

BALBOA PENINSULA

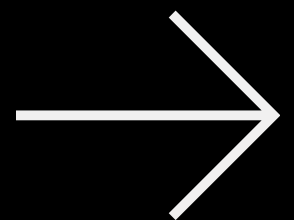


RETAIL SPACE FOR LEASE



511 E. BALBOA BLVD,
NEWPORT BEACH CA 92661

- A fantastic mixed-use property offering both retail and office space
- Perfectly across the street from iconic Balboa Fun Zone
- High-traffic area
- One of Southern California's most desirable coastal destinations!



VANGUARD COMMERCIAL CAPITAL







A PERFECT RETAIL SPACE!

The average daily traffic (ADT) around 511 E. Balboa Blvd in Newport Beach typically falls within a range of 10,000 to 20,000 vehicles and more during the summer season

27' on Balboa Blvd Frontage

Located in the prestigious neighborhood of Balboa Village in Newport Beach. Balboa is known for luxury shops, restaurants and beautiful waterfront homes

FACILITIES

			
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LOCATION

511 E. Balboa Blvd

Newport Beach CA 92661

Balboa & Palm St.

SIZE

UNIT A : 1869 SQ FT



BY THE NUMBERS

Population

1 Mile 7,980

3 Mile 72,120

5 Mile 18,7498

Average Household Income

1 Mile \$241,052

3 Mile \$212,789

5 Mile \$183,654

BROKER



NOEL GONZALEZ

+949-903-2562

OFFICE LOCATION

**300 SPECTRUM CENTER DR
SUITE 400
IRVINE AVE, CA 92618**

OFFICIAL WEBSITE

WWW.VANGUARDVIP.NET

