

# 2800 LAFAYETTE AVE

NEWPORT BEACH, CA

AVAILABLE MAY 1, 2026

RI RETAIL INSITE



# LIDO

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## NEWPORT BEACH

Nestled in the heart of Orange County's premier waterfront community, Lido and the surrounding Peninsula Village offer an unparalleled coastal lifestyle. Whether you're cruising the harbor on a Duffy boat, catching waves at world-class surf breaks, or indulging in fine dining and vibrant nightlife, this coveted destination has something for everyone.

Home to some of Orange County's most exclusive neighborhoods, Lido provides a seamless blend of relaxed elegance and dynamic energy. From its scenic shoreline to its vibrant community, this is coastal living at its absolute finest.



# NEWPORT COAST



7

56,700 ADT

NOBU

LIDO MARINA VILLAGE

MALIBU FARM  
FRESH. ORGANIC. LOCAL.

FABLE & SPIRIT

BEAR FLAG FISH CO.

West Marine

BLUE BOTTLE COFFEE

Newport Blvd | 50,000 ADT

LIDO HOUSE  
NEWPORT BEACH

PALMILLA  
Cuisine of Legends

ARC  
butcher & baker

THE CANNERY  
NEWPORT BEACH

PAVILIONS

Malarky's  
IRISH PUB

Helmsman  
ALE HOUSE

BLUEWATER GRILL

2800 LAFAYETTE AVE

LIDO ISLAND

WOODY'S WHARF

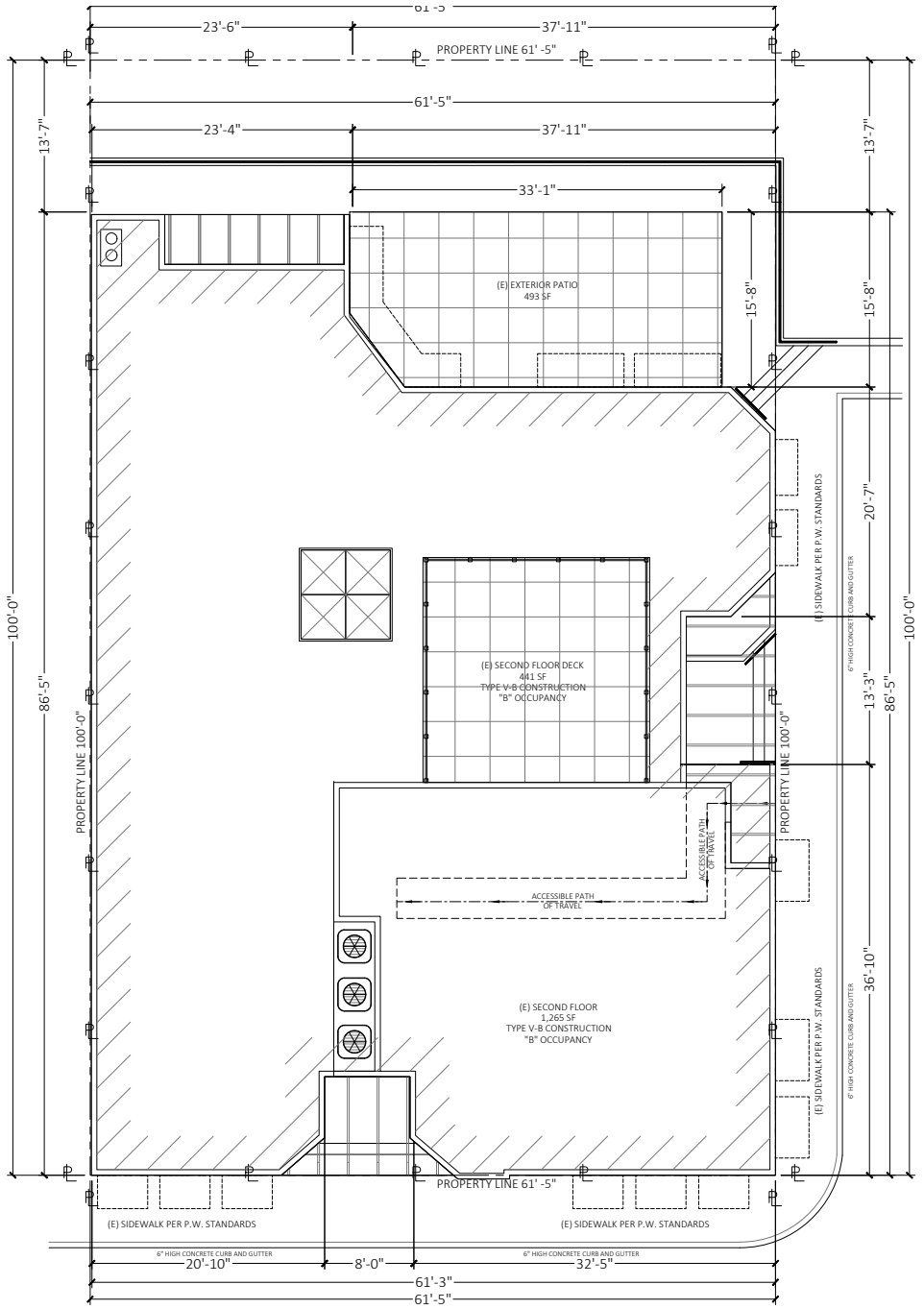
BUONA FORCHETTA

THE CRAB COOKS

Shorebird  
DRINK. DINE. SIP

# THE SITE

2800 LAFAYETTE AVE,  
NEWPORT BEACH



LAFAYETTE AVE

LAFAYETTE AVE



**Lot Area:** 6,145 SF

**Lot Area:**

**First Floor:** 4,433 SF

**Second Floor:** 1,275 SF

**First Floor Patio:** 514 SF

**Second Floor Patio:** 441 SF

**Dedicated Parking:** 13 + 1 ADA

**Available Date:** May 1, 2026



NEWPORT BEACH

2800 LAFAYETTE AVE

BLUEWATER GRILL

BALBOA BAY RESORT

LIDO ISLAND

FASHION ISLAND

SHOREBIRD

CRAB COOKER

NEWPORT PENINSULA

HELMSMAN ALE HOUSE

CANNERY SEAFOOD

ARC BUTCHER & BAKER

NEWPORT BLVD

BUONA FORCHETTA

# LOCATION AERIALS



PAVILIONS

NEWPORT BLVD

HELMSMAN  
ALE HOUSE

ARC BUTCHER  
& BAKER

LAFAYETTE AVE

2800 LAFAYETTE AVE

DEDICATED  
PARKING

LOCATION AERIALS

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# DEMOGRAPHICS

2800 LAFAYETTE AVE, NEWPORT BEACH

## POPULATION

	1 mile	3 miles	5 miles
Total Population	10,962	93,294	209,769
Projected Population (2029)	10,785	93,008	208,763

## HOUSING

Total Households	5,229	39,117	86,340
Projected Total Households (2029)	5,279	40,071	88,236

## INCOME

Median Household Income	\$153,710	\$124,499	\$127,640
Average Household Income	\$220,868	\$185,988	\$185,708
Per Capita Income	\$102,682	\$78,101	\$76,523
Median Disposable Income	\$118,139	\$102,749	\$104,518
Average Disposable Income	\$137,311	\$120,018	\$120,854

## DAYTIME DEMOS

Total Daytime Population	23,373	99,887	245,757
Daytime Population Workers	18,312	59,126	149,053
Daytime Population Residents	5,061	40,761	96,704

## RACE & ETHNICITY

White	9,053 <b>82.59%</b>	59,087 <b>63.33%</b>	135,577 <b>64.63%</b>
Black or African American	61 <b>0.56%</b>	905 <b>0.97%</b>	2,120 <b>1.01%</b>
American Indian & Alaska Native Population	50 <b>0.46%</b>	1,020 <b>1.09%</b>	1,755 <b>0.84%</b>
Asian Population	466 <b>4.25%</b>	5,077 <b>5.44%</b>	17,802 <b>8.49%</b>
Pacific Islander Population	26 <b>0.24%</b>	197 <b>0.21%</b>	566 <b>0.27%</b>
Other Race Population	301 <b>2.75%</b>	14,633 <b>15.68%</b>	24,379 <b>11.62%</b>
Population of Two or More Races	1,005 <b>9.17%</b>	12,375 <b>13.26%</b>	27,570 <b>13.14%</b>
Hispanic Population	1,186 <b>10.82%</b>	28,198 <b>30.22%</b>	51,774 <b>24.68%</b>
Non-Hispanic Population	9,776 <b>89.18%</b>	65,096 <b>69.78%</b>	157,995 <b>75.32%</b>

## EDUCATION

Bachelor's Degree	3,719 <b>41.89%</b>	25,846 <b>36.75%</b>	57,783 <b>36.75%</b>
Graduate/Professional Degree	2,206 <b>24.85%</b>	13,162 <b>18.71%</b>	31,161 <b>19.82%</b>

## AGE

Median Age	47.2	39.7	41.4
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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



# RETAIL INSITE

COMMERCIAL REAL ESTATE

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