

For Lease

NEWPORT BEACH

West Coast Highway

6204 West Coast Hwy
NEWPORT BEACH, CA

2nd Generation
Restaurant

Iconic Restaurant Space



COMMERCIAL WEST BROKERAGE • 949-723-7300 • WWW.COMMERCIALWEST.COM

COMMERCIAL
WEST
BROKERAGE

3,522 SF RESTAURANT + PATIO

Iconic restaurant space with a liquor license, patio and private parking.

- Rare, private patio – Approx. 700 SF
- Liquor License: Beer & Wine
- Pole signage and direct visibility on West Coast Highway
- Visibility to 50,800+ cars per day
- All FF&E included





FOR LEASE
6204 W Coast Hwy
Newport Beach, CA 92663

3,522 SQ FT + Patio

About the Property

Located on the west end of Newport Beach, this landmark restaurant property sits conveniently near the corner of West Coast Highway and Prospect Street.

It features excellent frontage and visibility to local and tourist traffic. An open patio and private parking make this an unparalleled restaurant opportunity.



COMMERCIAL WEST BROKERAGE
Phil Berry, LIC#1208635
pberry@commercialwest.com | 949.723.7300

Location

Ideal coastal location situated directly on West Coast Highway featuring excellent frontage and visibility to local and tourist traffic.

FOR LEASE

6204 W Coast Hwy
Newport Beach, CA 92663

3,522 SQ FT + Patio



6204 W COAST HIGHWAY
NEWPORT BEACH, CA 92663

ESTIMATED POPULATION

1 mi | 8,826
2 mi | 45,451
3 mi | 104,727

DAYTIME POPULATION

1 mi | 12,722
2 mi | 54,729
3 mi | 102,761

AVG HOUSEHOLD INCOME

1 mi | \$170,432
2 mi | \$164,417
3 mi | \$160,947

AVG HOME VALUE

Newport Beach | \$3,500,000

BY THE NUMBERS



COMMERCIAL WEST BROKERAGE
Phil Berry, LIC#1208635 | Matt Berry, LIC#2134414
www.commercialwest.com | pberry@commercialwest.com | 949.723.7300