

Mariner's Mile Plaza

120 Tustin Ave | Unit A | Newport Beach, CA 92663




Retail, Medical and Office Opportunity

500 SF
Endcap Shop Space

CONTACT

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DESCRIPTION

- Extremely rare landmark retail building for lease in the heart of coastal Newport Beach's Mariner's Mile district
- Signalized intersection with over 50,000 cars per day along Pacific Coast Highway
- Platinum demographics with high disposable incomes
- Easy access to Newport Boulevard and I-55 Freeway

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	19,135	110,006	234,316
Avg Household Income	\$197,741	\$184,992	\$183,939
Daytime Population	24,978	72,922	195,712

Source: Esri

TRAFFIC COUNTS

PCH
CA-55 Fwy @ Newport Blvd
Source: Costar

approx. 51,000 cpd
approx. 93,400 cpd

Mariner's Mile Plaza

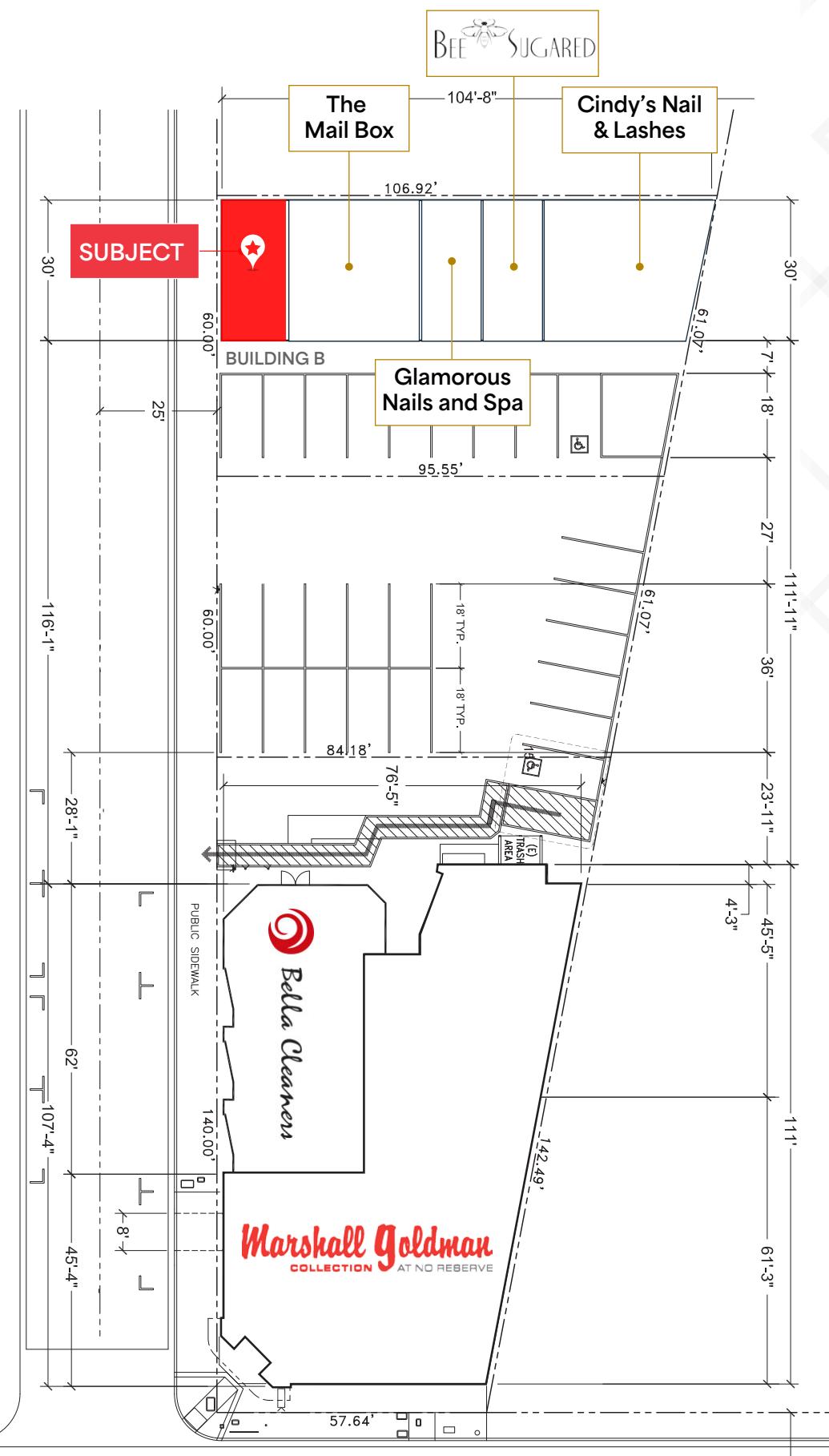
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TUSTIN AVE



PACIFIC COAST HWY - APPROX. 51K CARS PER DAY

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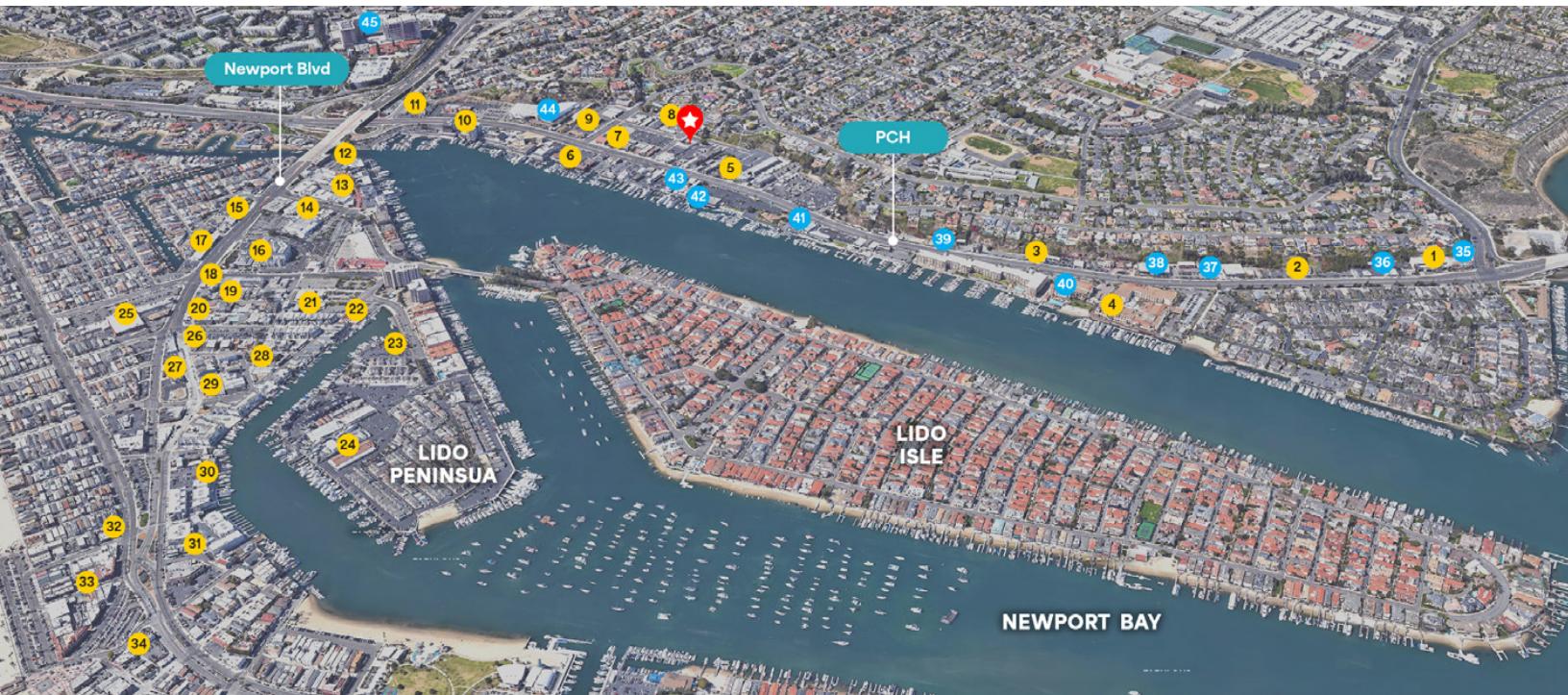
Site: 120 Tustin Ave, Newport Beach, CA 92663

● Restaurants

● Retail/Services

- 1 Xanadu Café
- 2 McDonald's, Pizzeria Mozza
- 3 Taco Bell
- 4 A&O Kitchen + Bar
- 5 Sol Grill
- 6 Shamrock Bar & Grill, Full Circle Yacht, Rusty Pelican, Billy's At The Beach, Louie's By The Bay
- 7 Starbucks
- 8 Mariner's Coffee Shop
- 9 Newport Beach Whaler, C'est Si Bon Bakery, Starfish Newport
- 10 The Winery Newport Beach
- 11 A Restaurant, A Market
- 12 Elks Lodge
- 13 Lido Marina Village: Nobu Newport Beach, Zinqué, Circle Hook Fish Company
Lido Bottle Works, Malibu Farm, Rye Goods, Herst Coffee Roasters
- 14 Woody's Diner, Fable & Spirit, Starbucks, Bear Flag Fish Company
- 15 Carnitas La Villa
- 16 Via Lido Plaza: Topside Roof Deck Lounge, Crew Coffee & Cremerie, The Mayor's Table Pacific Pub + Kitchen
- 17 Pescadou Bistro, Summers fried chicken, Newport Fresh
- 18 Ho Sum Bistro, Sabatinos Sausage Deli & Pizza Co
- 19 Wild Taco
- 20 The Original Mama D's Italian Kitchen, Porrovita
- 21 Alta Coffee
- 22 Cannery Seafood of the Pacific

- 23 Bluewater Grill
- 24 Sabatino's Sausage Company
- 25 Chipotle Mexican Grill, Malarky's Irish Pub, Sancho's Tacos
- 26 Helmsman Ale House
- 27 Sessions West Coast Deli, Laventina's Big Cheese Pizza
- 28 Tupelo Junction Café
- 29 Avila's El Ranchito - Newport Beach
- 30 The Peninsula Lounge, Woody's Wharf
- 31 Vue Newport, Shorebird Restaurant, The Old Spaghetti Factory, The Crab Cooker
- 32 Sakae Sushi
- 33 Mutt Lynch's, North Shore Shave Ice, Urban Corner, Blackie's By the Sea, Dory Deli,
21 Oceanfront, Stag Bar + Kitchen, Il Farro, TK Burgers, Rockin' Baja Lobster, Saigon
Beach Vietnamese, Forte Kabob, Taco Bell Cantina, Seaside Donuts Bakery
- 34 Newport Coffee Company, Baja Sharkeez, Charlie's Chili Restaurant, Pipeline
- 35 Winston's Crown Jewelers
- 36 Sammy's Milk, Huxley + Harper
- 37 Ferrari of Newport Beach, Newport Exotics, Maserati of Newport Beach
- 38 The Car Spa, Phillips Auto
- 39 The Newport Beach Veterinary Hospital
- 40 Balboa Bay Resort
- 41 Duffy Electric Boats Sales and Rentals Newport Beach
- 42 A'maree's
- 43 Denison Yachting
- 44 Sterling BMW, Enterprise Rent-A-Car
- 45 Hoag Hospital Newport Beach



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