

For Sale or Lease

±34,589 SF Parcel

Zoning Information

Commercial Zoning Allows for a Variety of Commerce Uses (no drive thru)

•Located adjacent to the 55 Freeway

•Prominent Fwy Monument Signage Available



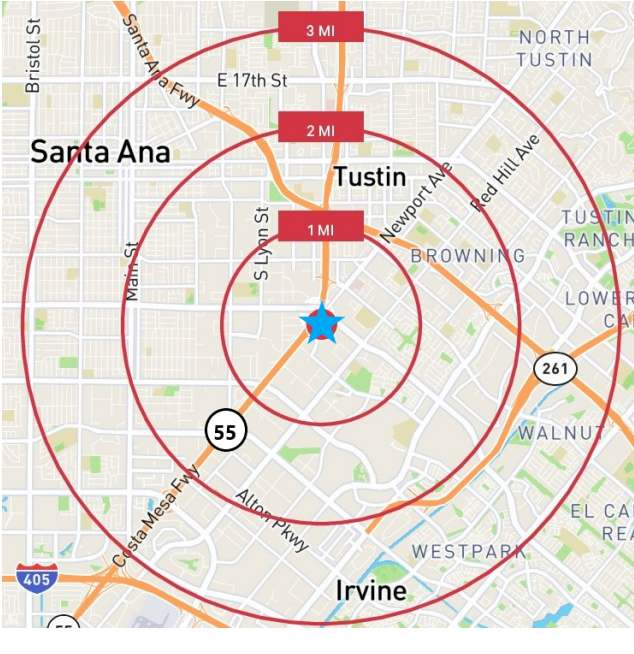
Demographic Information



Retail Includes Starbucks and FedEx | Residence Inn and Fairfield Inn Adjacent

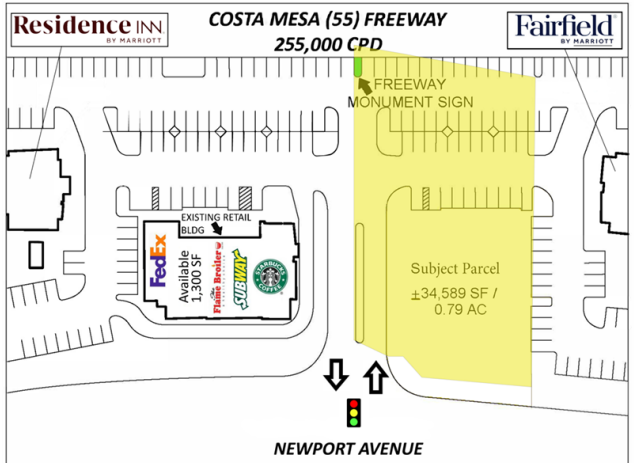
PROPERTY INFO

- + \$3,890,000 or \$350,000 Annual GL
- + Development or Owner / User
- + ± 34,589 SF Land
- + Ideally situated between Marriot Brands:
  - Residence and Fairfield Inn
- + Freeway Signage!
- + Signal at Entrance!



FEATURES

- + Excellent exposure and access
- + Flat, Developable Parcel\*
- + Chain retail, Starbucks, FedEx, Kinkos and Flame Broiler adjacent
- + Traffic Count Exceeds over 26,000 CPD on Newport Blvd and 255,000 on 55 Freeway
- + Outstanding Demographics - 3 Mile Radius
  - \* Over \$103,000 - Avg HH Income
  - \* 244,204 Residents
  - \* 188,568 Daytime Population



Flat, Developable Parcel with Excellent Exposure



- + \*Lot split in process
- + \*See Zoning Information, Page 1

For more information, please contact:



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