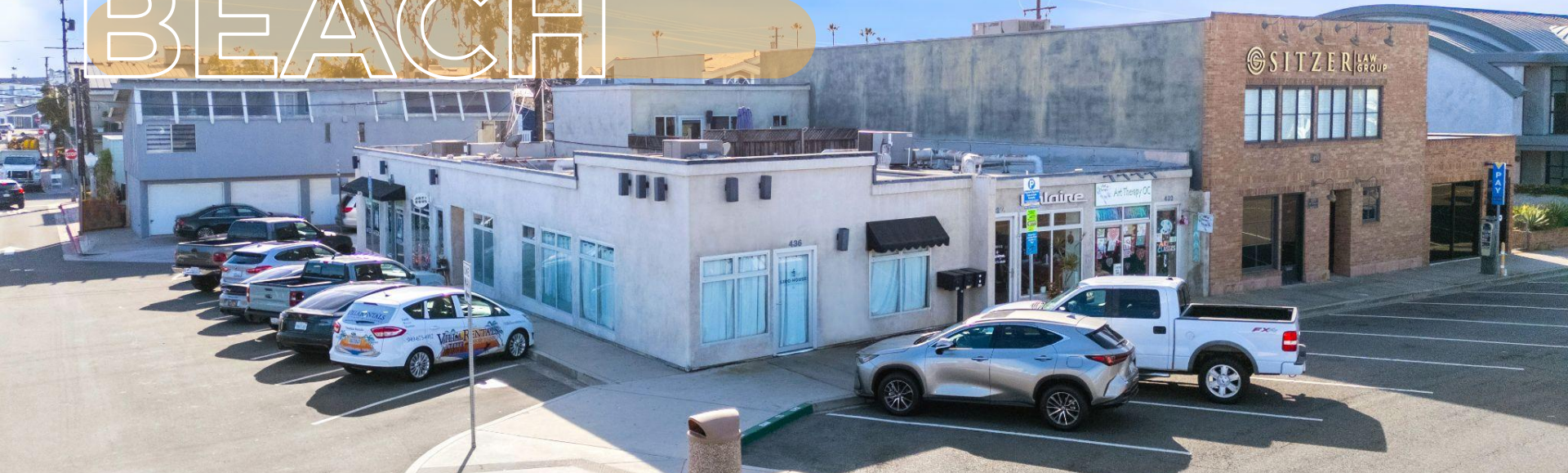


# NEWPORT BEACH



BOUTIQUE COASTAL SPACES IN THE HEART OF NEWPORT BEACH - STEPS FROM LIDO MARINA VILLAGE, LIDO HOUSE HOTEL, AND THE NEWPORT BEACH BOARDWALK

**432 32ND STREET - 3111 VILLA WAY**  
NEWPORT BEACH, CA



**COASTAL COMMERCIAL**

## Offering Memorandum Disclaimer:

The information set forth in this document is only a preliminary offer of conceptual terms from the seller and is subject to change until a binding, definitive contract is reached between the parties. This information is subject to change based on negotiations between parties until a definitive contract is reached. None of these terms are binding and should not be relied upon, because only a definitive written contract signed by the parties will govern. The definitive contract may be different from anything contained in this document, may omit terms contained in this document, and may have different terms from this document because the definitive contract will embrace negotiations which will include different or omitted terms than those preliminarily set forth in this document, with those terms being materially different from the preliminary terms contained in this document. That means that only the definitive contract governs the dealings between the parties, with any persons viewing this document agreeing that they only rely on the terms and conditions contained in a definitive contract reached in the future. Coastal Commercial, Inc. And its sales agents have not verified the accuracy of any information in this document and make no guarantee, warranty, or representation about its accuracy. You, the reviewing party, has the responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent current or future performance of the property, since neither coastal commercial, inc. Nor its sales agent can only present information which will change with the economy, general market factors, updated information, and investigation and negotiations between the parties. The value of this transaction, to you, depends on tax and other factors which should be evaluated by your tax, financial, legal, and other professional consultants. Coastal commercial, inc. And its sales agents have no development expertise such that you need to consult independent advisors should you want to re-purpose or redevelop this property in any different degree than its present condition, which may also change until a deal is closed between the parties. Coastal commercial, inc. And its sales agents make no representations or warranties about the suitability of the property for your needs. You and your advisors should conduct a careful, independent investigation of the property to determine to your own satisfaction about the suitability of the property for your needs. Any photos in this document are the property of their respective owners, with the use of these images without the express written consent of the owners prohibited in nature.



# 432 32ND STREET-3111 VILLA WAY NEWPORT BEACH

## SECTIONS

1. PROPERTY DETAILS

2. AERIAL MAPS




3. FEATURES

4. PROPERTY PHOTOS




5. DEMOGRAPHICS

## INVESTMENT ADVISORS




**Nathan Holthouser**  
President

 Lic. 01838616  
 949.229.2273  
 nathan@coastalcommercial.com




**Rebecca Canalez**  
Chief Operating Officer

 Lic. 01384744  
 562.522.4885  
 rebecca@coastalcommercial.com

**Tram Church**  
Senior Vice President

 Lic. 01478857  
 949.791.9089  
 tram@coastalcommercial.com

**Maggie Attashian**  
Associate

 Lic. 02095633  
 949.478.2450  
 maggie@coastalcommercial.com

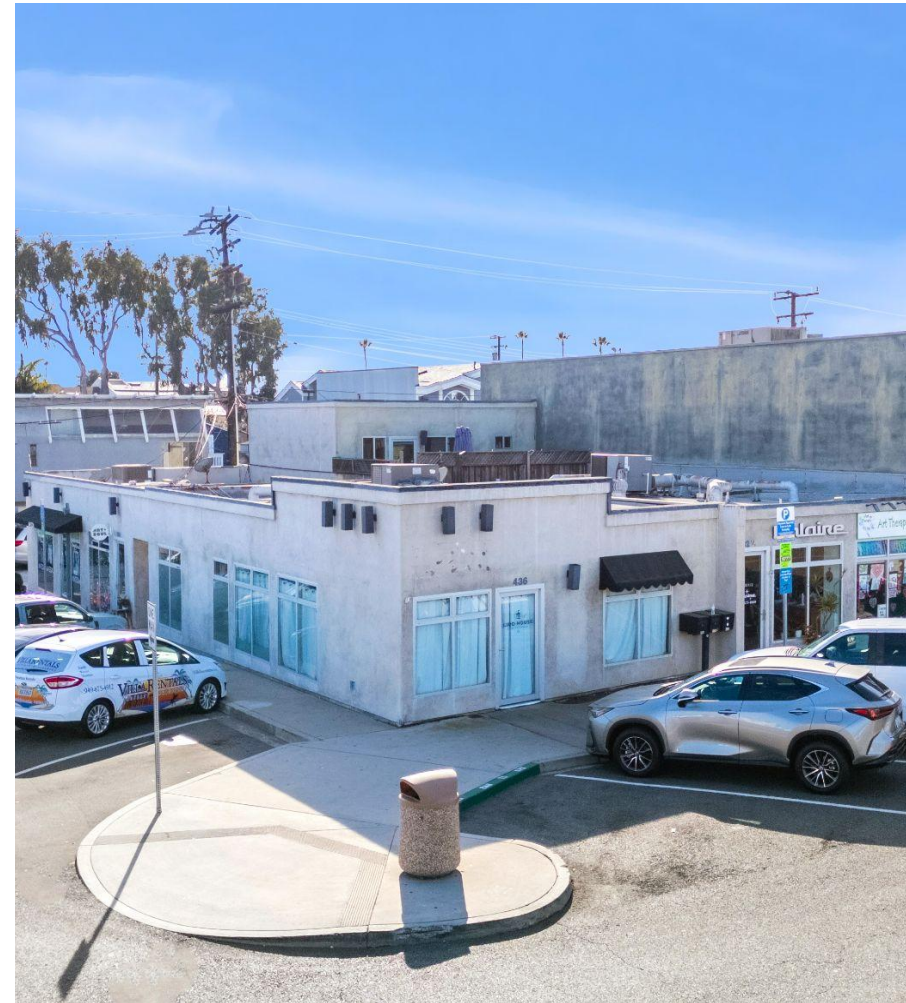
## 1. PROPERTY DETAILS

### 432 32nd St - 3111 Villa Way | Newport Beach

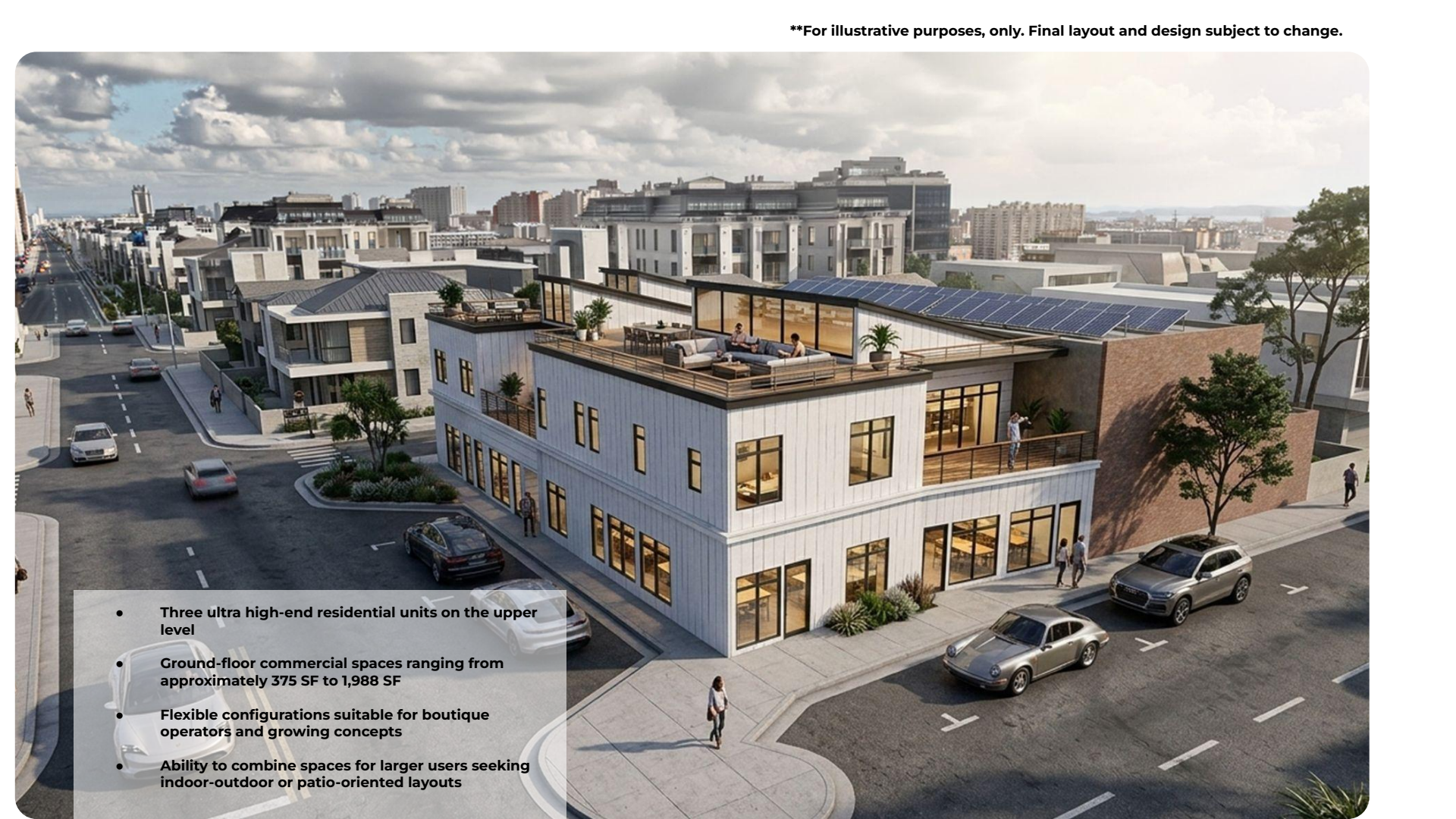
Total Space Available:	Approximately 3,227 SF	
Base Rent:	\$6.00/sf	
NNN:	\$1.51/sf	
Term:	Negotiable	
Parking:	Public Parking Only	
<hr/>		
432 32nd St	±570 SF	Lease Expires 7/31/2026
432.5 32nd St	±210 SF	Month-to-Month
436 32nd St	±1,208 SF	Available Now
3109 Villa Way	±864 SF	Available Now
3111 Villa Way	±375 SF	Month-to-Month

#### **Flexible Demising Options:**

- ❖ Available spaces from ±375 SF up to ±1,988 SF.
- ❖ Configurations accommodate boutique operators and growing concepts.
- ❖ Ability to combine spaces for users seeking indoor-outdoor or patio-oriented layouts.



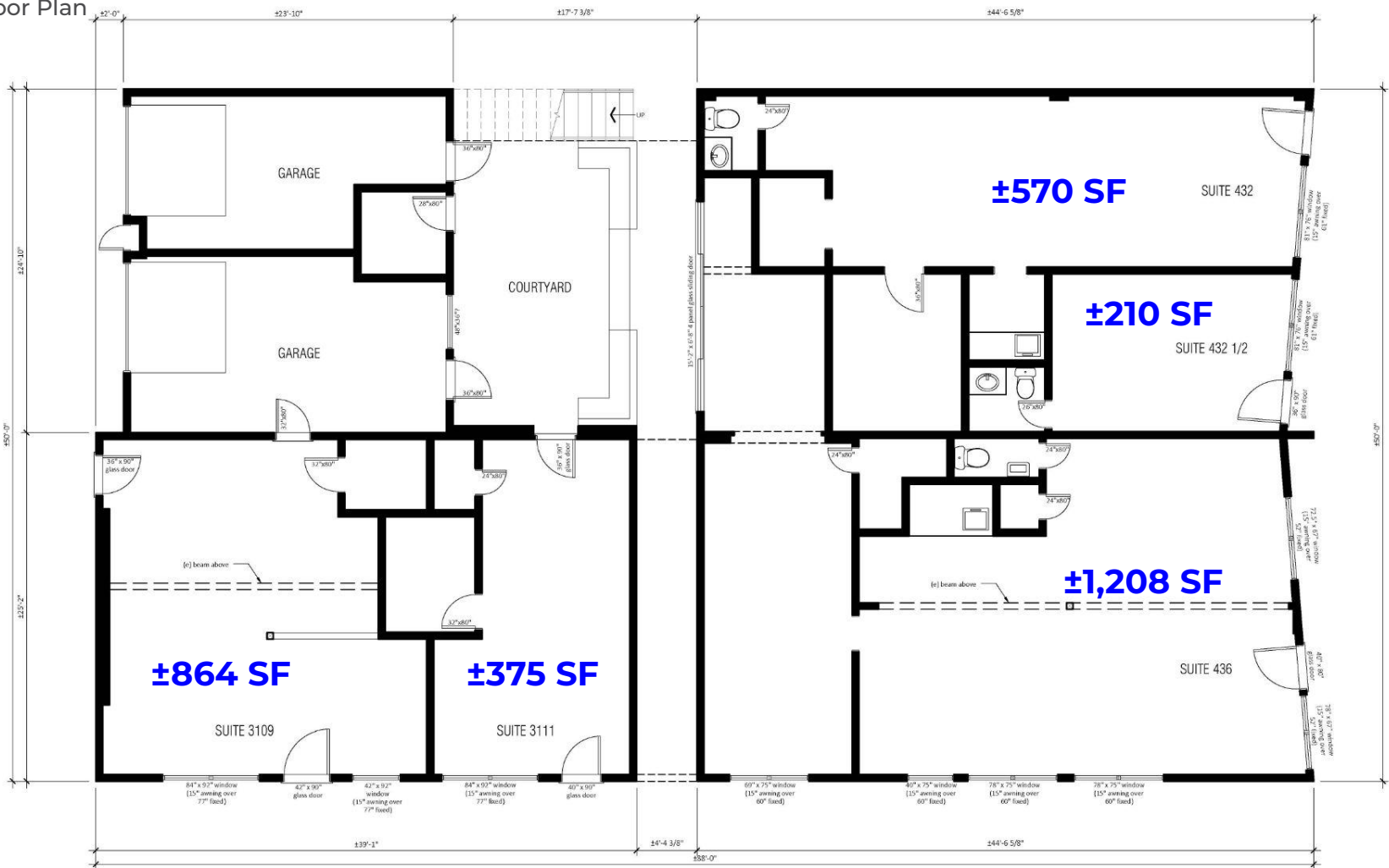
**\*\*For illustrative purposes, only. Final layout and design subject to change.**

- 
- The image is an architectural rendering of a modern, multi-story building situated on a city street. The building features a mix of materials, including light-colored vertical siding and brickwork. It has large glass windows and doors on the ground floor, suggesting commercial spaces. The upper floors have balconies and a rooftop terrace with outdoor furniture and solar panels. The surrounding area includes a street with cars, pedestrians, and other buildings in the background under a cloudy sky.
- **Three ultra high-end residential units on the upper level**
  - **Ground-floor commercial spaces ranging from approximately 375 SF to 1,988 SF**
  - **Flexible configurations suitable for boutique operators and growing concepts**
  - **Ability to combine spaces for larger users seeking indoor-outdoor or patio-oriented layouts**





Current Floor Plan  
1st Floor



2. AERIAL MAPS

432 32ND STREET | 3115 VILLA WAY

2025 Population

1-Mile	3-Mile	5-Mile
12,303	97,358	217,944



Newport Beach Fire Dept.

SUBWAY

SIAM STATION  
BIJOU STREET FOOD  
City Donuts

JACK'S  
Newport Beach MOKE  
Island Salon & Nail Spa

Big Cheese  
PIZZA

SESSIONS  
WEST COAST DELI  
EST. 2013

ARC BUTCHER & BAKER

HELMSMAN  
ALE HOUSE  
EST. 2004

The PillowMint  
LIDO  
LAVONNE'S FLORALS

ARC Bottle Shop

Alta  
COUNTRY WINE HOUSE  
RESTAURANT

VILLA

TROVATA  
BIRDS OF PARADIS

RACKED

Muhammad's  
THE ORIGINAL  
MILAN RESTAURANT

WILD TACO

PAVILIONS

Melanie's  
EST. 1988

CHIPOTLE

NO REST FOR BRIDGET  
STARBUCKS  
GINA'S  
PIZZA by  
CHIHUAHUA  
CERVEZA  
15% BOUNTY SUPPLY

HoSan  
BISTRO

LIL' BUDDHA'S

Crew Coffee & Cremerie

LIDO HOUSE  
NEWPORT BEACH  
Kaiya Sushi -  
Coming Soon

HUMANITY

2. AERIAL MAPS

432 32ND STREET | 3115 VILLA WAY



hoag.

LIDO HOUSE  
NEWPORT BEACH

NEWPORT BEACH, CA | EST. 1973  
LIDO MARINA  
VILLAGE  
FAHERTY The RealReal zinqué  
NOBU LOVESHACKFANCY  
curl FITNESS ALOHA

A MARKET

A RESTAURANT

B M W

SKD  
STUDIOS

Starbucks  
Bank of America

ETHOS ARTS INC.

BEAR FLAG  
FISH CO.

BLUE BOTTLE  
COFFEE

FABLE & SPIRIT

SEAVEES

Newport Blvd (29,000 VPD)

Via Lido Drugs

West Marine

LIL' BUDDHA'S

Crew Coffee  
& Cremerie

The Mayor's  
Table

Kaiya Sushi -  
Coming Soon

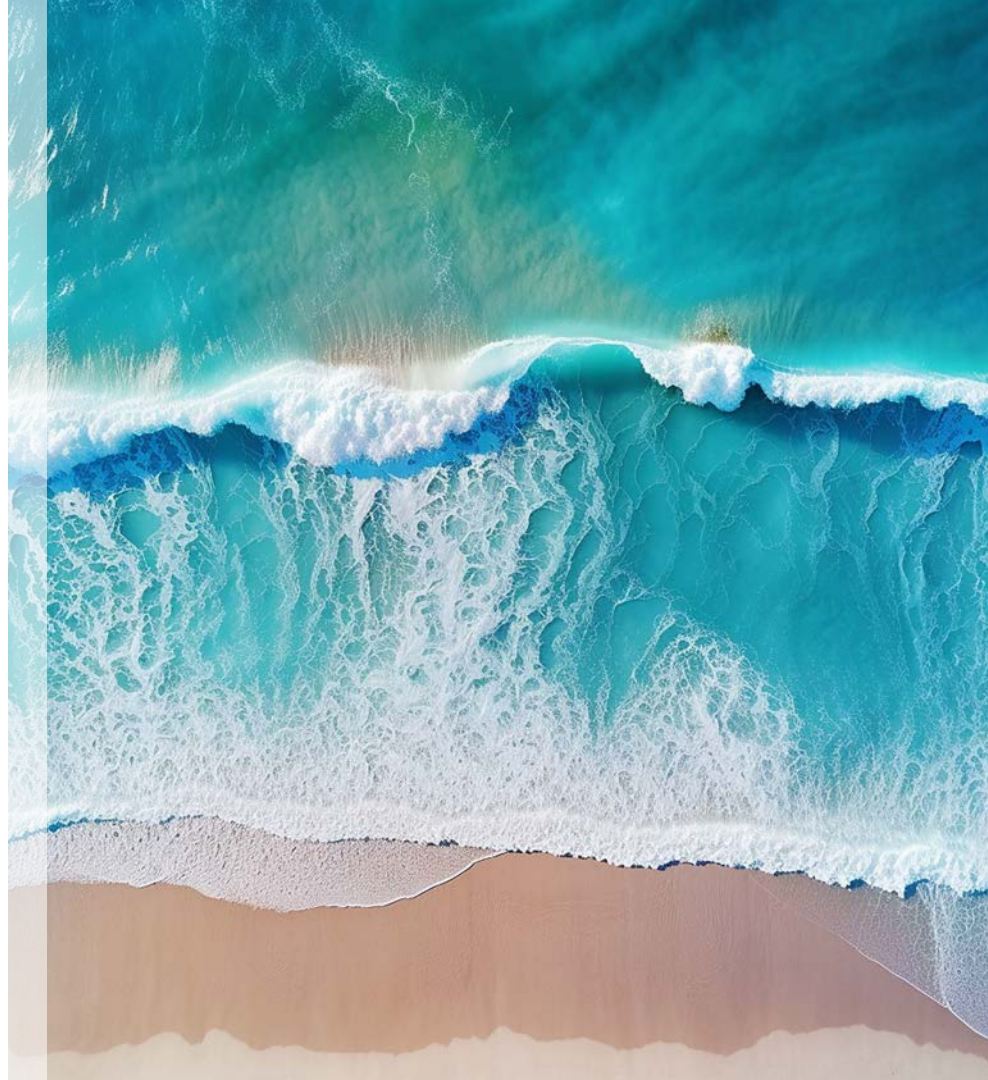
VILLA

TROVATA  
BIRDS OF PARADIS

## NEWPORT BEACH

---

The City of Newport Beach is a community located in the coastal center of Orange County, in the heart of Southern California. It is part of Orange County which is the third largest county in California trailing Los Angeles and San Diego which coincidentally are its neighboring counties. Newport Beach surrounds Newport Bay, well known for its charming islands and one of the most popular recreational harbors in the world, accommodating 4,300 boats of all types docked within its 21-square-mile harbor. This bay area and the ten miles of ocean beach offer renowned fishing, swimming, surfing, and aquatic sports activities. The University of California, Irvine, is also located immediately adjacent to the city, and eight other colleges are all within a 30-mile-radius. The City has a permanent population of over 90,000 which typically grows to well over 100,000 during the summer months, including 20,000 to 120,000 daily tourists. Newport Beach is home to beautiful residential areas, multiple modern shopping facilities, and a prospering economy.



## TOURISM IN NEWPORT

**Annual Visitors.** Newport Beach attracts 7+ million visitors annually, creating consistent year-round consumer traffic.

**Visitor Spending.** Tourism generates over \$1 billion in annual direct spending, driving retail, dining, and hospitality performance.

**Jobs Supported.** The tourism industry supports approximately 16,000 local jobs, underscoring its central role in the local economy.

**Seasonal Population Surge.** During peak summer months, the city's daily population regularly exceeds 100,000 people, significantly amplifying foot traffic and sales volume.

**Coastal & Harbor Draw.** Newport Beach features 10 miles of coastline and one of the largest recreational harbors in the United States, anchoring boating, beach, and marine tourism activity year-round.

## TOP TOURIST ATTRACTIONS



Balboa Island Fun Zone



Oceanfront Boardwalk



Fashion Island



Dory Fish Market



Newport Aquatic Center



Corona Del Mar



Pelican Hill



Catalina Flyer



## TOP EMPLOYERS IN NEWPORT BEACH

---

RANK	EMPLOYER	# OF EMPLOYEES
1	Hoag Memorial Hospital	5,200
2	Pacific Life Insurance	1,276
3	Glidewell Dental	1,200
4	PIMCO	1,033
5	Irvine Company	895
6	Jazz Semiconductor	805
7	City of Newport Beach	725
8	Resort at Pelican Hill	725
9	Balboa Bay Club & Resort	520
10	Fletcher Jones Motorcars Inc.	415

## AIRPORTS

---

**7.5 miles**  
John Wayne Airport (SNA)

**24.4 miles**  
Long Beach Airport (LGB)

**49.1 miles**  
Ontario International Airport (ONT)

**43.9 miles**  
Los Angeles International Airport (LAX)

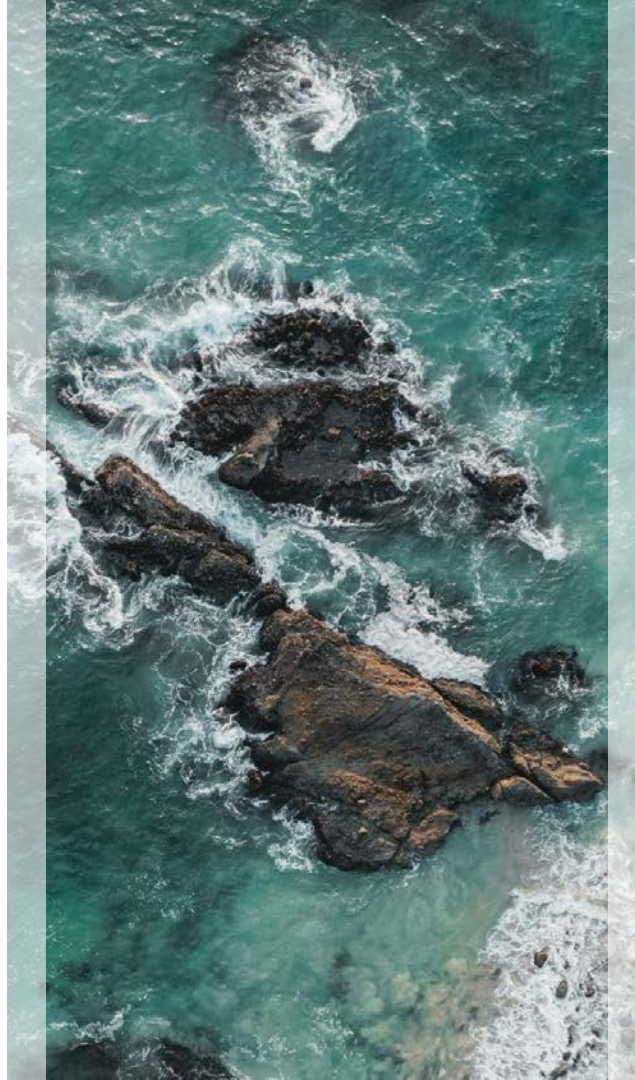
## ECONOMY IN NEWPORT BEACH

---

Newport Beach is one of the most affluent coastal markets in the United States, with average home values of approximately \$1.7 million and household incomes nearing \$190,000. The city is home to a Fortune 500 company, Pacific Life, along with a strong base of financial, technology, and professional services firms.

The local economy remains highly resilient, supported by a low unemployment rate of 2.4% compared to California's 4.2% and projected job growth of 38.2% over the next decade. Newport Beach continues to attract both residents and employers due to its high quality of life and limited coastal supply.

As a premier Southern California tourist destination, Newport Beach welcomes more than 7 million visitors annually. The city features over 4.6 million square feet of retail space across 41 major centers, anchored by the 1.3 million square foot Fashion Island, which attracts over 13 million visitors each year and supports a vibrant retail and hospitality economy.



## EDUCATION IN NEWPORT BEACH

---

Newport Beach is served primarily by the highly regarded Newport-Mesa Unified School District, which educates students throughout Newport Beach and neighboring Costa Mesa. The district is known for strong academic performance, high test scores, and extensive enrichment offerings, reflecting the city's overall emphasis on education and achievement.

Newport Beach is home to several well-rated public schools, including Corona del Mar High School and Newport Harbor High School, both of which offer a wide range of Advanced Placement programs, extracurricular activities, and college preparatory curriculum. The city also features respected private and alternative education options, providing families with diverse academic choices.

In addition, Newport Beach benefits from close proximity to leading higher education institutions, most notably the University of California, Irvine, located just minutes away. This access to top-tier universities, combined with strong primary and secondary schools, contributes to the city's highly educated population and long-term appeal for families and professionals.

### 3. FEATURES



#### LOCATION & DEMAND DRIVERS

- Prime, walkable coastal location serving both Newport Peninsula residents and year-round visitors.
- Positioned directly across from Lido House Hotel, a major hospitality anchor currently undergoing expansion.
- Strong walk-by traffic and consistent visitation driven by nearby marina activity, hotel guests, and destination retail and dining uses.



#### TENANT ECOSYSTEM

- Surrounding mix of food and beverage, fitness, office, soft-goods retail, and hospitality uses supports both daytime and evening-focused tenants.
- Well-suited for office users seeking proximity to dining, fitness, and outdoor lifestyle amenities.
- Immediate access to the Newport Beach boardwalk, offering the ability to walk, run, or surf before or after the workday.



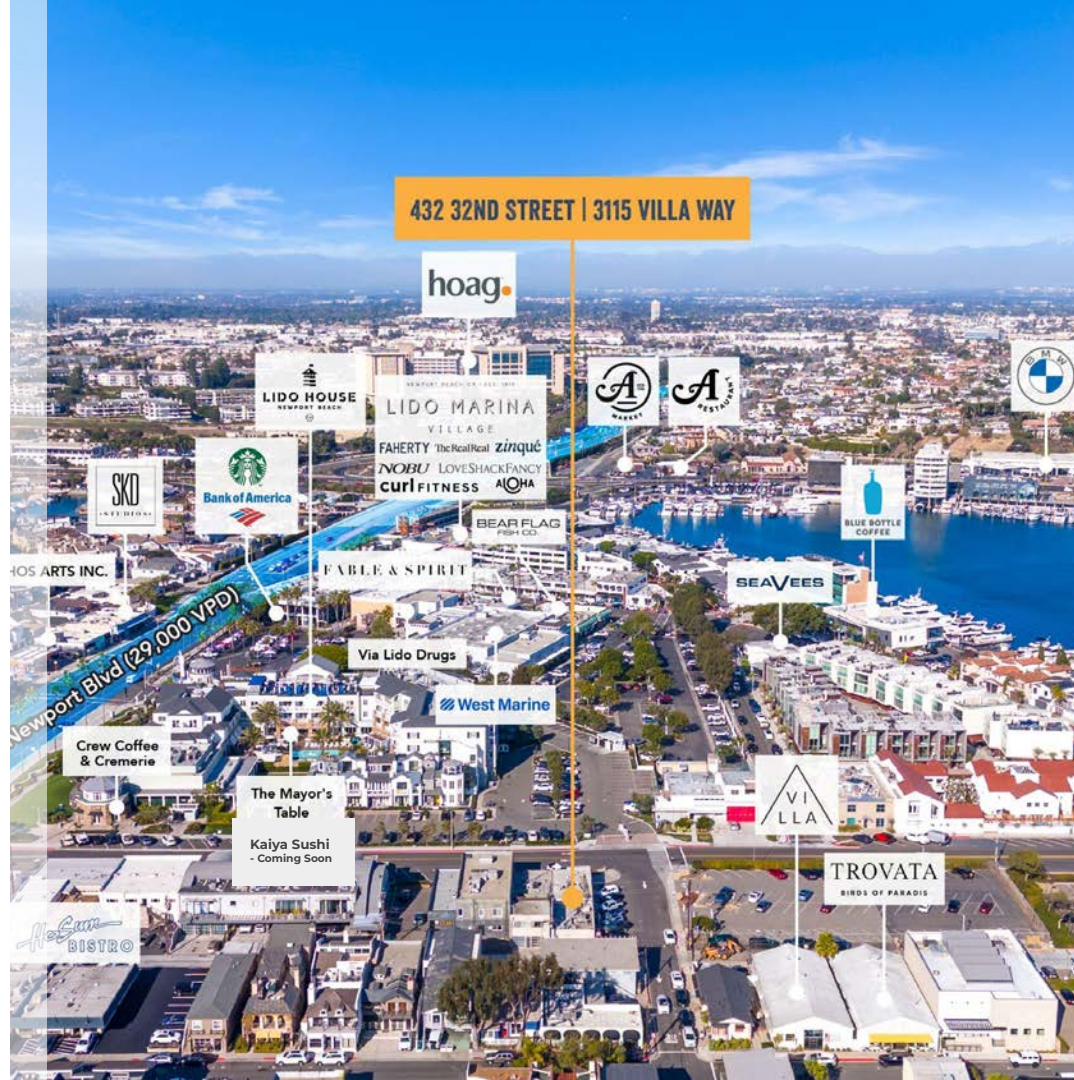
#### DESIGN & EXPERIENCE

- Coastal-residential architectural language with an emphasis on indoor-outdoor connectivity.
- Positioned as an extension of the Newport Beach lifestyle rather than a traditional retail project.



#### DEMAND FUNDAMENTALS

- The property benefits from sustained demand driven by Newport Beach's year-round tourism, marina activity, hospitality uses, and dense surrounding residential base, supporting long-term tenant viability across retail, office, fitness, and service-oriented uses.



#### 4. PROPERTY PHOTOS - CURRENT





## 5. 1-3-5 MILE DEMOGRAPHICS

2025 Population - Current Year Estimate	217,944
2030 Population - Five Year Projection	217,274
2020 Population - Census	222,349
2010 Population - Census	220,088
2025 Average Household Income	\$191,753
2030 Average Household Income	\$209,524
2025 Median Household Income	\$129,296
2030 Median Household Income	\$148,295
2025 Per Capita Income	\$79,677
2030 Per Capita Income	\$88,425
2025 Average Value of Owner Occ. Housing Units	\$1,431,280
2025 Households - Current Year Estimate	90,577
2030 Households - Five Year Projection	91,640
2020 Households - Census	90,080
2010 Households - Census	88,365
2020-2025 Compound Annual Household Growth Rate	0.10%
2025-2030 Annual Household Growth Rate	0.23%
2025 Average Household Size	2.38

Based on a 5-mile radius

## 5. 1-3-5 MILE DEMOGRAPHICS

**1 MILE** **3 MILES** **5 MILES**

### PLACE OF WORK

2025 Businesses	1,672	6,999	17,591
2030 Employees	17,012	51,616	160,170

### POPULATION

2025 Population - Current Year Estimate	12,303	97,358	217,944
2030 Population - Five Year Projection	12,195	97,749	217,274

### DAYTIME POPULATION

2025 Daytime Population	23,325	102,851	259,946
Daytime Workers	17,749 (76.1%)	60,195 (58.5%)	159,375 (61.3%)
Daytime Residents	5,576 (23.9%)	42,656 (41.5%)	100,571 (38.7%)

### HOUSEHOLD INCOME

2025 Households	5,802	40,871	90,577
2025 Average Household Income	\$225,031	\$193,629	\$191,573
2030 Average Household Income	\$243,214	\$211,009	\$209,524
2025 Average Value of Owner Occ. Housing Units	\$1,707,864	\$1,516,730	\$1,431,280

### EDUCATION

Bachelor's Degree	4,418 (44.2%)	26,996 (36.9%)	60,791 (37.2%)
Graduate or Professional Degree	2,346 (23.5%)	13,237 (18.1%)	31,675 (19.4%)



# INVEST IN WHAT YOU LOVE

The information contained in this document has been obtained from sources believed reliable. While Coastal Commercial, Inc. does not doubt its accuracy, Coastal Commercial, Inc. has not verified it and makes 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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



**COASTAL**  
COMMERCIAL



**Nathan Holthouser**  
President

949.229.2273  
Lic. 01838616  
nathan@coastalcommercial.com



**Tram Church**  
Senior Vice President

949.791.9089  
Lic. 0178857  
tram@coastalcommercial.com



**Maggie Attashian**  
Associate

949.478.2450  
Lic. 02095633  
maggie@coastalcommercial.com



**Rebecca Canalez**  
Chief Operating Officer

562.522.4885  
Lic. 01384744  
rebecca@coastalcommercial.com