

VANGUARD COMMERCIAL CAPITAL

# BALBOA PENINSULA

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## RETAIL SPACE FOR LEASE



511 E. BALBOA BLVD,  
NEWPORT BEACH CA 92661

- 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!





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## 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

			
1	1	2	1

## LOCATION

**511 E. Balboa Blvd**  
**Newport Beach CA 92661**  
**Balboa & Palm St.**  
**SIZE**  
**UNIT A : 1869 SQ FT**





# 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



**NOEL GONZALEZ**

+949-903-2562

OFFICE LOCATION

**300 SPECTRUM CENTER DR  
SUITE 400  
IRVINE AVE, CA 92618**

OFFICIAL WEBSITE

**WWW.VANGUARDVIP.NET**

