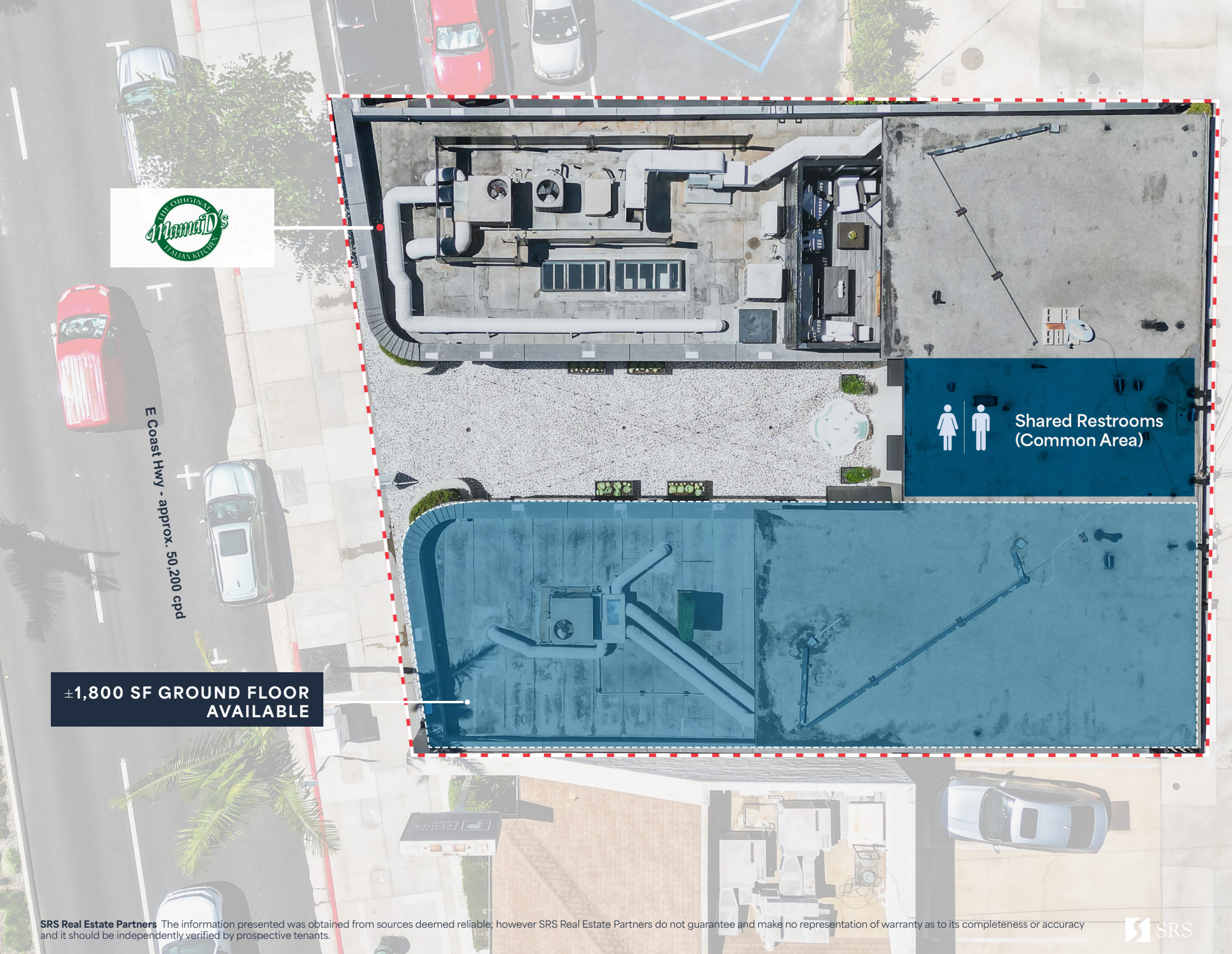


Trophy
3734 E. COAST HWY • CdM • CALIFORNIA, 92625

Retail/Fitness/Office/Light Food
Opportunity

±1,800 SF GROUND FLOOR





FOR LEASE

Trophy CdM

Retail/Fitness/Office/Light Food Opportunity

3734 E. Coast Hwy
Corona del Mar, CA 92625

Subject: ±1,800 SF Ground Floor

- Rare 2nd generation fitness space for lease in heart of Corona Del Mar
- Platinum demographics with over \$270k/ year average household income in 3 mile radius
- Offsite parking agreements on adjacent Altman Brothers and Columbia Bank buildings (4:00pm - 10:30pm Monday - Sunday)
- Excellent retail co-tenancy along PCH including Mother's Market, Bandera, Starbucks, Five Crowns & more!
- Exceptionally well-maintained property - retail, fitness, office, light food OK



≈7.0 - 7.3M
Newport Beach Annual Visitor (2024 ESTIMATE)

Within Newport Beach tourism, **CdM** acts as both a destination and a gateway between regional attractions.

The **average home value** in Corona del Mar was approximately **\$3,988,868** as of March 31, 2025, reflecting a **4.7% increase over the prior year**.

Demographics

ESTIMATE 2025 *SOURCE: ESRI & DATA USA

one mile

Population / **9,393**
Avg HH Income / **\$282,778**
Daytime Population / **4,534**
Median Age / **55**

three miles

Population / **48,269**
Avg HH Income / **\$277,076**
Daytime Population / **40,241**
Median Age / **50**

five miles

Population / **167,356**
Avg HH Income / **\$214,971**
Daytime Population / **146,545**
Median Age / **37**



Site: 3734 E. Coast Hwy, Corona del Mar, CA 92625

SRS

SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



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