



COASTAL
COMMERCIAL



SPACE FOR LEASE

309 Palm Street
NEWPORT BEACH, CA

PROPERTY DETAILS

309 Palm St. Newport Beach, CA

2nd Floor: 8039 SF Available

Price Per SF: Negotiable

3rd Floor: 4068 SF Available

Price Per SF: Negotiable



309 PALM STREET

NEWPORT LANDING
RESTAURANT

**BALBOA ISLAND
FERRY**

**Jane's
Corndogs**

**New York
Style Pizza**

**CLASS
OF '47**
BALBOA CALIFORNIA

Cowafornia
ICE CREAM & COFFEE

FUN ZONE

FUN ZONE

HIGHLIGHTS



**LOCATED ADJACENT TO WORLD FAMOUS
BALBOA FUN ZONE**



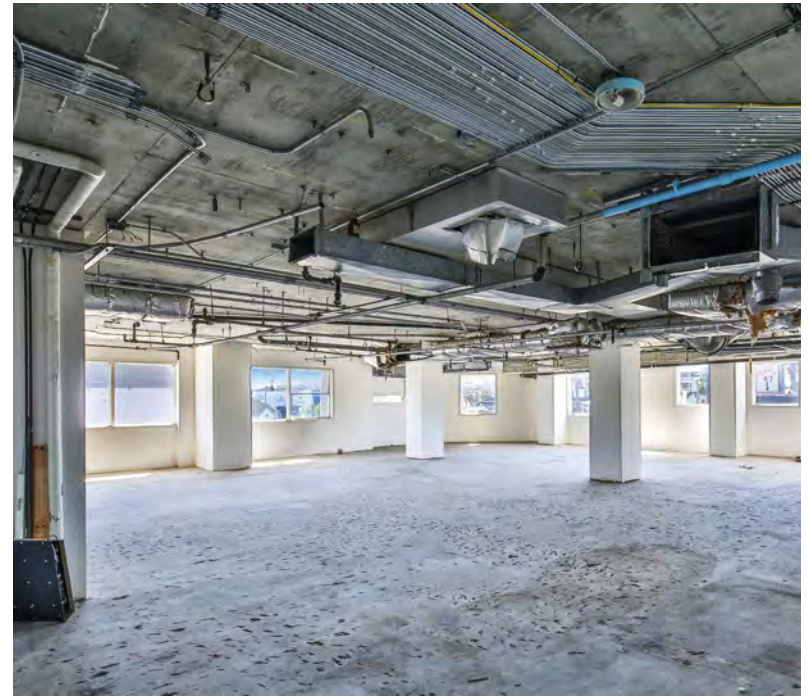
EXCELLENT PEDESTRIAN TRAFFIC



INCREDIBLE VIEWS OF NEWPORT BAY



ACCESS TO ATTACHED PARKING STRUCTURE



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
2020 Population	1,888	7,325	17,771
2025 Population Estimate	20,794	50,597	147,837



INCOME

2020 Average Household Income	\$169,841	\$134,186	\$144,413
2025 Average Household Income	\$188,374	\$148,542	\$159,931



DAYTIME POPULATION

2020 Daytime Population	21,472	104,666	246,327
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EXCLUSIVELY MARKETING BY



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