

the Garden

Retail Leasing Opportunities in the Heart of Newport Beach

149 - 191 RIVERSIDE AVE & 2902 W COAST HWY, NEWPORT BEACH, CA 92663





the Garden

coastal retail & local flavor
& the charm of Newport

Boutique Retail Opportunity

191 RIVERSIDE AVE - SUITE D

The Garden is a well-located neighborhood retail center positioned along Pacific Coast Highway (West Coast Highway), which carries approximately 51,000 vehicles per day, at the signalized intersection of PCH and Riverside Avenue in Newport Beach. The property benefits from exceptional visibility, multiple points of ingress/egress, and a strong mix of daily-needs and experiential tenants.

A rare opportunity to join The Garden, one of Newport Beach's most charming boutique retail destinations. The center features distinctive brick architecture, lush landscaping, and a curated mix of neighborhood retailers and cafés.

Located just off West Coast Highway, the property serves affluent coastal communities and benefits from strong steady traffic from both local residents and coastal visitors.

- Prime corner exposure near West Coast Highway & Riverside Ave
- Distinctive arched brick architecture and herringbone masonry detailing
- Surrounded by strong neighborhood retailers and cafés
- Walkable environment with landscaped courtyard setting
- On-site customer parking throughout the property
- Minutes from Newport Harbor, Balboa Peninsula, and Pacific Coast Highway

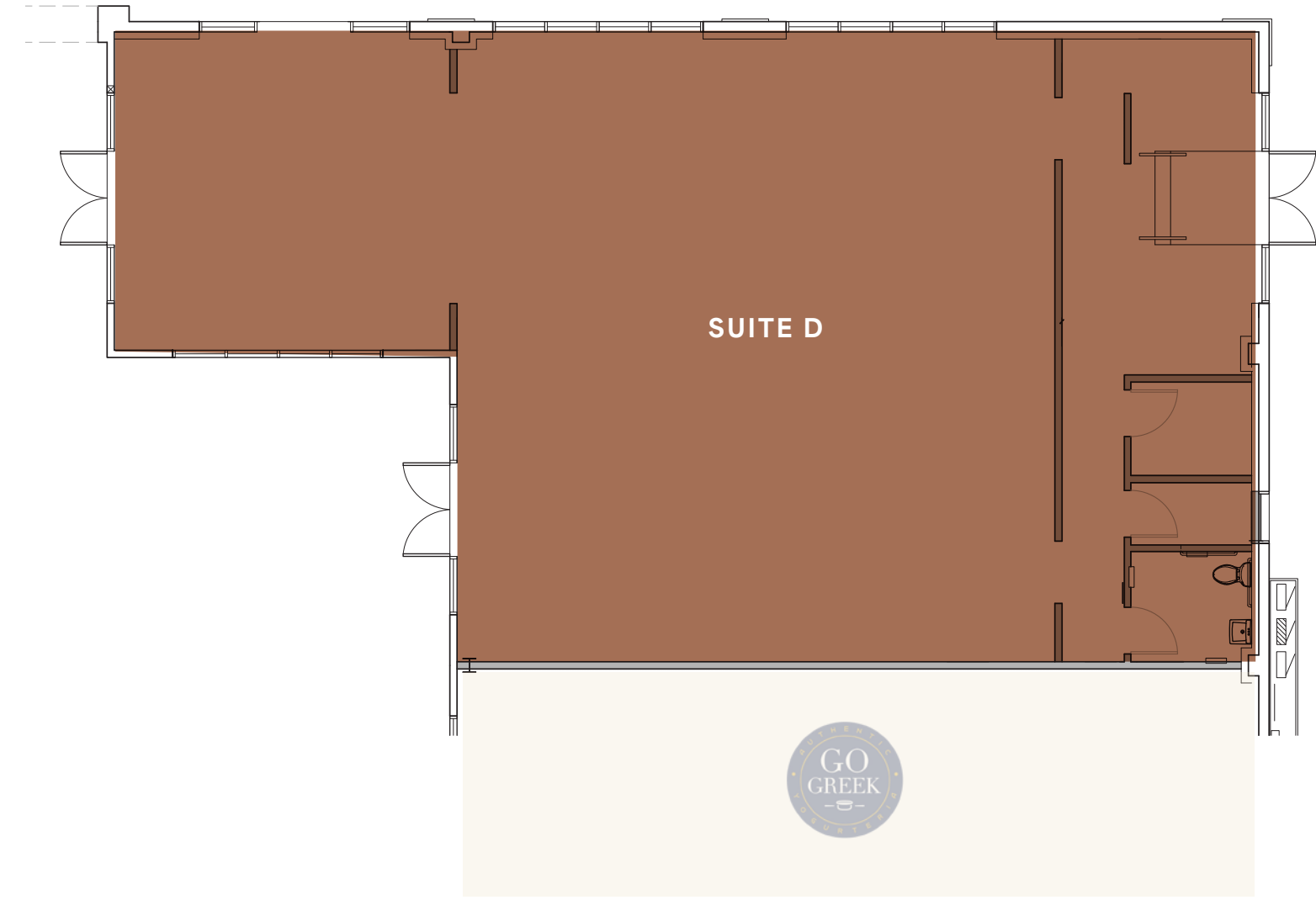


FOR LEASE

3,084 RSF Boutique Retail Opportunity

191 RIVERSIDE AVE - SUITE D (Available 7/1/26 • Please Do Not Disturb)

IDEAL FOR BOUTIQUE RETAIL, HOME DÉCOR, APPAREL, WELLNESS, OR SPECIALTY CONCEPTS SEEKING A UNIQUE NEWPORT BEACH LOCATION.



the Garden site plan



149 Riverside Avenue	
TENANT	UNIT
C'est Si Bon Bakery	Unit A
Bluejay Bikes	Unit B
Jewelers on Time	Unit C

177 Riverside Avenue	
TENANT	UNIT
United State Postal Office	Unit AB
The Bar Method	Unit C
Jewelers on Time	Unit C

191 Riverside Avenue	
TENANT	UNIT
Starfish	Unit A
Boost Hydration	Unit B
Go Greek Yogurt	Unit C
Available 7/1/26 (3,048 RSF)	Unit D

2902 W. Coast Highway	
TENANT	UNIT
Available (5,547 RSF)	Unit A
Available (1,466 RSF)	Unit B
Teicheira Team	Unit C





trade area & demographics

ONE MILE
 Population (2025) / **20,747**
 Forecast Population (2030) / **20,573**
 Daytime Population / **20,573**
 Household / **9,977**
 Avg HH Income / **\$199,855**
 Median Income / **\$133,085**
 Median Age / **41.2**

THREE MILES
 Population (2025) / **111,657**
 Forecast Population (2030) / **111,980**
 Daytime Population / **70,630**
 Household / **46,890**
 Avg HH Income / **\$190,509**
 Median Income / **\$125,102**
 Median Age / **40.3**

FIVE MILES
 Population (2025) / **231,371**
 Forecast Population (2030) / **231,166**
 Daytime Population / **185,056**
 Household / **95,824**
 Avg HH Income / **\$190,439**
 Median Income / **\$129,266**
 Median Age / **41.9**

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BOARDWALK
INVESTMENTS GROUP



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