

RENOVATIONS UNDERWAY - FALL COMPLETION

Mariners Mile Square

2700 W. COAST HWY, NEWPORT, CA 92663

RETAIL/OFFICE SPACE AVAILABLE



RENOVATIONS UNDERWAY - FALL COMPLETION

OVERVIEW & PROPERTY HIGHLIGHTS

RETAIL/OFFICE SPACE AVAILABLE

UNDER NEW MANAGEMENT

- Large dedicated surface parking lot provides convenient parking. In addition, the Property benefits from substantial city/metered parking contiguous to the Property
- Located on PCH with incredible frontage & flanked by two major signalized intersections (Tustin Ave & Riverside Ave)
- Platinum demographics in the surrounding area as well as regional pull
- Flexible array of spaces that can be made available & uses to be accommodated
- Multi-million dollar upgrades coming soon!



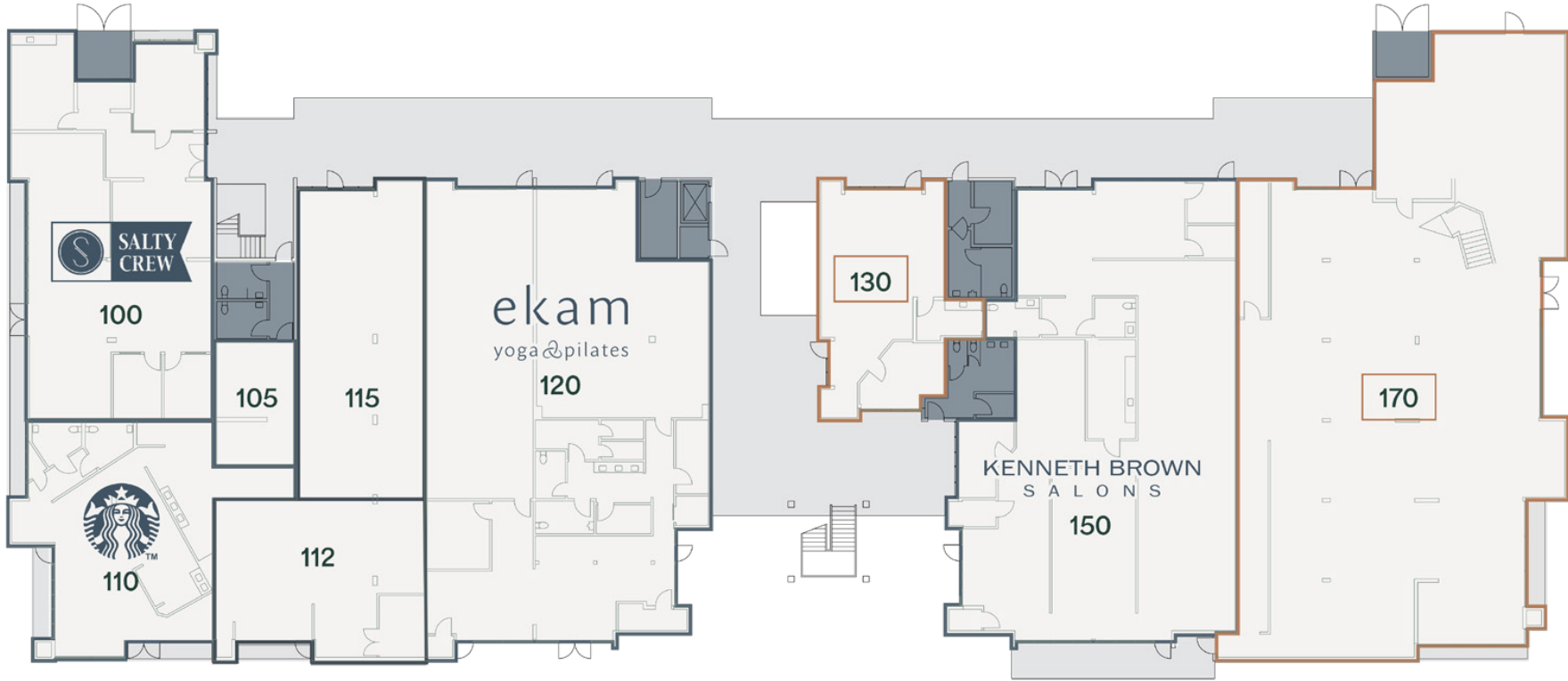
* CONCEPTUAL RENDERINGS

W. COAST HWY APPROXIMATELY 51,000 CPD

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

Floor One

| TENANT | (RSF) | TENANT | (RSF) | TENANT | (RSF) |
|------------------------|-------|-----------------------------------|-------|--------------------------|-------|
| 100 Salty Crew | 2,529 | 115 Golden Touch Cleaners | 1,497 | 150 Kenneth Brown Salons | 4,087 |
| 105 Salty Crew Storage | 353 | 120 Ekam Pilates | 4,269 | 170 AVAILABLE | 6,145 |
| 110 Starbucks | 1,575 | 130 AVAILABLE (PATIO OPPORTUNITY) | 1,059 | | |
| 112 Trouvaille Imports | 1,105 | | | | |



2-Levels (Unit 170 & 201)
able to combine 12,071 RSF

Floor Two

| TENANT | (USF) | (RSF) | TENANT | (USF) | (RSF) | TENANT | (USF) | (RSF) |
|---------------------------------------|-------|-------|--|-------|-------|--------------------------|-------|-------|
| 200 Saunders & Wiant Architects, Inc. | 750 | 915 | 220 Visiting Angels Living Assistance Solutions | 351 | 428 | 255 Taylor Made Travel | 414 | 505 |
| 201 AVAILABLE | 4,857 | 5,926 | 222 The Date Shop | 901 | 1,099 | 260 Wells Fargo Advisors | 409 | 499 |
| 202 Martinez Acupuncture | 187 | 229 | 230 Le Colffeur | 1,248 | 1,522 | 270 Skin Care by Jenet | 1,430 | 1,744 |
| 210 Fine Art Brokers & Appraisers | 240 | 293 | 244 AVAILABLE (PLUS LARGE TERRACE) DO NOT DISTURB | 1,260 | 1485 | 280 Salty Crew | 1,278 | 1,278 |
| 215 Marble Solutions | 808 | 986 | | | | | | |





PREMISE & SURROUNDING PARKING



59
SPACES

metered parking

12 spaces along PCH
18 spaces along Tustin Avenue
29 spaces along Avon Street



60
SPACES

public parking field (paid)



145
SPACES

premise surface parking





TRADE AREA & DEMOGRAPHICS

ONE MILE
Population (2025) / **19,105**
Forecast Population (2030) / **18,951**
Daytime Population / **23,443**
Household / **9,102**
Avg HH Income / **\$204,385**
Median Income / **\$134,588**
Median Age / **41.9**

THREE MILES
Population (2025) / **109,657**
Forecast Population (2030) / **109,949**
Daytime Population / **69,396**
Household / **46,197**
Avg HH Income / **\$191,816**
Median Income / **\$125,559**
Median Age / **40.3**

FIVE MILES
Population (2025) / **229,466**
Forecast Population (2030) / **229,289**
Daytime Population / **186,328**
Household / **94,929**
Avg HH Income / **\$190,614**
Median Income / **\$129,293**
Median Age / **41.8**

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NEWPORT BEACH



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