

# 3404 VIA LIDO

NEWPORT BEACH

NOW LEASING

## Lido Marina Village Retail Space

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WELCOME TO

# 3404 VIA LIDO

Located in the heart of Lido Marina Village, 3404 Via Lido is a rare, high-class retail space which offers prominent signage, floor to ceiling storefront windows and all the area amenities that Newport Beach has to offer. The space is centered in an amenity rich zone within the Lido Marina Village, located adjacent to Bear Flag Fish Co, Fable & Spirit, Starbucks, Woody's, West Marine, and across the street from Lido Marina Village, which includes Nobu, Malibu Farms Zinqué and Lido Bottle Works.

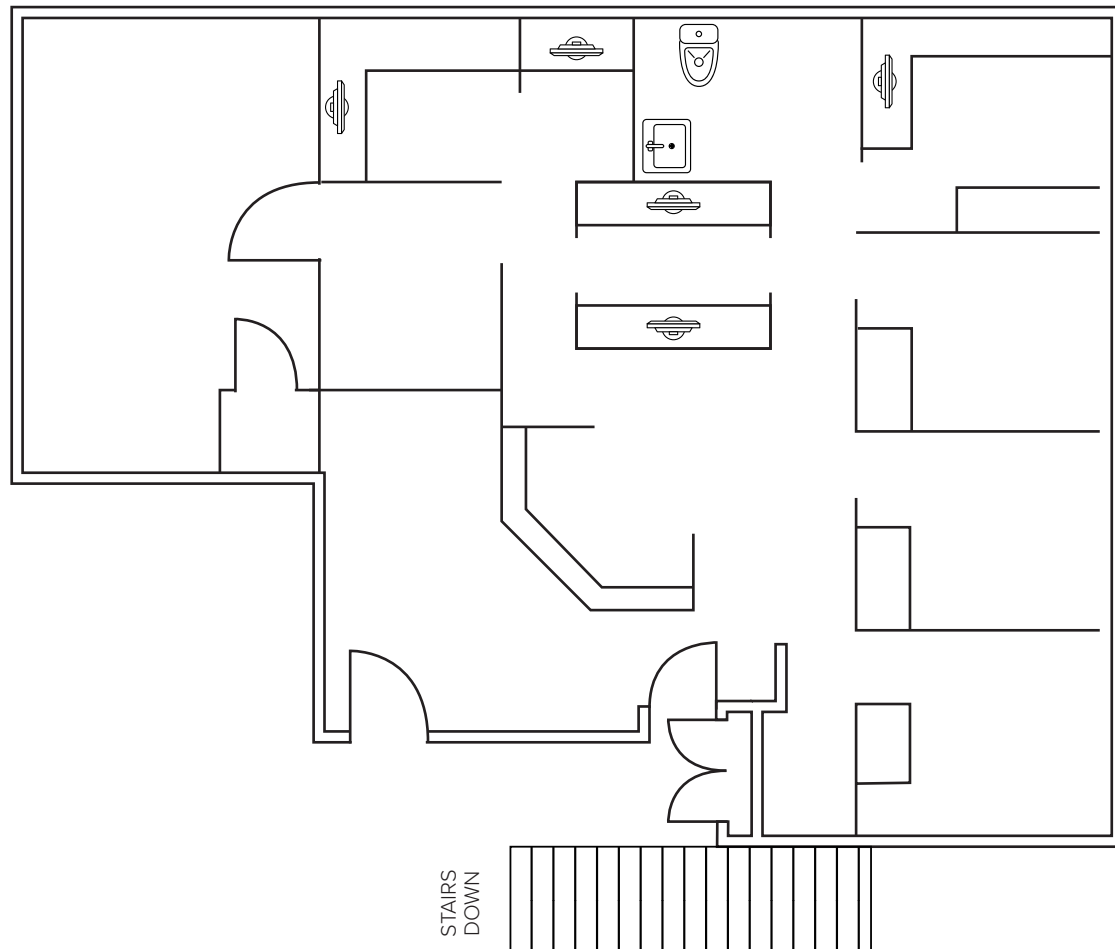
## PROPERTY HIGHLIGHTS

- 1,425 SF, High image retail space
- Heart of Lido Marina Village
- Prominent signage opportunities
- High visibility
- Newly renovated, move in ready
- Floor to ceiling storefront glass
- Walking distance to the harbor and beach



# Second Floor

+/- 1,425 SF







LIDO MARINA VILLAGE



## THE AMENITIES

# The *Features* & Amenities

## FEATURED LOCATION



Artisans, tastemakers, chefs, curators and collectors come together to share their wares and draw inspiration from the sun and the sea. Enjoy al fresco dining waterside, explore a mix of charming boutiques and stylish shops, and experience a delightfully scaled village ambience inviting you to stroll and discover creative details at every turn. This is Newport Beach at its best...casual, comfortable and chic in equal measure!





MALIBU FARM

NEIGHBORHOOD HOT SPOTS



ARC BUTCHER & BAKER



LIDO MARINA VILLAGE



CANNERY SEAFOOD OF THE PACIFIC



NOBU





LIDO ISLAND

THE CANNERY

LIDO VILLAS

LIDO HOUSE HOTEL

3404 VIA LIDO

LIDO MARINA VILLAGE







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*For more information, please contact:*

**John Pomer**

949.945.2649

john@redwoodwest.com

Lic. #01440689

**Ben Gott**

949.945.2648

ben@redwoodwest.com

Lic. #01724507

**Christian Heffelman**

949.945.2645

christian@redwoodwest.com

Lic. #02101426

**Julie Johnson**

949.945.2644

julie@redwoodwest.com

Lic. #02156626



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