

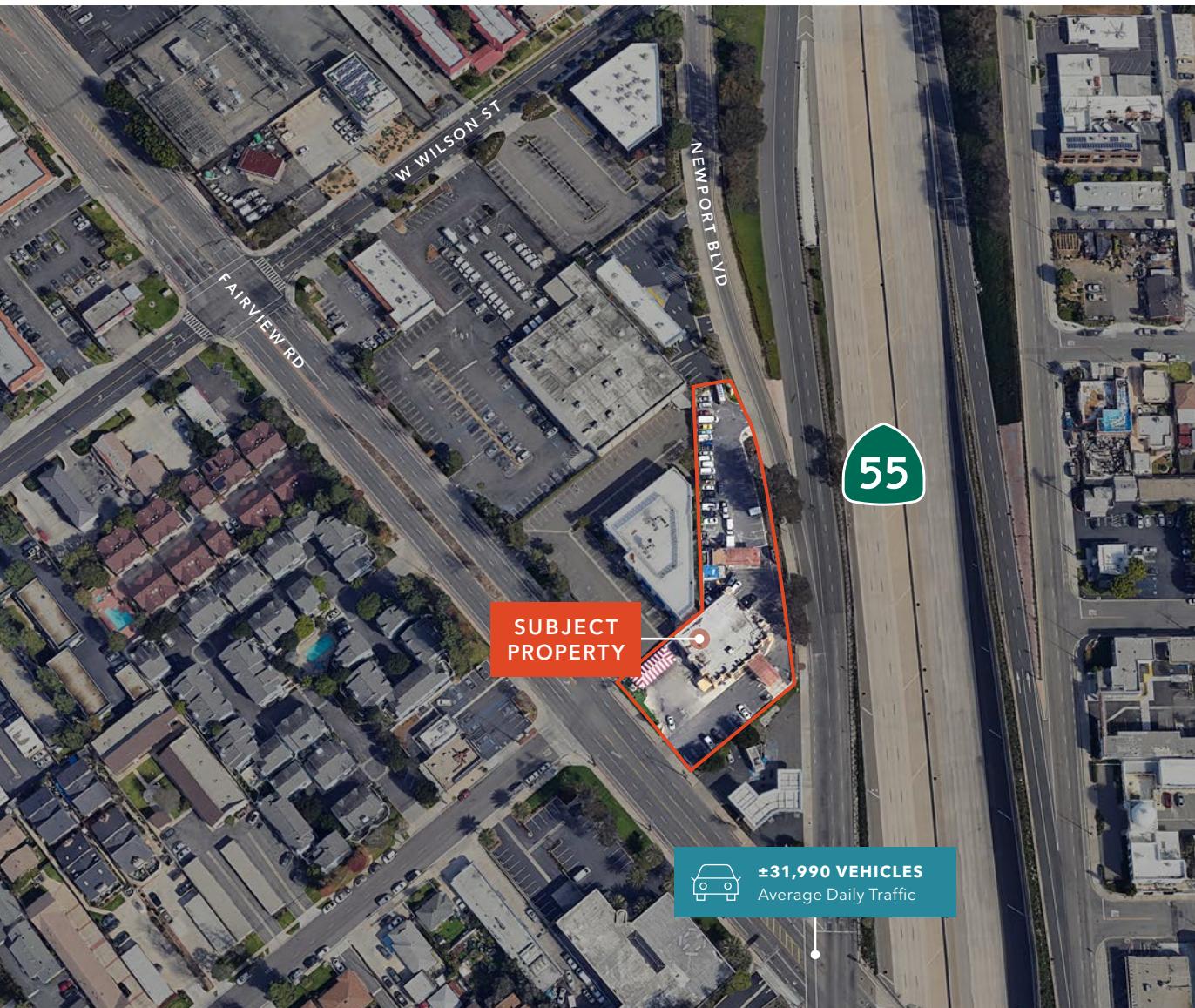
FOR LEASE

2285 NEWPORT BLVD

*±44,642 SF Express Car Wash
Conversion Opportunity in the
heart of Newport Beach, CA*

SUBJECT
PROPERTY





AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

C2 Zoning (Costa Mesa): Current zoning allows car wash operations, retail, and other commercial uses, offering strong flexibility for adaptive reuse

Highway Visibility & Traffic Counts: Exceptional exposure with visibility from the 55 Freeway generating approximately 170,000 VPD and the Newport Blvd off-ramp generating approximately 40,000 VPD

Direct Access to Beach Cities: Strategically located along the 55 Freeway corridor, providing a primary connection to the coastal beach cities

Strong Area Demographics & Destinations: Ideally situated near John Wayne Airport, Fashion Island, and South Coast Plaza

Existing Car Wash Infrastructure: 85-foot tunnel and 12 on-site vacuum stations

RENT
CONTACT BROKER FOR DETAILS

±44,642 SF
LAND SIZE (0.44 AC)

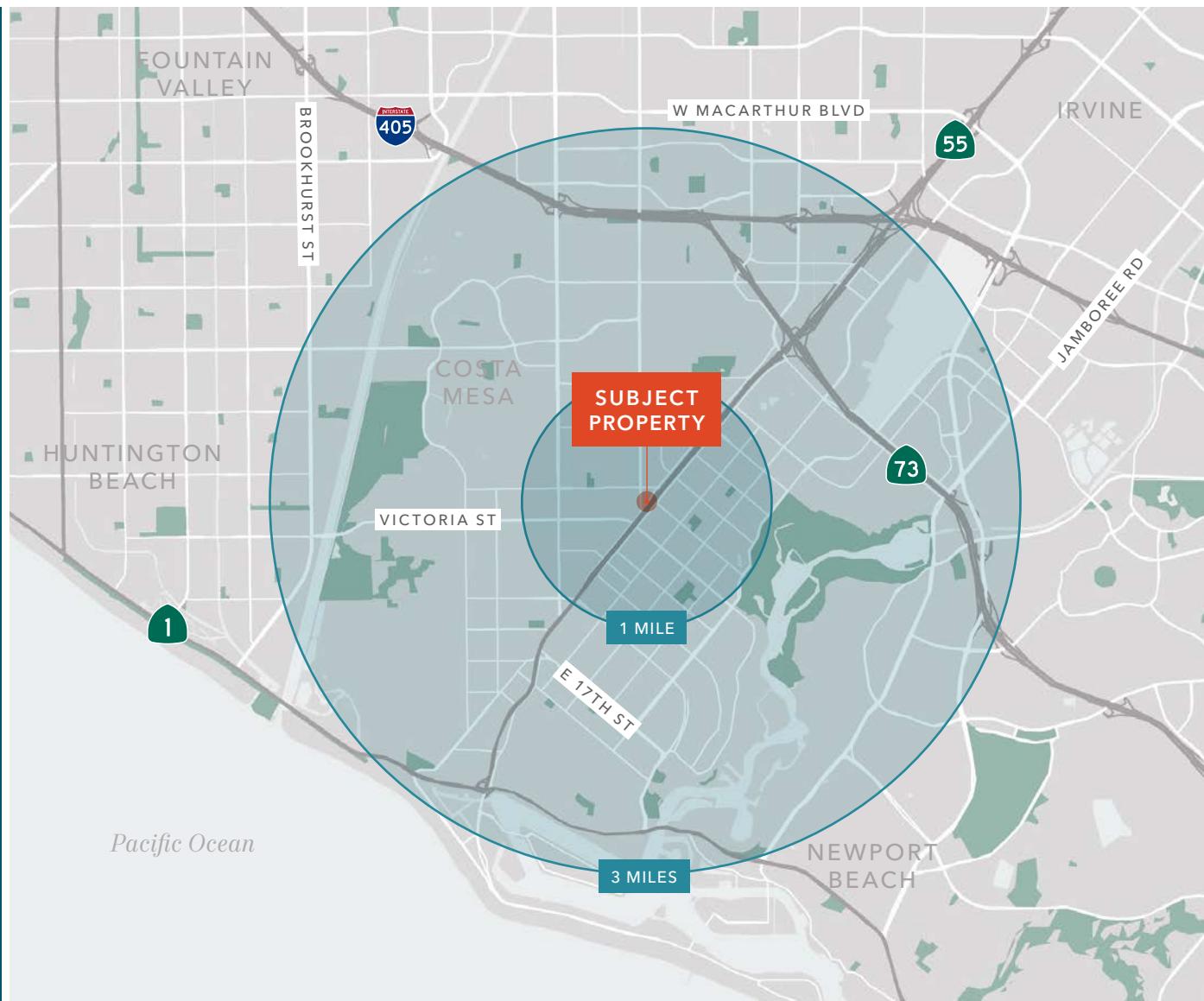
DEMOGRAPHICS

POPULATION

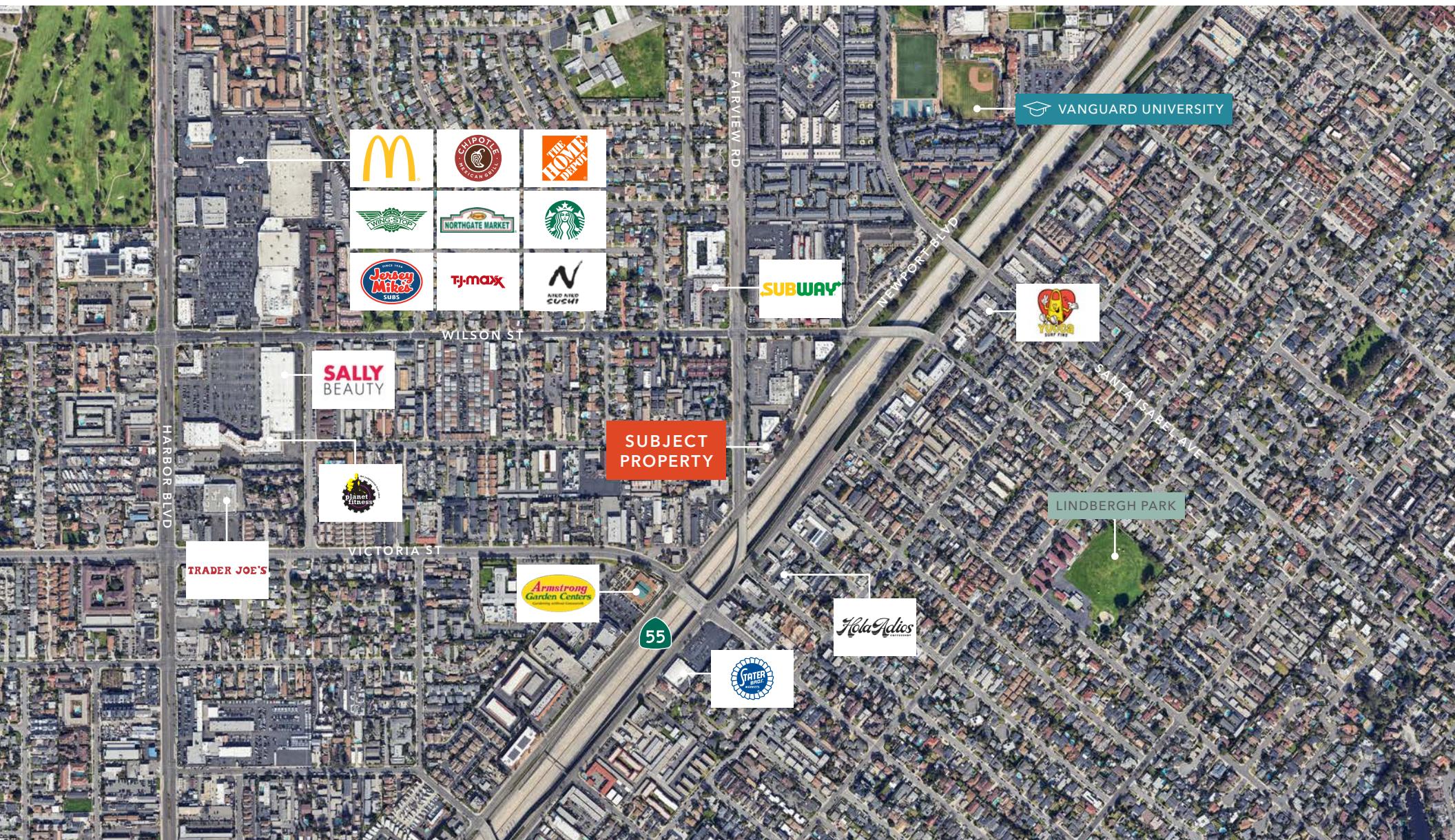
	1 Mile	3 Miles
2024 POPULATION	32,189	163,891
2029 PROJECTION	31,892	162,510
MEDIAN AGE	37.6	39.2

HOUSEHOLDS & INCOME

	1 Mile	3 Miles
2024 HH	12,316	64,748
AVG HH INCOME	\$130,207	\$137,486
ME HH INCOME	\$101,555	\$107,041



2285 NEWPORT BLVD



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