

3007 & 3027 E Coast Hwy



**Restaurant/Retail
Space for Lease**

CORONA DEL MAR / CALIFORNIA



Site Aerial

3007 & 3027 East Coast Hwy · Corona Del Mar

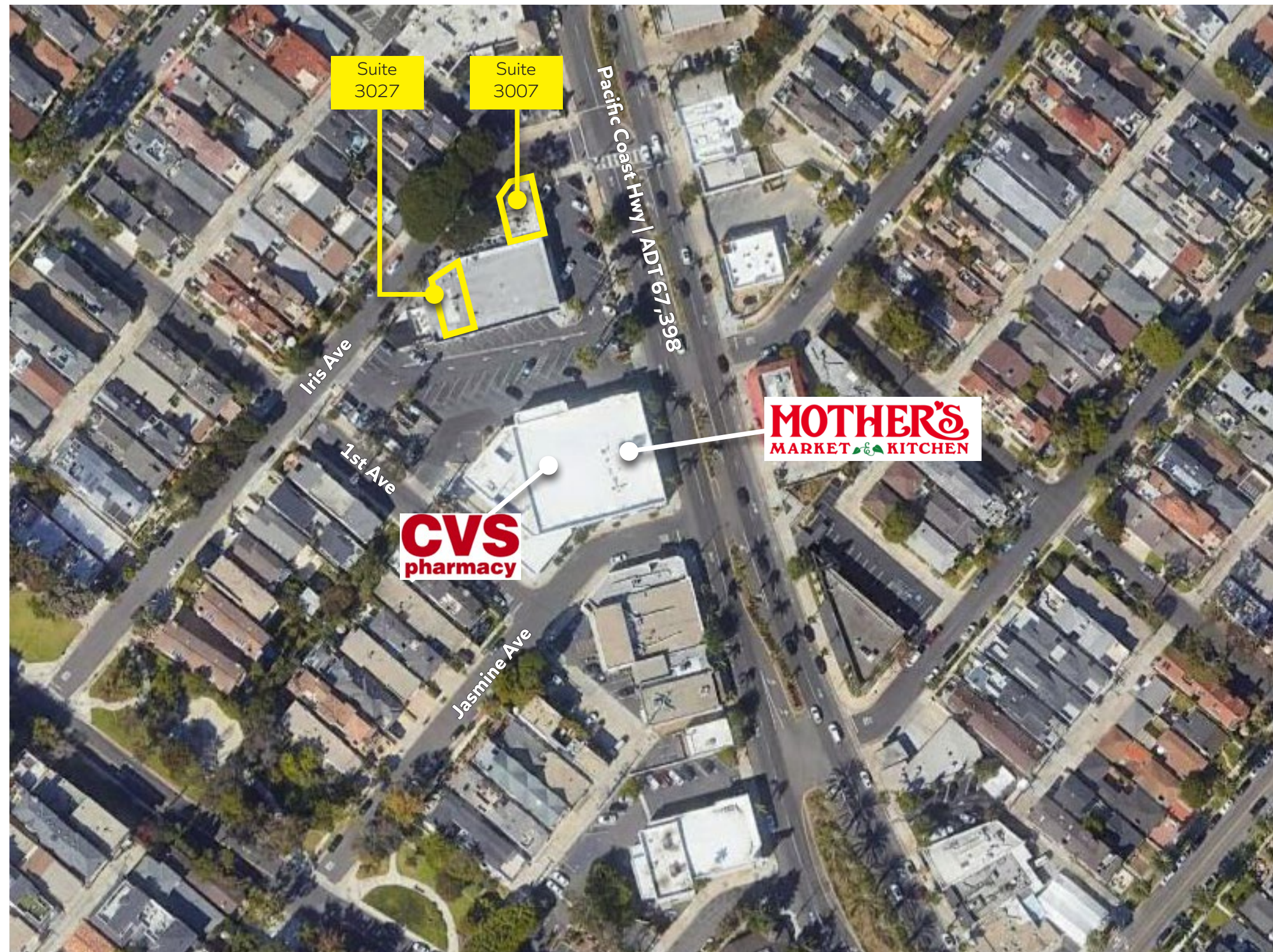


The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

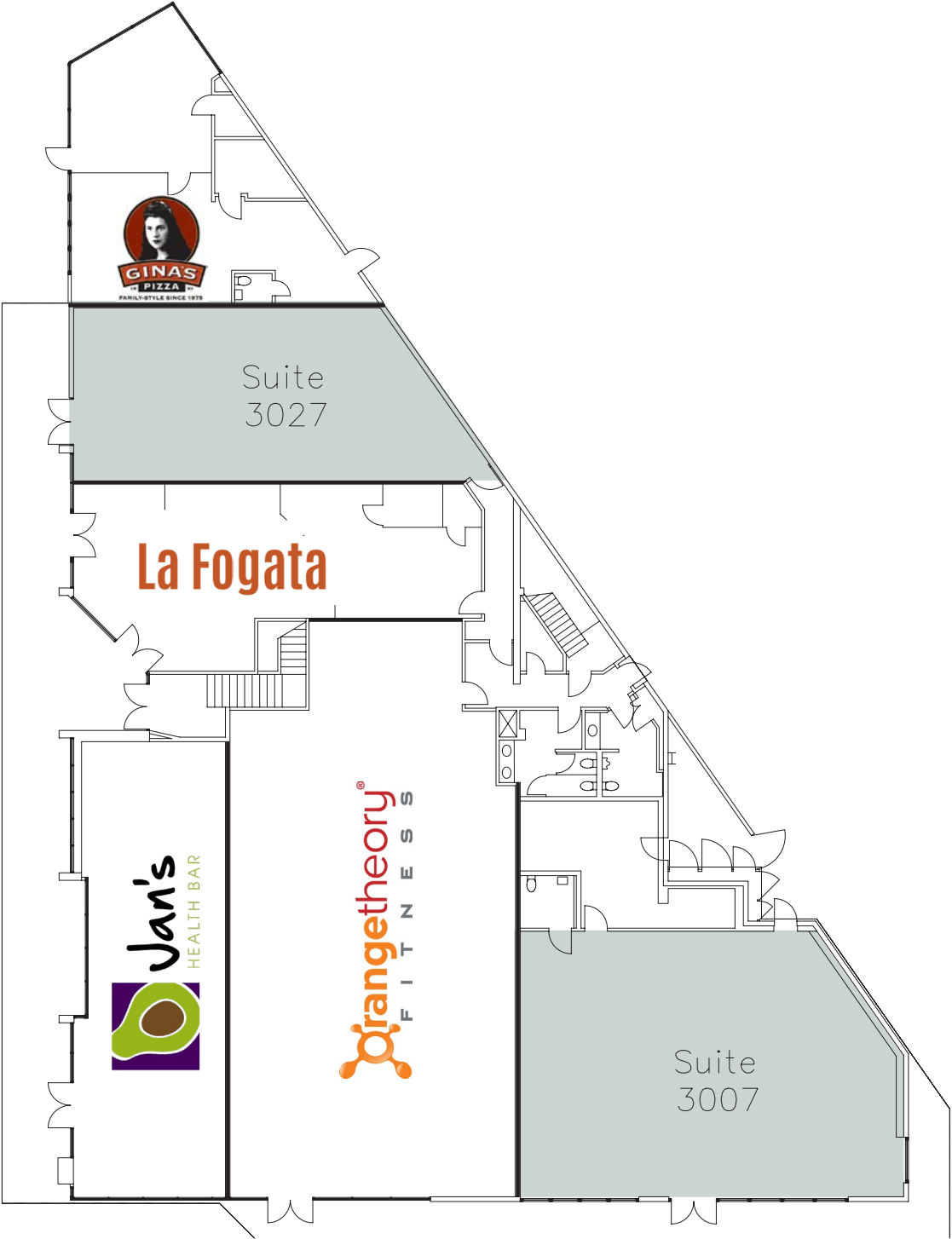
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Property Highlights

- + Restaurant/Retail opportunities located in the heart of Downtown Corona Del Mar
- + Co-tenants include: Mother's Market, CVS Pharmacy, Jan's Health Bar, Orange Theory Fitness, Gina's Pizza, and La Fogota
- + Rare parking field, providing easy access and convenience for customers
- + One of the most affluent coastal markets in Orange County with an average household income of nearly \$185,000 within a 5-mile radius
- + Close proximity to Fashion Island, Orange County's leading outdoor mall



Site Plan



Available

Suite 3007
2,246 SF

Suite 3027
1,266 SF

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Suite 3007



Details

- 2,246 SF
- Current Verizon
- Est. delivery: 7/1/2024

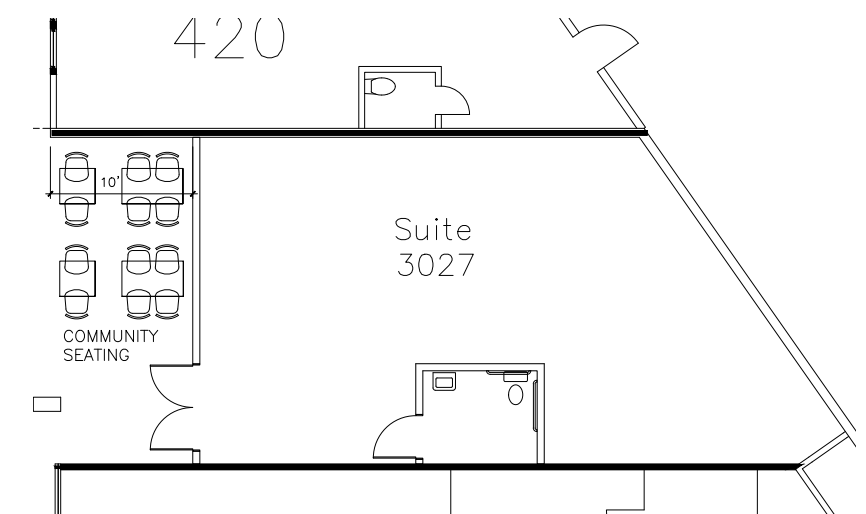
Suite 3027



Details

- Ability to push storefront back approx. 12 feet to maximize outdoor seating for restaurant use
- 1,266 SF

Conceptual Restaurant Plan



Property Photos

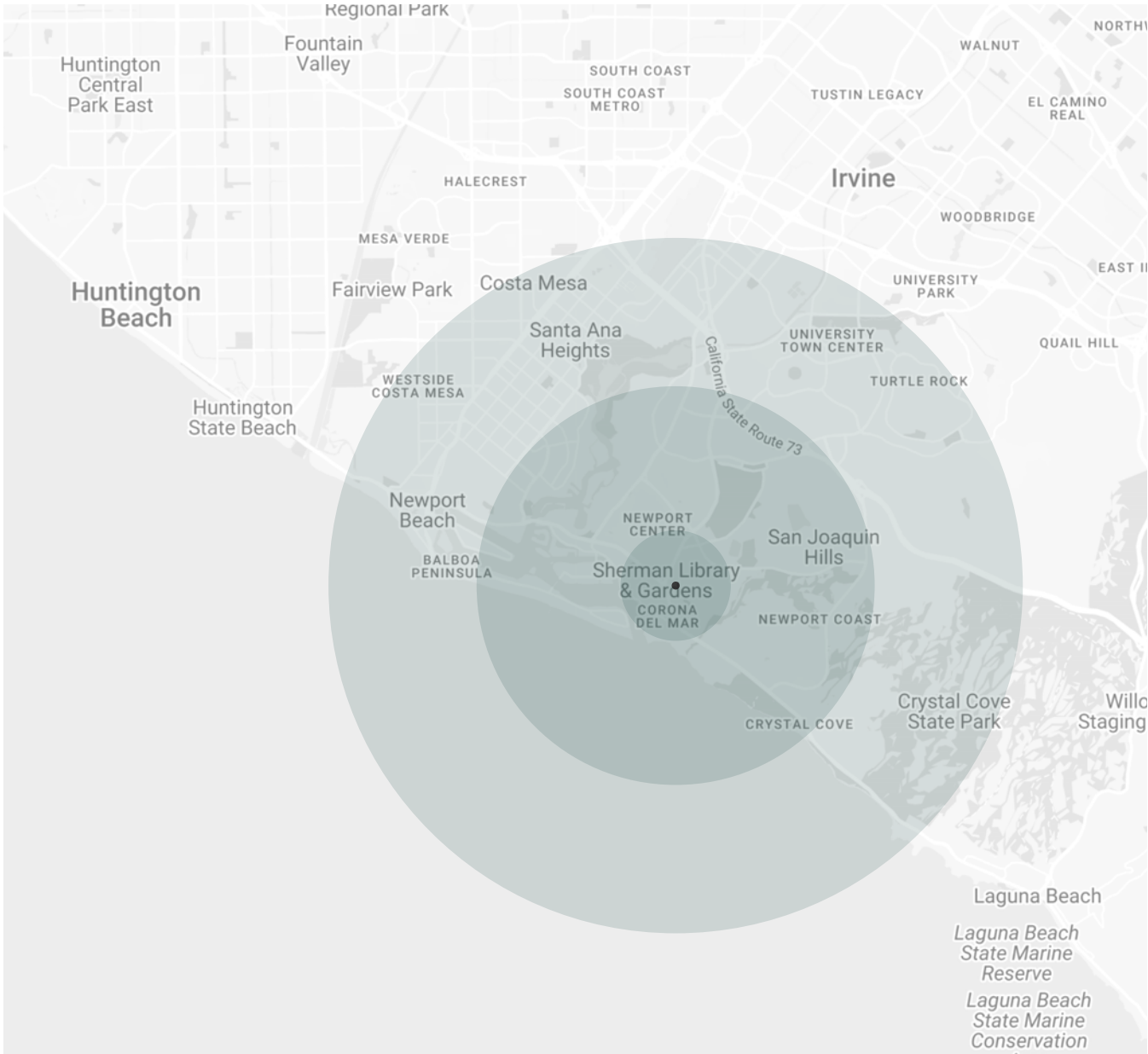




Property Highlights

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Population

	1 Mile	3 Miles	5 Miles
Estimated Population	10,868	58,581	193,615
Forecasted Population (2028)	10,805	58,681	193,331

Daytime Demos

	1 Mile	3 Miles	5 Miles
Total Daytime Population	16,956	78,370	258,142

Median Household Income

	1 Mile	3 Miles	5 Miles
Estimated Median Household Income	\$197,020	\$162,455	\$119,415
Median Disposable Income	\$134,842	\$118,385	\$98,905

Avg Household Income

	1 Mile	3 Miles	5 Miles
Estimated Average Household Income	\$268,865	\$239,330	\$186,802
Average Disposable Income	\$160,395	\$146,258	\$120,113

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