

## BALBOA PENINSULA RETAIL SPACE FOR LEASE



### NEWPORT BEACH RETAIL/OFFICE

Located along the busiest tourist route in Newport Beach, this final unit is the perfect location for high visibility and foot traffic. Center offers customer parking and strong co-tenancy

- Rare customer parking lot
- In-line unit ideal for office use

#### LOCATION

**2233 W Balboa Blvd.**

Balboa Blvd & 23rd St.

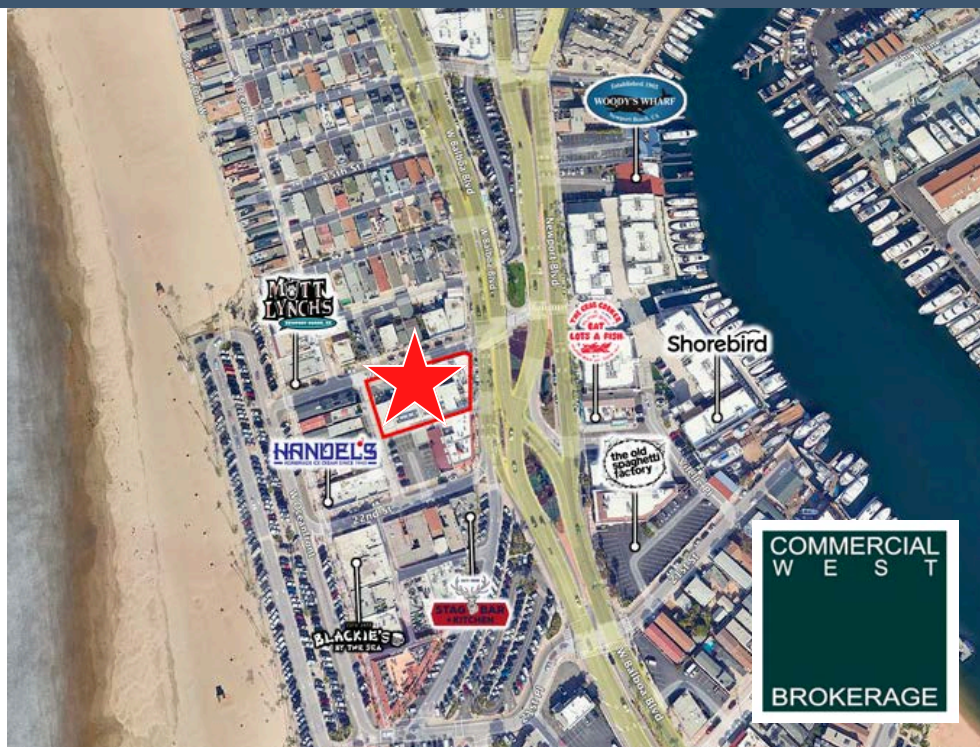
Newport Beach, CA 92663

#### SIZE

**Unit 107:** 815 SQ FT

### BALBOA PENINSULA

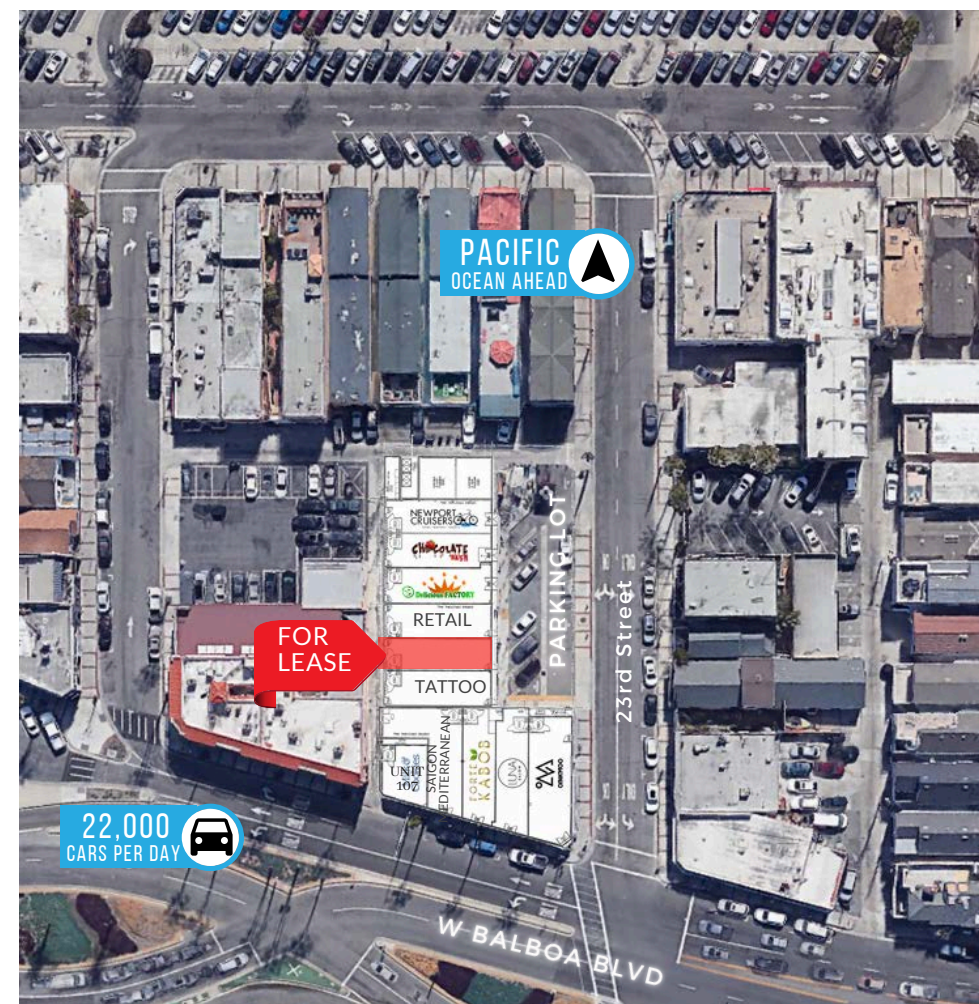
The three-mile-long stretch with harbor on one side and sandy beaches on the other is famous for its shoreline, shopping, dining, and nightlife. Attracting millions of tourists per year, the Balboa Peninsula is home to the historic Balboa Pavilion, the Balboa Fun Zone, and the Balboa Island Ferry.



**COMMERCIAL WEST BROKERAGE**  
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## BY THE NUMBERS

### POPULATION

1 mi | 7,944

2 mi | 33,669

3 mi | 77,791

### HOUSEHOLD INCOME

1 mi | \$223,014

2 mi | \$126,668

3 mi | \$115,997

### DAYTIME POPULATION

1 mi | 18,558

2 mi | 48,172

3 mi | 84,879

COMMERCIAL  
W E S T

BROKERAGE