

UNDER NEW MANAGEMENT - MAJOR 2024/2025 UPGRADES

# Mariners Mile Square

2700 W. COAST HWY, NEWPORT, CA 92663

RETAIL/OFFICE SPACE AVAILABLE



NEWPORT BEACH, CA | EST. 1971  
**LIDO MARINA**  
VILLAGE

**NOBU**  
NEWPORT BEACH

**THE WINERY**  
RESTAURANT & WINE BAR

**hoag.**

**A** RESTAURANT  
NEWPORT BEACH

**Rusty Pelican**

**Bobby's**  
BY THE BAY

**WHALER**  
NEWPORT BEACH

**ARC**  
butcher & baker

**C'est Si Bon Bakery**  
**STARFISH**  
Laguna Beach & Newport Beach

**RIVERSIDE AVE**

**Marshall Goldman**  
COLLECTION  
AT NO RESERVE

**TUSTIN AVE**

**AVON ST**



MAJOR 2024/2025 UPGRADES COMING SOON

# 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!



Mariners  
Mile  
Square

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



\* CONCEPTUAL RENDERINGS

W. COAST HWY APPROXIMATELY 51,000 CPD

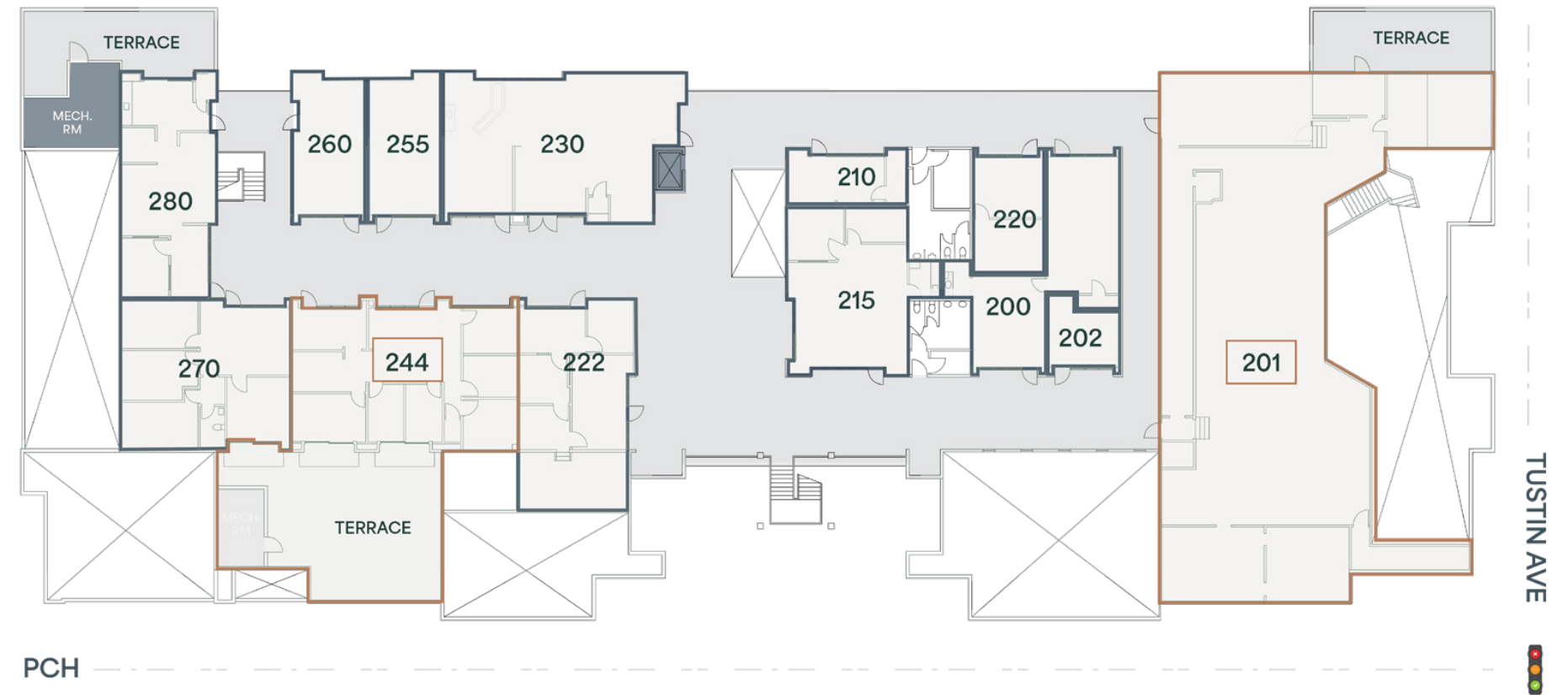


# Floor One

# Floor Two

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

| TENANT | (RSF)                      | TENANT | (RSF) | TENANT                        | (RSF) | TENANT | (USF)                | (RSF) | TENANT | (USF)                             | (RSF) | TENANT | (USF) | (RSF)                                       |       |       |     |                      |       |       |  |
|--------|----------------------------|--------|-------|-------------------------------|-------|--------|----------------------|-------|--------|-----------------------------------|-------|--------|-------|---|-------|-------|-----|----------------------|-------|-------|--|
| 100    | Salty Crew                 | 2,529  | 115   | Golden Touch Cleaners         | 1,497 | 150    | Kenneth Brown Salons | 4,087 | 200    | Saunders & Wiant Architects, Inc. | 750   | 915    | 220   | Visiting Angels Living Assistance Solutions | 351   | 428   | 255 | Taylor Made Travel   | 414   | 505   |  |
| 105    | Salty Crew Storage         | 353    | 120   | Ekam Pilates                  | 4,269 | 170    | AVAILABLE            | 6,145 | 201    | AVAILABLE                         | 4,857 | 5,926  | 222   | The Date Shop                               | 901   | 1,099 | 260 | Wells Fargo Advisors | 409   | 499   |  |
| 110    | Starbucks                  | 1,575  | 130   | AVAILABLE (PATIO OPPORTUNITY) | 1,059 |        |                      |       | 202    | Martinez Acupuncture              | 187   | 229    | 230   | Le Colffeur                                 | 1,248 | 1,522 | 270 | Skin Care by Jenet   | 1,430 | 1,744 |  |
| 112    | AVAILABLE (DO NOT DISTURB) | 1,105  |       |                               |       |        |                      |       | 210    | Fine Art Brokers & Appraisers     | 240   | 293    | 244   | AVAILABLE (DO NOT DISTURB)                  | 1,864 | 2,274 | 280 | Salty Crew           | 1,278 | 1,278 |  |
|        |                            |        |       |                               |       |        |                      |       | 215    | Marble Solutions                  | 808   | 986    |       |   |       |       |     |                      |       |       |  |







## PREMISE & SURROUNDING PARKING



**59**  
SPACES metered parking

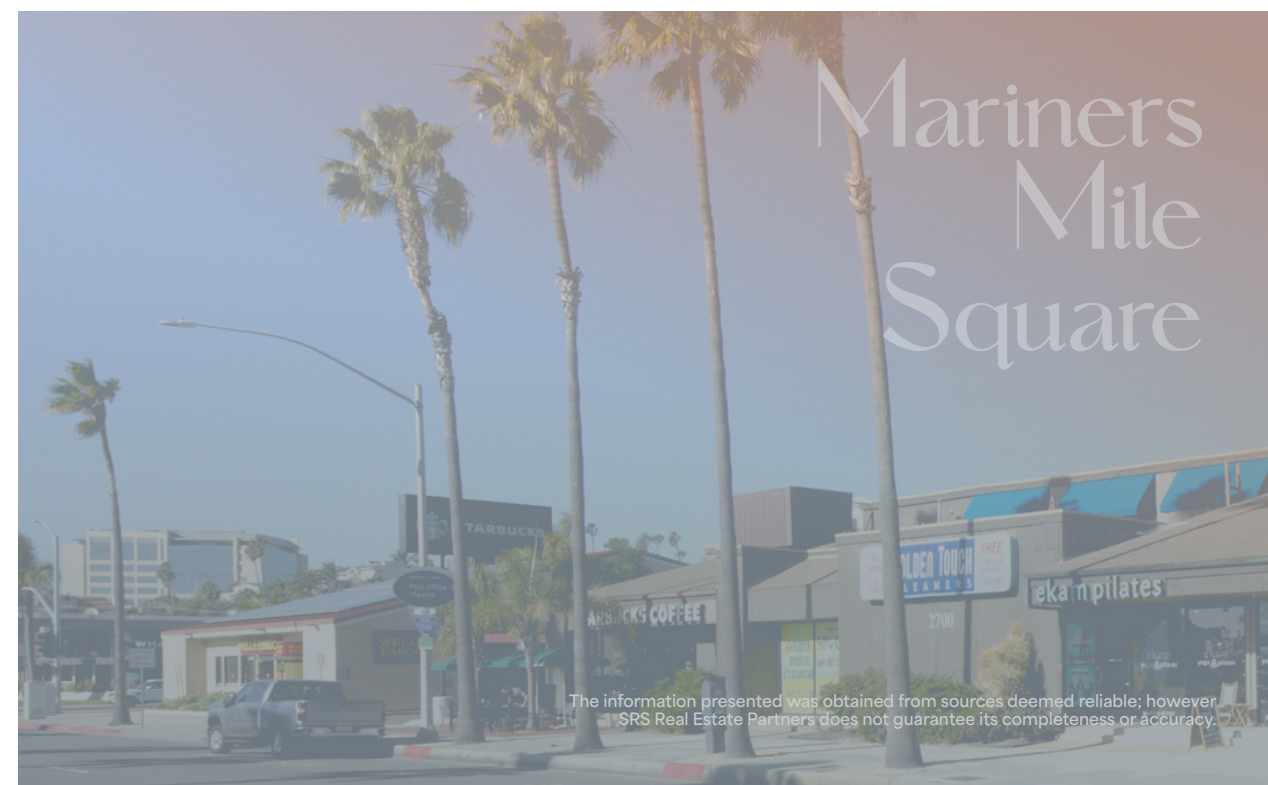
12 spaces along PCH  
18 spaces along Tustin Avenue  
29 spaces along Avon Street



**60**  
SPACES public parking field (paid)



**145**  
SPACES premise surface parking



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Mile  
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## TRADE AREA & DEMOGRAPHICS

**ONE MILE**  
 Population (2024) / **19,457**  
 Forecast Population (2029) / **19,261**  
 Daytime Population / **23,042**  
 Household / **9,028**  
 Avg HH Income / **\$193,217**  
 Median Income / **\$120,736**  
 Median Age / **39**

**THREE MILES**  
 Population (2024) / **112,143**  
 Forecast Population (2029) / **113,459**  
 Daytime Population / **72,423**  
 Household / **46,179**  
 Avg HH Income / **\$172,831**  
 Median Income / **\$111,957**  
 Median Age / **39**

**FIVE MILES**  
 Population (2024) / **234,956**  
 Forecast Population (2029) / **235,993**  
 Daytime Population / **184,083**  
 Household / **95,161**  
 Avg HH Income / **\$174,819**  
 Median Income / **\$116,280**  
 Median Age / **40**



# Mariners Mile Square

NEWPORT BEACH



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