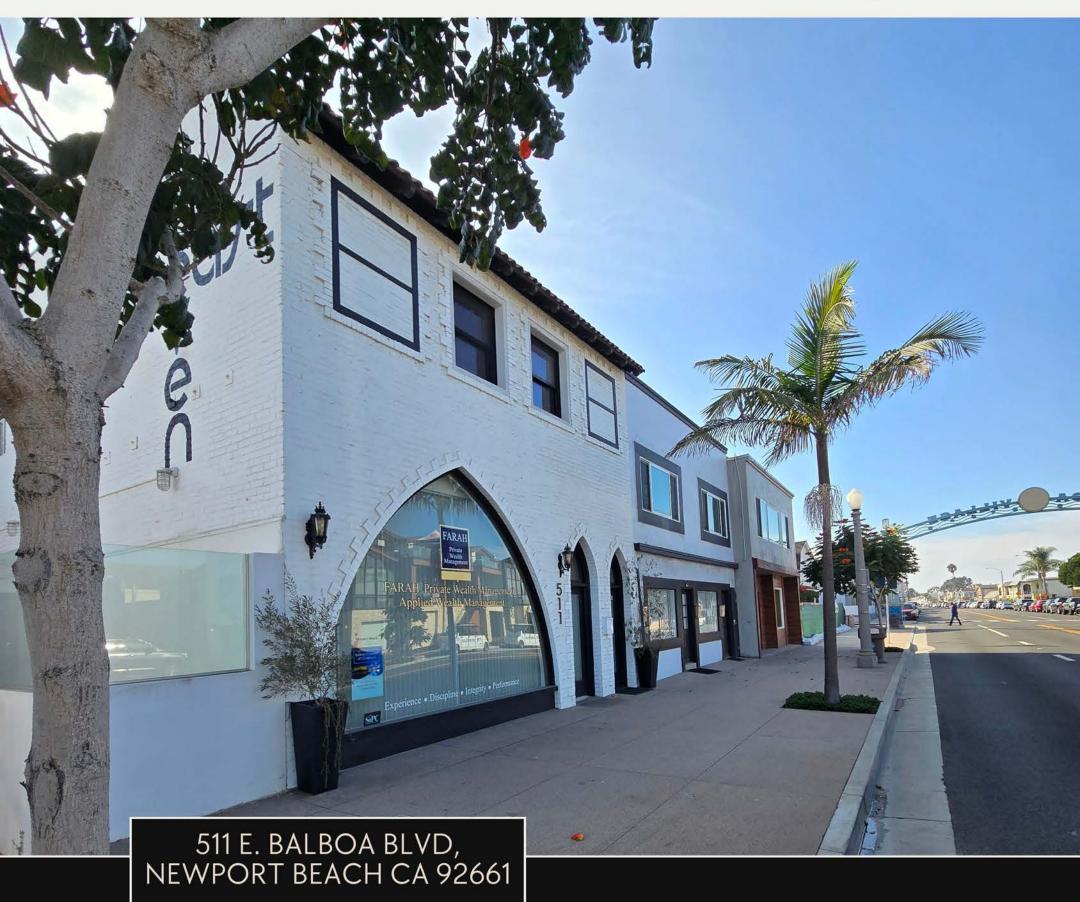
BALBOA PENINSULA

RETAIL SPACE FOR LEASE



- A fantastic mixed-use property offering both retail and office space
- Perfectly across the street from iconic Balboa Fun Zone
- High-traffic area
- One of Southern California's most desirable coastal destinations!



VANGUARD COMMERICAL CAPITAL



A PERFECT RETAIL SPACE!

The average daily traffic (ADT) around 511 E. Balboa Blvd in Newport Beach typically falls within a range of 10,000 to 20,000 vehicles and more during the summer season

27' on Balboa Blvd Frontage Located in the prestigious neighborhood of Balboa Village in Newport Beach. Balboa is known for luxury shops, restaurants and beautiful waterfront homes

FACILITIES



LOCATION

511 E. Balboa Blvd
Newport Beach CA 92661
Balboa & Palm St.
SIZE

INUT A . 102

UNIT A: 1869 SQ FT





VANGUARD COMMERCIAL CAPITAL

BY THE NUMBERS

Population

1 Mile 7,980

3 Mile 72,120

5 Mile 18,7498

Average Household Income

1 Mile \$241,052

3 Mile \$212,789

5 Mile \$183,654

BROKER



OFFICE LOCATION

300 SPECTRUM CENTER DR SUITE 400 IRVINE AVE, CA 92618

OFFICIAL WEBSITE
WWW.VANGUARDVIP.NET

