

NEWPORT BEACH



432 32ND STREET - 3115 VILLA WAY
NEWPORT BEACH, CA



COASTAL COMMERCIAL

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432 32ND STREET-3115 VILLA WAY NEWPORT BEACH

SECTIONS

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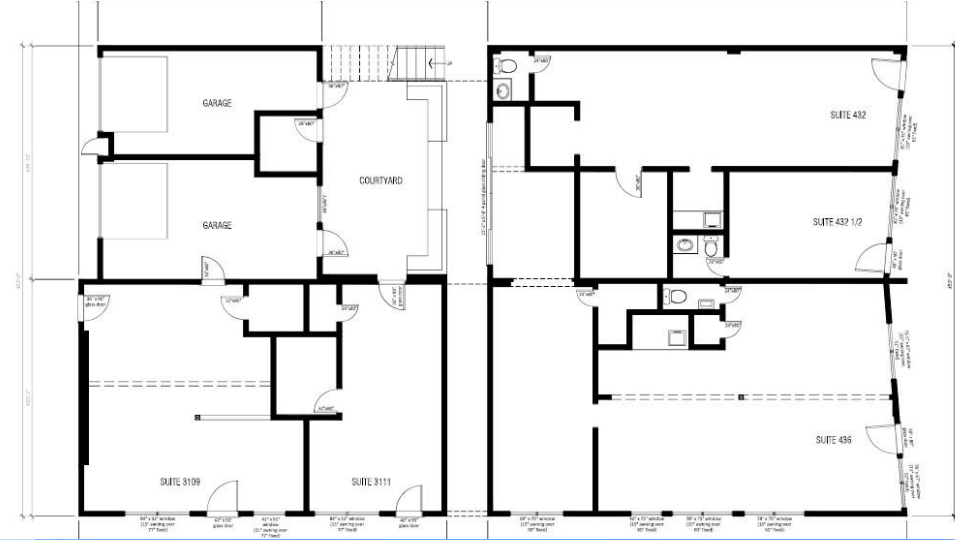
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1. PROPERTY DETAILS

432 32nd St - 3115 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

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	Month-to-Month
3109 Villa Way	±864 SF	Month-to-Month
3111 Villa Way	±375 SF	Month-to-Month
3115 Villa Way *Residential Unit	±576 SF	Month-to-Month



2. AERIAL MAPS

432 32ND STREET | 3115 VILLA WAY



2. AERIAL MAPS

432 32ND STREET | 3115 VILLA WAY



3. FEATURES



**APPROXIMATELY 3,803 SF OF RENTABLE SPACE
AVAILABLE IN THE HEART OF NEWPORT BEACH**



**LOCATED WITHIN ONE OF SOUTHERN CALIFORNIA'S
PREMIER SHOPPING AND DINING DESTINATIONS**



EXCELLENT EXPOSURE AND VISIBILITY



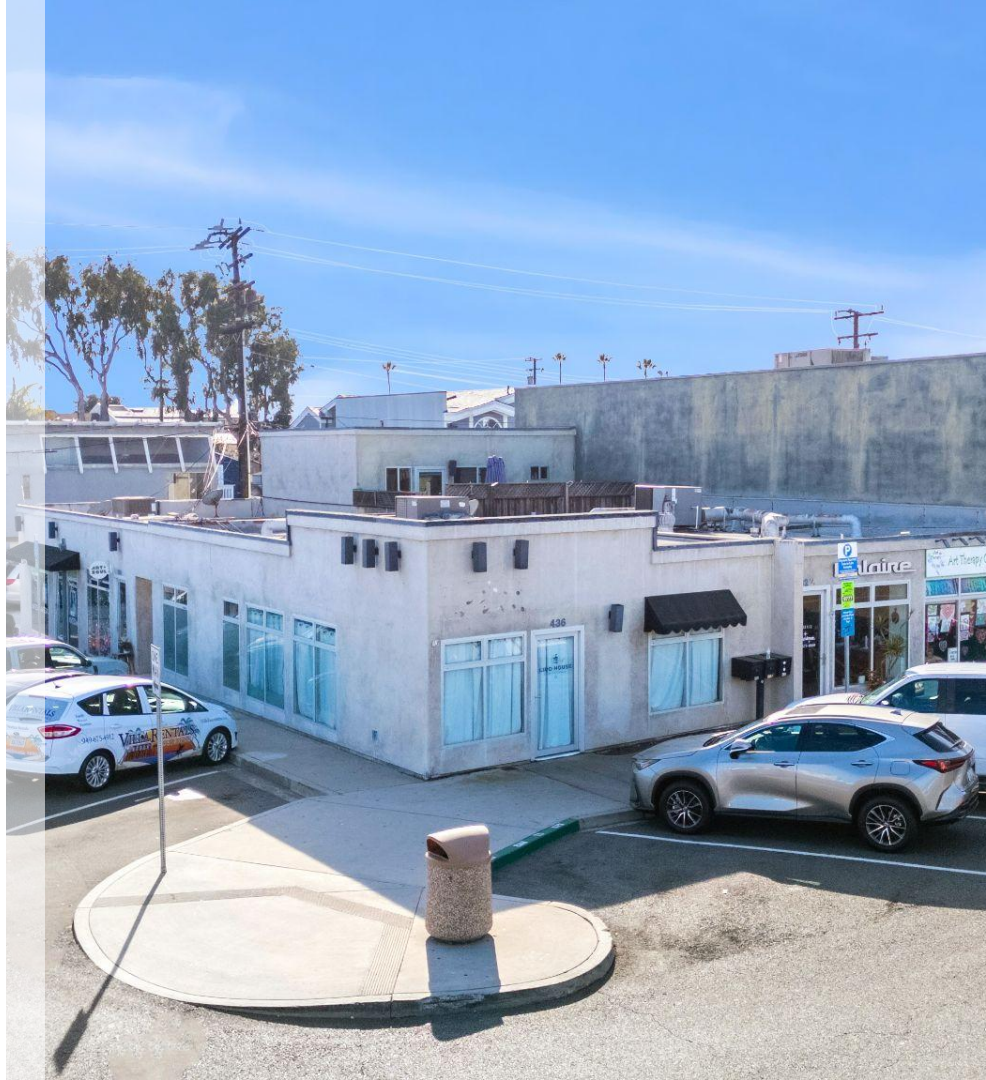
AFFLUENT DEMOGRAPHICS



PUBLIC PARKING SPACES AVAILABLE



**CURRENT OCCUPANTS ON ARE MONTH-TO-MONTH
LEASES, OFFERING SIGNIFICANT FLEXIBILITY**



4. PROPERTY PHOTOS



4. PROPERTY PHOTOS





5. NEWPORT BEACH DEMOGRAPHICS

2024 Population - Current Year Estimate	218,784
2029 Population - Five Year Projection	217,680
2020 Population - Census	222,349
2010 Population - Census	220,088
2020-2024 Annual Population Growth Rate	-0.38%
2024-2029 Annual Population Growth Rate	-0.10%
2024 Average Household Income	\$184,190
2029 Average Household Income	\$210,564
2024 Median Household Income	\$126,656
2029 Median Household Income	\$148,740
2024 Per Capita Income	\$75,823
2029 Per Capita Income	\$88,995
2024 Average Value of Owner Occ. Housing Units	\$1,411,787
2024 Households - Current Year Estimate	90,032
2029 Households - Five Year Projection	91,981
2020 Households - Census	90,080
2010 Households - Census	88,365
2020-2024 Compound Annual Household Growth Rate	-0.01%
2024-2029 Annual Household Growth Rate	0.43%
2024 Average Household Size	2.40

5. NEWPORT BEACH DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

PLACE OF WORK

2024 Businesses	1,867	7,654	19,329
2024 Employees	17,625	53,27	165,197

POPULATION

2024 Population - Current Year Estimate	12,355	97,589	218,784
2029 Population - Five Year Projection	12,165	97,704	217,680

HOUSEHOLD INCOME

2024 Households	5,767	40,547	90,032
2024 Average Household Income	\$213,421	\$184,880	\$184,190
2029 Average Household Income	\$243,124	\$211,205	\$210,564
2024 Average Value of Owner Occ. Housing Units	\$1,734,211	\$1,505,523	\$1,411,787

DAYTIME POPULATION

2024 Daytime Population	22,450	100,958	255,445
Daytime Workers	16,861 (75.1%)	58,131 (57.6%)	154,520 (60.5%)
Daytime Residents	5,589 (24.9%)	42,827 (42.4%)	100,925 (39.5%)

5. NEWPORT BEACH DEMOGRAPHICS

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	9,972 (80.7%)	61,054 (62.6%)	141,270 (64.6%)
Black or African American	84 (0.7%)	939 (1.0%)	2,214 (1.0%)
Asian	554 (4.5%)	5,337 (5.5%)	18,945 (8.7%)
Two or More Races	1,189 (9.6%)	13,114 (13.4%)	28,809 (13.2%)
American Indian or Alaska Native	71 (0.6%)	1,100 (1.1%)	1,829 (0.8%)
Other	458 (3.7%)	15,831 (16.2%)	25,115 (11.5%)

EDUCATION

9-12th Grade - No Diploma	250 (2.5%)	3,182 (4.3%)	5,373 (3.3%)
High School Diploma	778 (7.8%)	9,299 (12.7%)	19,406 (11.8%)
GED or Alternative Credential	66 (0.7%)	1,310 (1.8%)	2,641 (1.6%)
Some College - No Degree	1,358 (13.6%)	11,333 (15.5%)	27,021 (16.5%)
Associate's Degree	885 (8.9%)	5,038 (6.9%)	12,363 (7.5%)
Bachelor's Degree	4,153 (41.6%)	26,693 (36.4%)	59,992 (36.6%)
Graduate or Professional Degree	2,400 (24.0%)	13,515 (18.4%)	32,218 (19.6%)

INVEST IN WHAT YOU LOVE

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