

3404 VIA LIDO

NEWPORT BEACH



NOW LEASING

Lido Marina Village Retail Space

LEASED BY:

RW REDWOOD WEST

WELCOME TO

3404 VIA LIDO

Located in the heart of Lido Marina Village, 3404 Via Lido is a rare, high-class retail space which offers prominent signage, floor to ceiling storefront windows and all the area amenities that Newport Beach has to offer. The space is centered in an amenity rich zone within the Lido Marina Village, located adjacent to Bear Flag Fish Co, Fable & Spirit, Starbucks, Woody's, West Marine, and across the street from Lido Marina Village, which includes Nobu, Malibu Farms Zinqué and Lido Bottle Works.





LIDO MARINA VILLAGE



The *Features* & Amenities

FEATURED LOCATION



Artisans, tastemakers, chefs, curators and collectors come together to share their wares and draw inspiration from the sun and the sea. Enjoy al fresco dining waterside, explore a mix of charming boutiques and stylish shops, and experience a delightfully scaled village ambience inviting you to stroll and discover creative details at every turn. This is Newport Beach at its best...casual, comfortable and chic in equal measure!

- 827 SF, High image retail space
- Heart of Lido Marina Village
- Prominent signage opportunities
- High visibility
- Newly renovated, move in ready
- Floor to ceiling storefront glass
- Walking distance to the harbor and beach



MALIBU FARM

NEIGHBORHOOD HOT SPOTS



ARC BUTCHER & BAKER



LIDO MARINA VILLAGE



CANNERY SEAFOOD OF THE PACIFIC



NOBU



LIDO ISLAND

THE CANNERY

LIDO VILLAS

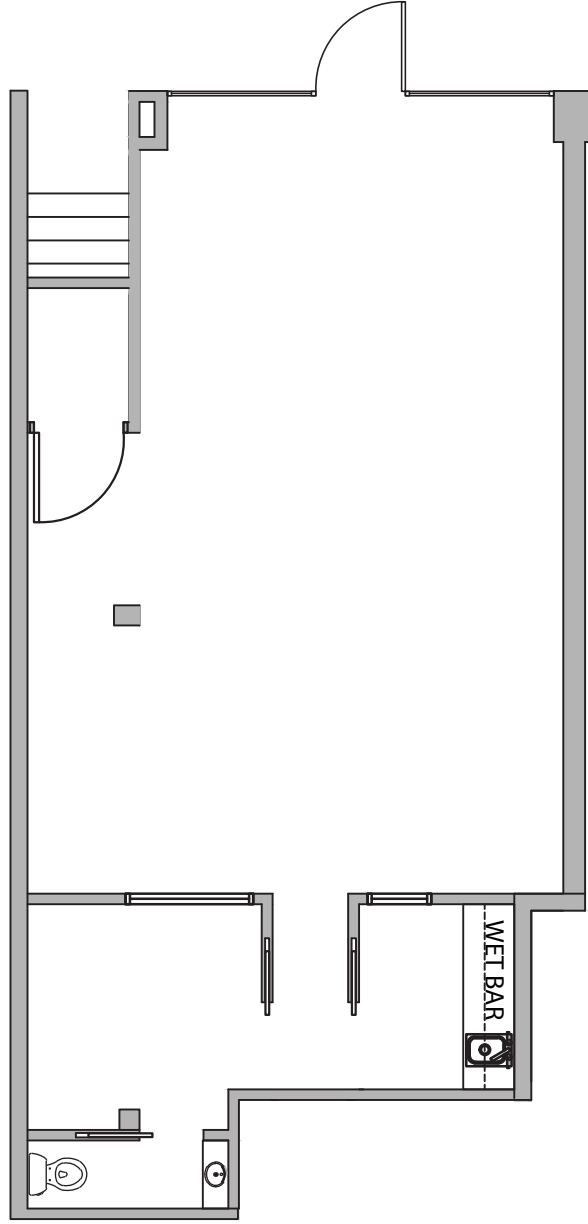
LIDO HOUSE HOTEL

3404 VIA LIDO

LIDO MARINA VILLAGE

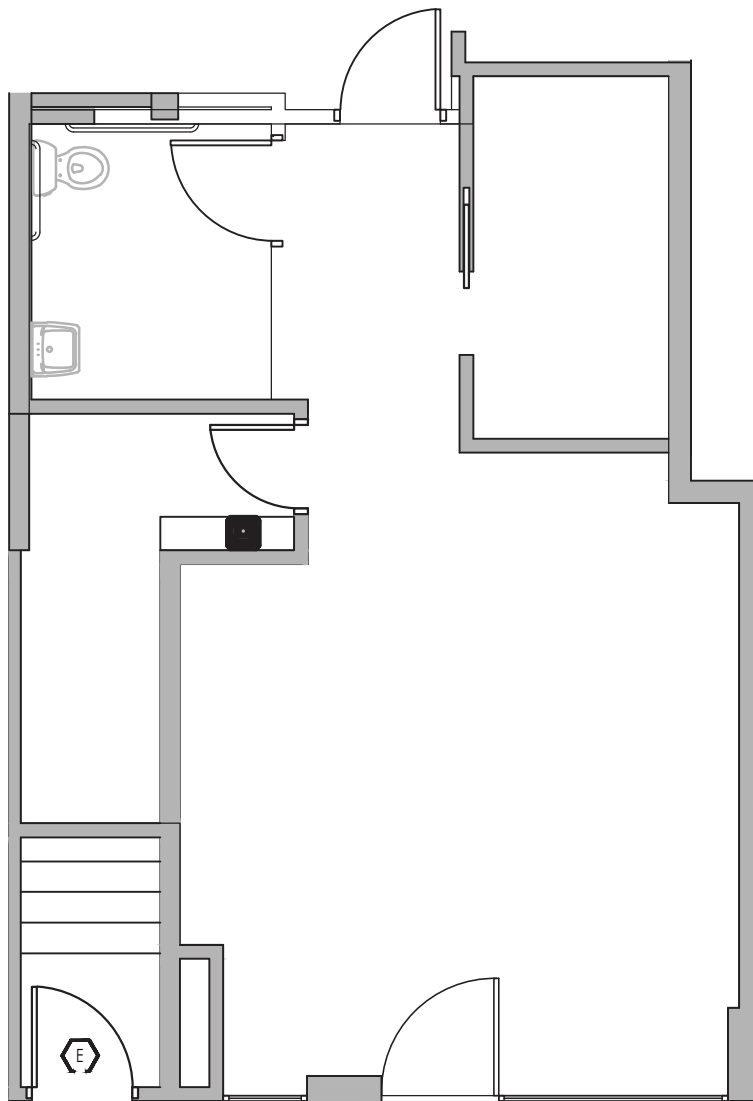
Suite A

+/- 827 SF



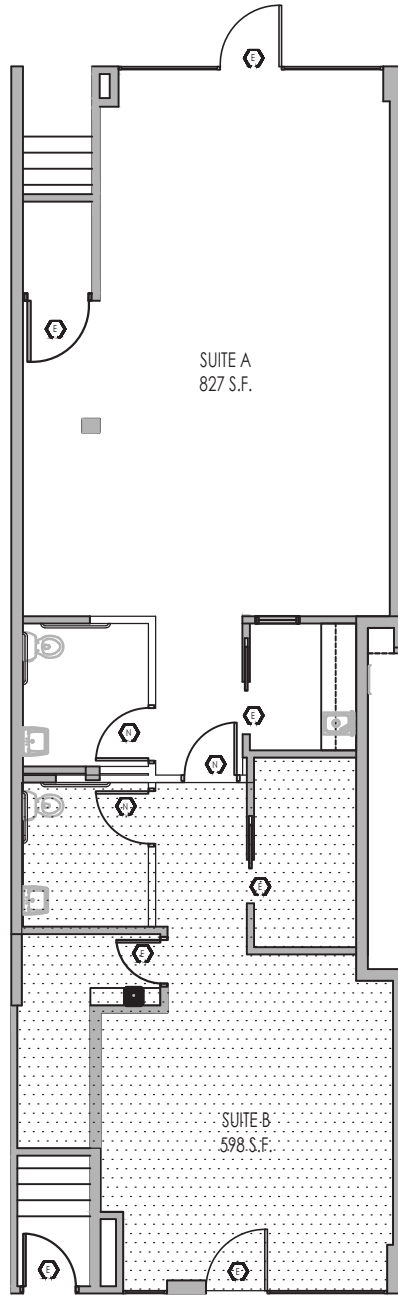
Suite B

+/- 598 SF



Suites A & B

+/- 1,425 SF



3404 VIA LIDO

NEWPORT BEACH

For more information, please contact:

John Pomer

949.945.2649

john@redwoodwest.com

Lic. #01440689

Ben Gott

949.945.2648

ben@redwoodwest.com

Lic. #01724507

Christian Heffelman

949.945.2645

christian@redwoodwest.com

Lic. #02101426

Julie Johnson

949.945.2644

julie@redwoodwest.com

Lic. #02156626



LEASED BY:

RW REDWOOD
WEST

The information contained in this document has been obtained from sources believed reliable. While Redwood West does not doubt its accuracy, Redwood West has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction to the suitability of the property for your needs.