

OFFERING MEMORANDUM



**FOR
SALE** | **1520 W.COAST HIGHWAY**
NEWPORT BEACH, CA 92663

1520 W. COAST HIGHWAY, NEWPORT BEACH, CA 92649

LIST PRICE:	\$1,900,000
TOTAL BUILDING SIZE:	2,880 SF
TOTAL LAND SIZE:	14,221 SF
ZONED:	CG
YEAR BUILT:	2006
APN:	049-280-64 049-280-65

PROPERTY HIGHLIGHTS

- Prime Newport Beach Location along W. Coast Highway in the highly desirable Mariners Mile commercial district.
- Free-Standing Commercial Building totaling approximately 2,880 SF with a mix of ground floor retail/commercial space and second-floor office area.
- Situated on approximately 13,068 SF of land with 14 parking spaces distributed on both sides of the property.
- Long-Term Ground Lease in place with twelve (12) five-year renewal options, extending through 2078.
- Exceptional visibility and signage potential along Pacific Coast Highway with convenient access to the 55, 73, and 405 freeways.
- Located among a vibrant mix of retail, dining, and service businesses, including Billy's at the Beach and Sol Grill.
- Wide range of permitted commercial uses
- Vacant and ready for occupancy, with flexibility for remodeling, customization, or potential redevelopment to suit buyer's business model or investment strategy



FOR MORE INFORMATION CONTACT:

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SHEVA HOSSEINZADEH, CCIM

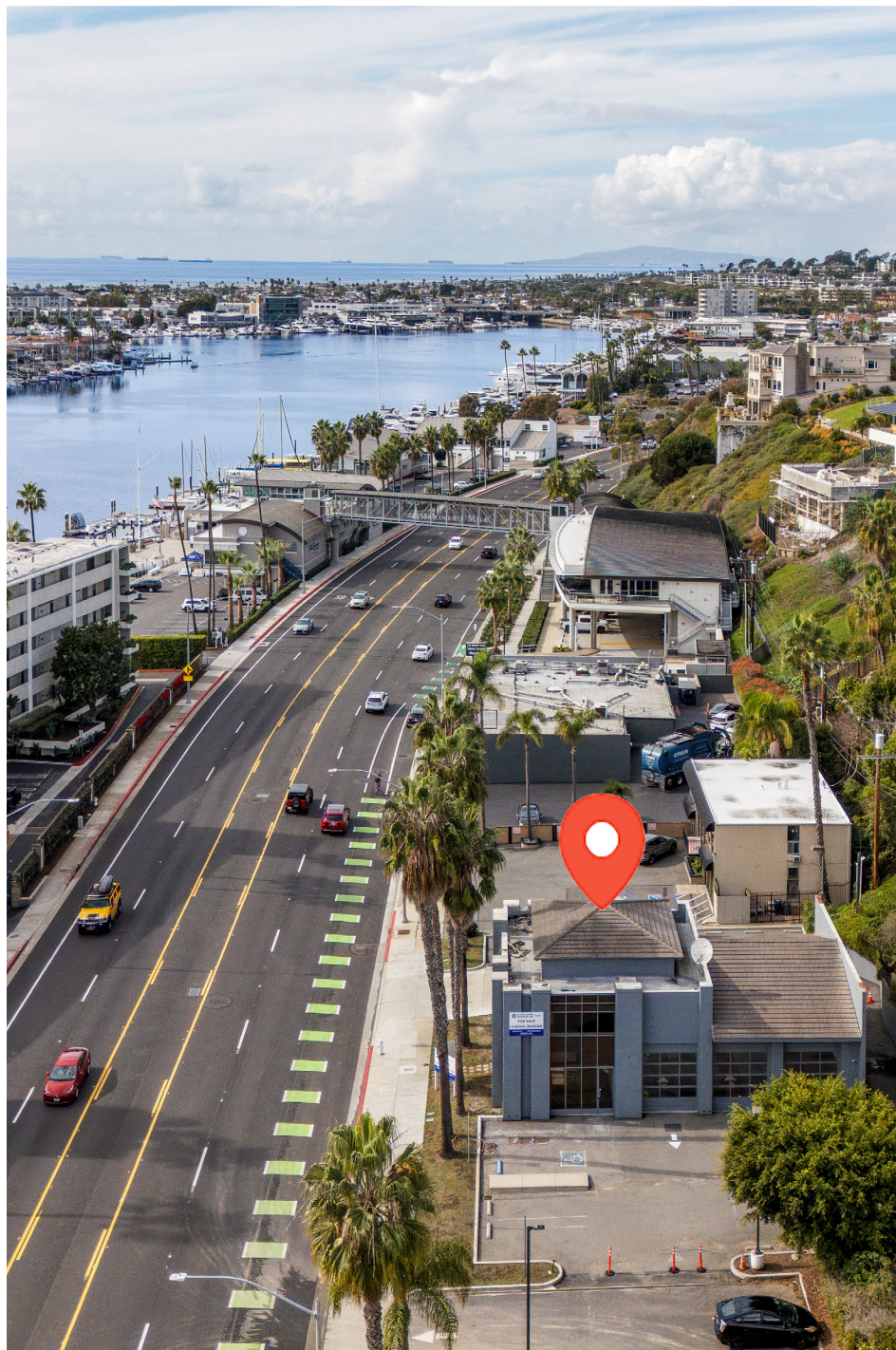
PRINCIPAL

MOBILE: (562) 400-5949

EMAIL: SHEVA@CBCBLAIR

LIC# 01922147

*Allocation of sales price at discretion of seller



PROPERTY DESCRIPTION

Coldwell Banker Commercial BLAIR is pleased to present the property available for sale at 1520 W. Coast Highway in Newport Beach, California. This property is a free-standing, commercial building with approximately 2,880 SF of space, with a smaller portion of the second floor dedicated to office use while the majority of the space is on the ground floor, suitable for a wide range of commercial uses. The building sits on approximately 13,068 SF of land and is positioned on a ground lease with a long-term land lease in place, which includes twelve (12) five-year renewal options extending the sublease to the year 2078. Currently the ground lease monthly rent is set at \$7,900 per month with a 15% increase on the first day of each option term. The property includes 14 parking spaces evenly distributed on both sides and offers excellent visibility and access via West Coast Highway (Pacific Coast Highway/State Route 1) and nearby major freeways, including the 55, 73, and 405. Located in the vibrant Mariners Mile district, the property is surrounded by a diverse mix of retail, dining, and service-oriented businesses, such as Billy's at the Beach, Sol Grill, and Thermador Repair Group, creating a dynamic commercial environment. The ground floor offers wide-ranging potential uses, including medical and dental offices, ambulance services, animal grooming, catering services, auto sales, repair, and washing, barber shops, beauty salons, restaurants, retail, health and fitness centers, outpatient surgery centers, and banking facilities, making this property highly adaptable for professional offices, retail, hospitality, and other commercial ventures. The property is vacant and may be remodeled or redeveloped to meet a buyer's specific needs.

ZONING

The CG (Commercial General) Zoning District is intended to provide areas for a wide variety of commercial activities that primarily serve citywide and regional needs. This zoning designation allows for retail, service, and other business-related uses that support the local economy, while offering flexibility for a mix of commercial opportunities.



INTERIOR PHOTOS



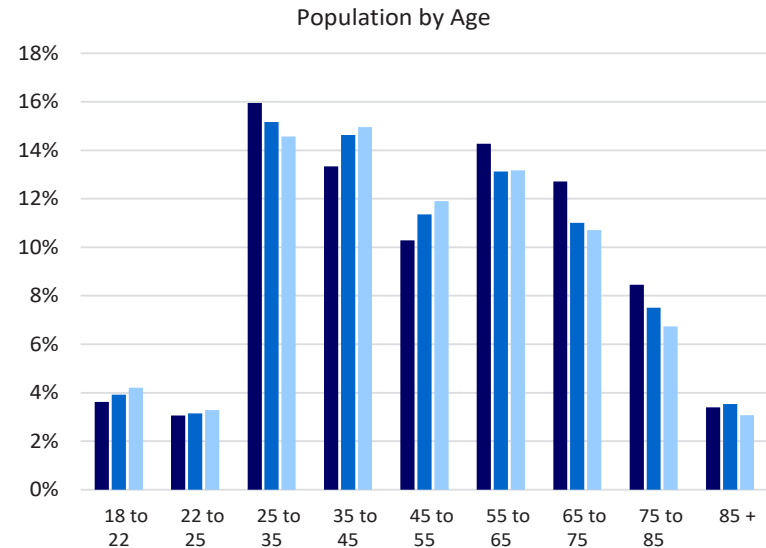
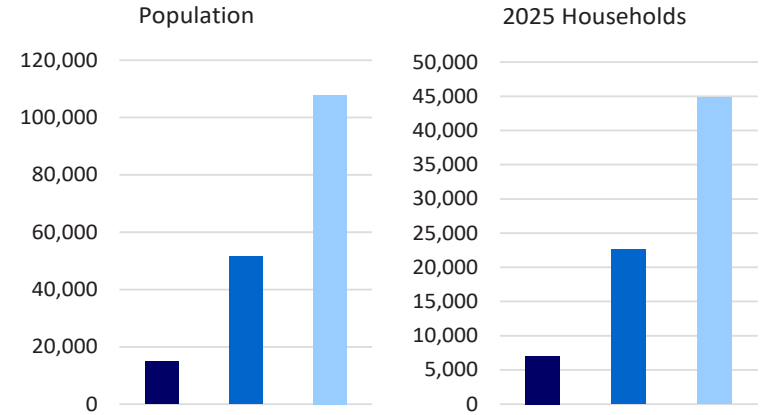
SECOND FLOOR - INTERIOR PHOTOS





DEMOGRAPHICS

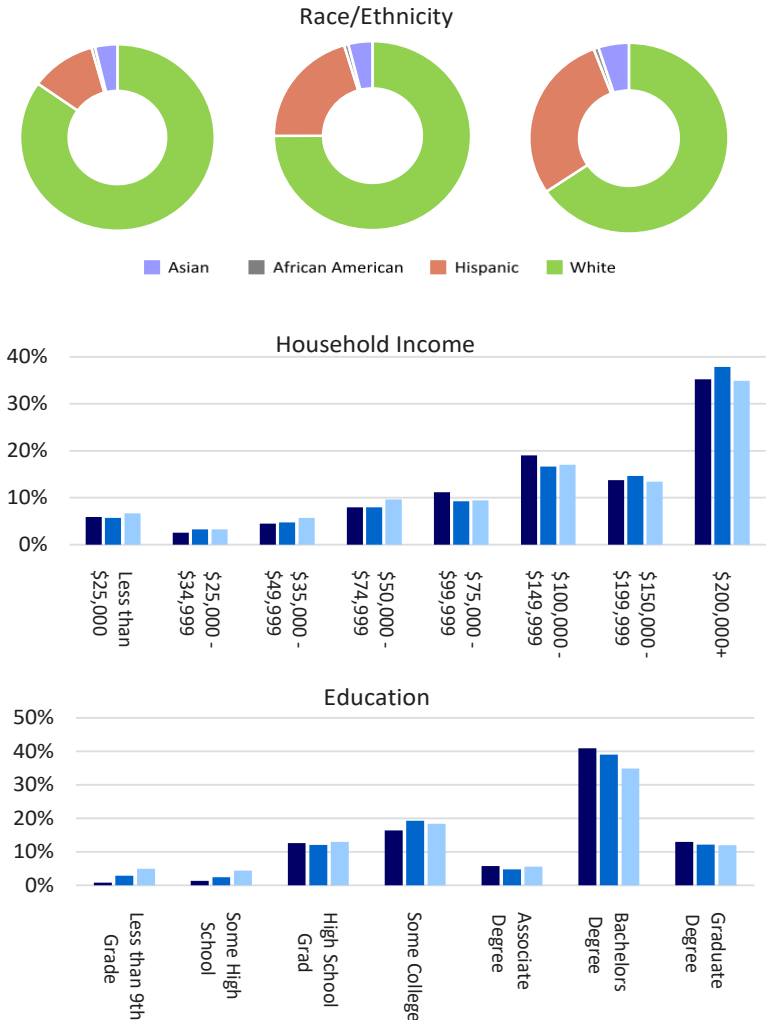
	1 Mile		2 Miles		3 Miles	
Current						
2025 Population	14,901	---	51,554	---	107,860	---
2030 Projected Population	14,766	---	51,145	---	106,709	---
Pop Growth (%)	-0.9%	---	-0.8%	---	-1.1%	---
2025 Households	7,023	---	22,546	---	44,868	---
2030 Projected Households	6,958	---	22,361	---	44,390	---
HH Growth (%)	-0.9%	---	-0.8%	---	-1.1%	---
Census Year						
2010 Population	15,654	---	53,198	---	109,658	---
2020 Population	14,957	---	52,365	---	109,816	---
Pop Growth (%)	-4.4%	---	-1.6%	---	0.1%	---
2010 Households	7,404	---	23,345	---	44,876	---
2020 Households	7,043	---	22,850	---	45,575	---
HH Growth (%)	-4.9%	---	-2.1%	---	1.6%	---
Total Population by Age						
Average Age (2025)	45.1		43.7		42.9	
Children (2025)						
0 - 4 Years	840		2,953		6,064	
5 - 9 Years	514		2,060		4,551	
10-13 Years	423		1,743		3,952	
14-17 Years	447		1,805		4,188	
Adults (2025)						
18 to 22	540	3.6%	2,019	3.9%	4,536	4.2%
22 to 25	456	3.1%	1,626	3.2%	3,541	3.3%
25 to 35	2,376	15.9%	7,819	15.2%	15,718	14.6%
35 to 45	1,988	13.3%	7,539	14.6%	16,126	15.0%
45 to 55	1,532	10.3%	5,856	11.4%	12,845	11.9%
55 to 65	2,126	14.3%	6,767	13.1%	14,210	13.2%
65 to 75	1,894	12.7%	5,675	11.0%	11,544	10.7%
75 to 85	1,259	8.4%	3,872	7.5%	7,270	6.7%
85 +	505	3.4%	1,819	3.5%	3,315	3.1%



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DEMOGRAPHICS

	1 Mile		2 Miles		3 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	11,998	80.5%	36,722	71.2%	67,026	62.1%
Hispanic	1,542	10.3%	9,987	19.4%	29,369	27.2%
Black	83	0.6%	343	0.7%	823	0.8%
Asian	524	3.5%	1,932	3.7%	5,062	4.7%
Language at Home (2025)						
Spanish	707	5.0%	6,354	13.1%	20,186	19.8%
Asian Language	264	1.9%	811	1.7%	2,337	2.3%
Ancestry (2025)						
American Indian (ancestry)	16	0.1%	65	0.1%	179	0.2%
Hawaiin (ancestry)	22	0.2%	66	0.1%	193	0.2%
Household Income (2025)						
Per Capita Income	\$112,707	---	\$105,431	---	\$91,822	---
Average HH Income	\$239,128	---	\$241,084	---	\$220,734	---
Median HH Income	\$146,965	---	\$158,167	---	\$144,586	---
Less than \$25,000	416	5.9%	1,284	5.7%	2,990	6.7%
\$25,000 - \$34,999	178	2.5%	734	3.3%	1,459	3.3%
\$35,000 - \$49,999	314	4.5%	1,065	4.7%	2,550	5.7%
\$50,000 - \$74,999	559	8.0%	1,787	7.9%	4,315	9.6%
\$75,000 - \$99,999	785	11.2%	2,090	9.3%	4,224	9.4%
\$100,000 - \$149,999	1,334	19.0%	3,746	16.6%	7,633	17.0%
\$150,000 - \$199,999	964	13.7%	3,300	14.6%	6,033	13.4%
\$200,000+	2,476	35.2%	8,539	37.9%	15,664	34.9%
Education (2025)						
Less than 9th Grade	91	0.8%	1,125	2.9%	3,975	4.9%
Some High School	156	1.3%	937	2.4%	3,552	4.4%
High School Grad	1,475	12.6%	4,750	12.1%	10,512	13.0%
Some College	1,916	16.4%	7,567	19.2%	14,867	18.3%
Associate Degree	669	5.7%	1,882	4.8%	4,499	5.6%
Bachelors Degree	4,780	40.9%	15,359	39.0%	28,241	34.9%
Graduate Degree	1,510	12.9%	4,791	12.2%	9,684	12.0%



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