:

0 Vehicles Available	8.0%	4.5%	4.4%
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1 Vehicle Available	38.8%	32.9%	32.8%
2+ Vehicles Available	53.3%	62.6%	62.8%
Average Vehicles Per Household	1.80	2.00	2.00
Total Vehicles Available	21,899	130,579	282,259

Business and Employment:

Number of Employees	12,428	118,512	347,609
Number of Establishments	1,345	11,548	28,637

1 Miles: 3 Miles: 5 Miles:

2013 Demographics

Total Population	38,072	179,173	391,361
Total Households	12,045	65,823	142,593
Female Population	18,058	87,541	193,797
% Female	47.4%	48.9%	49.5%
Male Population	20,015	91,633	197,564
% Male	52.6%	51.1%	50.5%

Age:

Age 0 - 4	7.1%	5.7%	5.4%
Age 5 - 14	12.9%	11.7%	11.3%
Age 15 - 19	6.6%	6.1%	6.7%
Age 20 - 24	9.2%	7.5%	7.8%
Age 25 - 34	17.7%	14.8%	14.4%
Age 35 - 44	14.4%	13.9%	13.5%
Age 45 - 54	13.2%	14.7%	14.9%
Age 55 - 64	8.6%	12.1%	12.8%
Age 65 - 74	5.7%	7.8%	7.6%
Age 75 - 84	3.2%	4.1%	4.0%
Age 85 +	1.4%	1.6%	1.6%
Median Age	32.7	38.2	38.5

Housing Units Trend

Total Housing Units	12,677	70,896	155,323
Owner Occupied Housing Units	28.3%	47.1%	48.1%
Renter Occupied Housing Units	66.7%	45.7%	43.7%
Vacant Housing Units	5.0%	7.2%	8.2%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian	8.8%	10.7%	15.4%
Black	1.6%	1.3%	1.4%

Hawaiian/Pacific Islander	0.8%	0.7%	0.6%
White	64.3%	75.1%	70.7%
Other	20.5%	9.0%	8.7%
Multi-Race	3.7%	3.1%	3.0%

Hispanic Ethnicity	50.9%	28.9%	28.6%
Not of Hispanic Ethnicity	49.1%	71.1%	71.4%

Marital Status:

Age 15 + Population	30,460	148,084	326,075
Divorced	11.6%	11.7%	11.1%
Never Married	37.1%	33.1%	33.4%
Now Married	35.5%	44.6%	44.8%
Separated	11.3%	5.9%	6.0%
Widowed	4.5%	4.7%	4.8%

Educational Attainment:

Total Population Age 25+	24,431	123,762	269,439
Grade K - 9	14.9%	6.3%	6.0%
Grade 9 - 12	7.4%	4.4%	4.5%
High School Graduate	24.0%	19.9%	19.5%
Associates Degree	8.8%	9.1%	9.0%
Bachelor's Degree	20.0%	28.7%	28.5%
Graduate Degree	8.9%	14.0%	15.6%
Some College, No Degree	16.1%	17.7%	17.0%

Household Income:

Income \$ 0 - \$9,999	5.9%	3.8%	4.0%
Income \$ 10,000 - \$14,999	3.4%	2.1%	2.0%
Income \$ 15,000 - \$24,999	8.2%	5.6%	5.1%
Income \$ 25,000 - \$34,999	9.4%	6.6%	6.3%
Income \$ 35,000 - \$49,999	15.3%	10.7%	10.3%
Income \$ 50,000 - \$74,999	22.6%	17.4%	16.7%
Income \$ 75,000 - \$99,999	13.6%	13.8%	13.5%
Income \$100,000 - \$124,999	8.5%	10.2%	10.6%
Income \$125,000 - \$149,999	5.3%	8.0%	8.6%
Income \$150,000 +	7.9%	21.8%	23.0%

Average Household Income	\$71,564	\$112,156	\$116,716
Median Household Income	\$56,936	\$81,590	\$85,016
Per Capita Income	\$24,409	\$42,168	\$43,588

Vehicles Available

0 Vehicles Available	7.0%	4.0%	3.9%
1 Vehicle Available	37.3%	31.4%	31.5%

2+ Vehicles Available	55.7%	64.6%	64.6%
Average Vehicles Per Household	1.90	2.10	2.10
Total Vehicles Available	22,520	135,862	297,471

1 Miles: 3 Miles: 5 Miles:

2000 Census Demographics

Total Population	38,127	172,259	370,145
Total Households	12,475	65,764	137,669
Female Population	18,238	84,877	184,942
% Female	47.8%	49.3%	50.0%
Male Population	19,889	87,382	185,203
% Male	52.2%	50.7%	50.0%

Age:

Age 0 - 4	8.1%	6.3%	6.1%
Age 5 - 14	13.9%	12.4%	12.3%
Age 15 - 19	6.1%	5.6%	6.4%
Age 20 - 24	9.2%	7.4%	7.7%
Age 25 - 34	23.4%	19.5%	18.7%
Age 35 - 44	17.3%	17.3%	16.6%
Age 45 - 54	10.4%	12.6%	12.9%
Age 55 - 64	4.6%	8.1%	8.7%
Age 65 - 74	3.3%	5.7%	5.6%
Age 75 - 84	2.4%	3.8%	3.7%
Age 85 +	1.1%	1.3%	1.3%
Median Age	30.2	34.3	34.4

Housing Units Trend

Total Housing Units	12,780	68,798	144,916
Owner Occupied Housing Units	28.0%	47.8%	50.6%
Renter Occupied Housing Units	69.7%	47.8%	44.4%
Vacant Housing Units	2.4%	4.4%	5.0%

Race and Ethnicity

American Indian, Eskimo, Aleut	1.0%	0.7%	0.7%
Asian, and Hawaiian or other Pacific Islander	5.3%	6.9%	11.1%
Black	1.4%	1.1%	1.2%
White	62.4%	76.5%	71.8%
Other	25.3%	11.2%	11.4%
Two or More Races	4.6%	3.7%	3.8%

Hispanic Ethnicity	46.5%	22.8%	23.2%
Not of Hispanic Ethnicity	53.5%	77.3%	76.8%

Marital Status:

Age 15 + Population	29,720	139,933	302,065
Divorced	11.3%	11.7%	10.9%
Never Married	37.0%	33.4%	33.2%
Now Married	35.8%	44.2%	44.9%
Separated	11.3%	5.9%	6.1%
Widowed	4.6%	4.8%	4.9%

Educational Attainment:

Total Population Age 25+	23,875	117,585	249,968
Grade K - 9	12.8%	5.3%	5.1%
Grade 9 - 11, No diploma	12.6%	7.1%	7.6%
High School Graduate	18.1%	15.6%	15.5%
Associates Degree	7.7%	8.7%	8.7%
Bachelor's Degree	15.0%	24.8%	24.3%
Graduate Degree	5.8%	11.3%	12.5%
Some College, No Degree	20.9%	24.8%	24.0%
No Schooling Completed	7.1%	2.4%	2.3%
Public School Enrollment	88.3%	80.4%	83.1%
Private School Enrollment	11.7%	19.6%	16.9%

Household Income:

Income \$ 0 - \$9,999	8.0%	5.1%	5.0%
Income \$ 10,000 - \$14,999	5.8%	4.0%	3.5%
Income \$ 15,000 - \$24,999	12.2%	8.5%	8.1%
Income \$ 25,000 - \$34,999	13.8%	9.5%	9.2%
Income \$ 35,000 - \$49,999	19.9%	15.0%	14.6%
Income \$ 50,000 - \$74,999	20.9%	20.9%	20.6%
Income \$ 75,000 - \$99,999	10.4%	13.4%	14.0%
Income \$100,000 - \$124,999	4.1%	8.4%	9.1%
Income \$125,000 - \$149,999	1.9%	5.2%	5.2%
Income \$150,000 - \$199,999	1.5%	4.8%	4.9%
Income \$200,000 or More	1.6%	5.3%	5.9%
Average Household Income	\$52,480	\$79,793	\$82,777
Median Household Income	\$42,460	\$58,849	\$61,023
Per Capita Income	\$17,171	\$30,463	\$30,787

Vehicles Available

0 Vehicles Available	9.5%	5.2%	5.0%
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1 Vehicle Available	40.6%	35.3%	34.8%
2 Vehicles Available	36.8%	42.0%	41.3%
3+ Vehicles Available	13.2%	17.6%	18.9%
Average Vehicles Per Household	1.50	1.70	1.70
Total Vehicles Available	19,683	117,419	250,398
Blue Collar Occupations	8,290	26,151	54,089
White Collar Occupations	10,202	64,953	138,645
% Blue Collar Workers	44.8%	28.7%	28.1%
% White Collar Workers	55.2%	71.3%	71.9%

1 Miles: 3 Miles: 5 Miles:

1990 Demographics

Total Population	31,312	158,514	340,026
Total Households	11,879	62,970	130,049
Female Population	14,983	78,248	169,213
% Female	47.9%	49.4%	49.8%
Male Population	16,330	80,265	170,813
% Male	52.2%	50.6%	50.2%

Age:

Total Population	31,312	158,514	340,026
Age 0 - 4	7.7%	6.2%	6.0%
Age 5 - 14	9.7%	9.4%	10.3%
Age 15 - 19	5.6%	5.8%	6.7%
Age 20 - 24	12.2%	9.9%	10.1%
Age 25 - 34	28.8%	23.6%	22.0%
Age 35 - 44	15.4%	16.0%	16.1%
Age 45 - 54	7.1%	10.9%	11.4%
Age 55 - 64	5.7%	8.5%	8.0%
Age 65 - 74	4.5%	6.0%	5.6%
Age 75 - 84	2.6%	2.9%	2.8%
Age 85 +	0.8%	1.0%	0.9%
Median Age	29.8	32.7	32.5

Housing Units

Total Housing Units	12,665	67,506	139,595
Owner Occupied Housing Units	27.1%	46.5%	49.6%
Renter Occupied Housing Units	66.7%	46.8%	43.5%
Vacant Housing Units	6.2%	6.7%	6.8%

Race and Ethnicity

Population Trend

1990	31,312	158,514	340,026
2000	38,127	172,259	370,145
Change 1990 to 2000	21.8%	8.7%	8.9%
2008	37,908	177,076	383,831
2013	38,072	179,173	391,361
Change 2008 to 2013	0.4%	1.2%	2.0%

Household Trend

1990	11,879	62,970	130,049
2000	12,475	65,764	137,669
Change 1990 to 2000	5.0%	4.4%	5.9%
2008	12,136	65,907	140,988
2013	12,045	65,823	142,593
Change 2008 to 2013	-0.7%	-0.1%	1.1%

Average Household Size Trend

1990	2.52	2.47	2.57
2000	2.91	2.56	2.61
2008	2.97	2.62	2.65
2013	3.00	2.66	2.67

Median Age Trend

1990	30	33	33
2000	30	34	34
Change 1990 to 2000	1.4%	4.8%	5.9%
2008	32	37	37
2013	33	38	38
Change 2008 to 2013	2.7%	4.0%	4.1%

Housing Units Trend**Total Housing Units**

Change 1990 to 2000	0.9%	1.9%	3.8%
Change 2008 to 2013	0.3%	1.0%	2.4%

Owner Occupied Housing Units

Change 1990 to 2000	4.1%	4.8%	5.9%
Change 2008 to 2013	2.4%	0.8%	1.1%

Renter Occupied Housing Units

Change 1990 to 2000	5.4%	4.1%	5.8%
Change 2008 to 2013	-2.0%	-1.1%	1.2%

Vacant Housing Units

Change 1990 to 2000	-61.2%	-33.1%	-24.1%
Change 2008 to 2013	24.4%	17.8%	18.9%

Race and Ethnicity Trend

American Indian, Eskimo, Aleut

Change 1990 to 2000	83.7%	48.4%	50.2%
Change 2008 to 2013	-43.7%	-41.4%	-41.4%

Asian or Pacific Islander

Change 1990 to 2000	29.0%	22.1%	33.6%
Change 2008 to 2013	15.5%	17.4%	15.0%

Black

Change 1990 to 2000	7.7%	16.6%	4.4%
Change 2008 to 2013	1.2%	4.8%	6.1%

White

Change 1990 to 2000	-7.6%	-4.8%	-6.7%
Change 2008 to 2013	0.7%	1.2%	2.0%

Other

Change 1990 to 2000	194.0%	142.0%	129.4%
Change 2008 to 2013	-3.7%	-6.6%	-7.3%

Hispanic Ethnicity

Change 1990 to 2000	97.2%	70.1%	59.4%
Change 2008 to 2013	3.0%	8.9%	9.4%

Not of Hispanic Ethnicity

Change 1990 to 2000	-8.6%	-1.8%	-0.7%
Change 2008 to 2013	-2.1%	-1.6%	-0.7%

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.
Demographic data © 2008 by Experian/Applied Geographic Solutions.

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