

# CORONA DEL MAR



COASTAL COMMERCIAL

SPACE AVAILABLE FOR LEASE

**3734 E. COAST HWY**

CORONA DEL MAR, NEWPORT BEACH, CA

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# 3734 E. COAST HWY CORONA DEL MAR

## SECTIONS

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2. AERIAL MAPS

3. FEATURES

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5. DEMOGRAPHICS

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## 1. PROPERTY DETAILS

### 3734 E. Coast Hwy | Corona Del Mar, Newport Beach

Total Space Available:	Approximately 1,750 SF
Base Rent:	\$5.75/SF   \$10,000 per month
NNN:	\$0.85/SF   \$1,500 per month
Available:	Immediate
Term:	Negotiable
Parking:	Street Parking Available

## 2. AERIAL MAPS

3734 E Coast Hwy



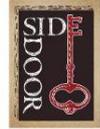
Happy D's  
Pet Salon



CROWN COVE



FIVE  
CROWNS



VISPRING  
Luxury Beds - London 1911

Botanica Floral



WELL



Gabriel  
Tailoring



COLUMBIA  
BANK



AB THE ALTMAN  
BROTHERS

DouglasElliman

EAST COAST HWY

3734 E Coast Hwy



## 2. AERIAL MAPS



CHRISTOPHER AND LUCY'S SALON  
MARK PATTERSON  
GRAVITI FITNESS  
SONDER  
Anubony's SHOE REPAIR  
FRENCH CONNECTION PET SALON

COAST BARBERS  
BLISS DESIGN  
Corona Del Mar Floral  
GARY'S New York Style Deli  
KONPA NIKKEI  
CASEY OGDONER

COAST HEARING AND BALANCE CENTER  
See's CANDIES  
Floralio  
Newport Wine & Spirits  
CASA

coast  
CDM CIGARS  
Lovely Nails Boutique  
AMARITH FARMHOUSE  
Mind Prossage Spa  
CHRONIC TACOS

CHASE  
HOUSE OF FITNESS  
SCENE gallery  
DEL MAR MAILS & SPA  
ROSE BAKERY CAFE  
EL CHOLA

COLUMBIA BANK

3734 E Coast Hwy

EAST COAST HWY

THE ALTMAN BROTHERS  
DouglasElliman

THE ORIGINAL MAMAID'S ITALIAN KITCHENS

Grounded Coffee House  
FACIAL LOUNGE  
Christopher Richardson Real Estate  
COZY EARTH  
UNITED STATES POSTAL SERVICE  
Conveyor Solutions

### 3. FEATURES



**IMMEDIATELY AVAILABLE FOR LEASE**

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**ALLOWABLE USES: RETAIL, OFFICE, MIXED-USE**

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**AMPLE STREET PARKING**

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**CONVENIENTLY LOCATED IN THE HEART OF CORONA DEL MAR**

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**WALKING DISTANCE TO MANY RESTAURANTS, RETAILERS AND THE PACIFIC OCEAN**

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**EXCELLENT TRAFFIC COUNTS & GREAT VISIBILITY**

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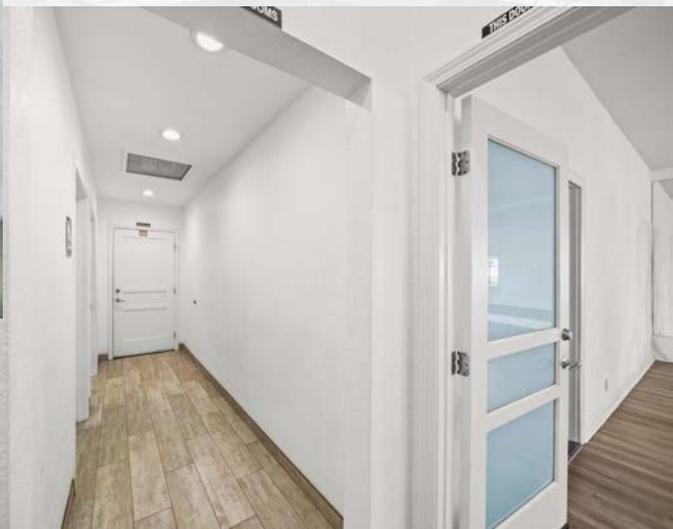
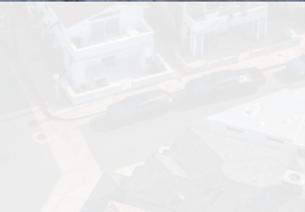
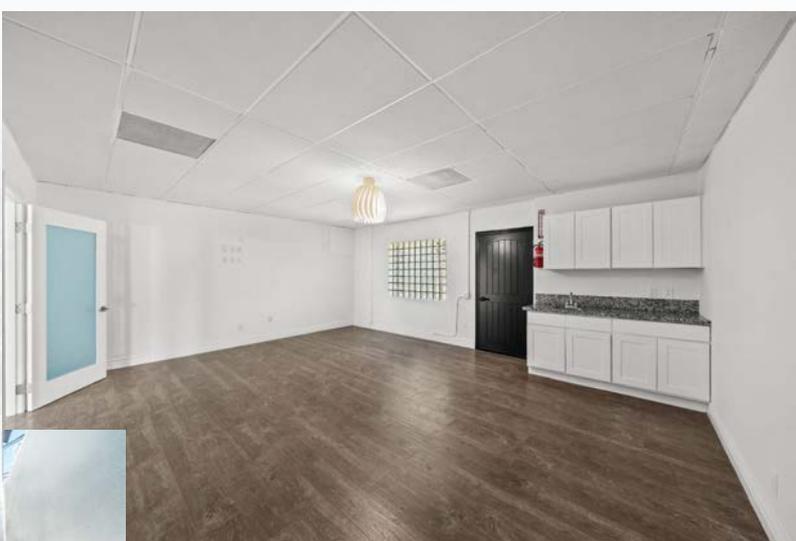


#### 4. PROPERTY PHOTOS



#### 4. PROPERTY PHOTOS















## 5. DEMOGRAPHICS

2025 Population - Current Year Estimate	197,614
2030 Population - Five Year Projection	198,279
2020 Population - Census	199,047
2010 Population - Census	187,079
2025 Average Household Income	\$201,771
2030 Average Household Income - Projection	\$218,524
2025 Median Household Income	\$130,255
2030 Median Household Income - Projection	\$149,644
2025 Per Capita Income	\$79,415
2030 Per Capita Income - Projection	\$88,154
2025 Average Value of Owner Occ. Housing Units	\$1,634,448
2025 Households - Current Year Estimate	78,590
2030 Households - Five Year Projection	80,242
2020 Households - Census	76,902
2010 Households - Census	75,258
2020-2025 Compound Annual Household Growth Rate	0.41%
2025-2030 Annual Household Growth Rate - Projection	0.42%
2025 Average Household Size	2.28

Demographics are based off a 5-mile radius

## 5. DEMOGRAPHICS

### 1 MILE

### 3 MILES

### 5 MILES

#### PLACE OF WORK

2025 Businesses	2,047	5,582	17,562
2025 Employees	15,690	47,860	171,254

#### POPULATION

2025 Population - Current Year Estimate	10,904	62,002	197,614
2030 Population - Five Year Projection	10,802	61,418	198,279

#### DAYTIME POPULATION

2025 Daytime Population	20,120	83,136	270,989
Daytime Workers	14,462 (71.9%)	52,808 (63.5%)	172,343 (63.6%)
Daytime Residents	5,658 (28.1%)	30,328(36.5%)	98,646 (36.4%)

#### GENERATIONS

2025 Population	10,904	62,002	197,614
Generation Alpha (Born 2017 or Later)	681 (6.3%)	4,081 (6.6%)	14,236 (7.2%)
Generation Z (Born 1999-2016)	1,446 (13.3%)	11,366 (18.3%)	54,416 (27.5%)
Millennials (1981-1998)	2,033 (18.6%)	12,580 (20.3%)	49,638 (25.1%)
Generation X (Born 1965-1980)	2,208 (20.3%)	12,973 (20.9%)	35,069 (17.8%)
Baby Boomers (Born 1946-1964)	3,361 (30.8%)	15,781 (25.5%)	34,208 (17.3%)
Greatest Generations (Born 1945 or Earlier)	1,175 (10.8%)	5,222 (8.40%)	10,047 (5.1%)

## 5. DEMOGRAPHICS

### RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	9,176 (84.2%)	48,196 (77.7%)	116,977 (59.2%)
Black or African American	50 (0.5%)	496 (0.8%)	3,416 (1.7%)
Asian	580 (5.3%)	6,004 (9.7%)	30,956 (15.7%)
Two or More Races	905 (8.3%)	5,730 (9.2%)	23,494 (11.9%)
American Indian or Alaska Native	19 (0.2%)	131 (0.2%)	1,289 (0.7%)
Other	166 (1.5%)	1,387 (2.2%)	21,194 (10.7%)

### EDUCATION

9-12th Grade - No Diploma	88 (1.0%)	468 (1.0%)	3,679 (2.7%)
High School Diploma	521 (5.8%)	2,935 (6.1%)	12,470 (9.2%)
GED or Alternative Credential	71 (0.8%)	560 (1.2%)	1,797 (1.3%)
Some College - No Degree	933 (10.4%)	5,934 (12.4%)	18,308 (13.5%)
Associate's Degree	507 (5.7%)	2,671 (5.6%)	8,558 (6.3%)
Bachelor's Degree	4,088 (45.7%)	20,944 (43.6%)	52,490 (38.6%)
Graduate or Professional Degree	2,726 (30.5%)	14,265 (29.7%)	34,818 (25.6%)

### HOUSEHOLD INCOME

2025 Households	5,510	28,916	78,590
2025 Average Household Income	\$286,652	\$263,122	\$201,771
2030 Average Household Income - Projection	\$311,222	\$286,108	\$218,524
2025 Average Value of Owner Occ. Housing Units	\$1,977,464	\$1,911,372	\$1,634,448



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COMMERCIAL



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# INVEST IN WHAT YOU LOVE

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