

701

E. Balboa Blvd.

NEWPORT BEACH

1,280 SF
retail / office for lease

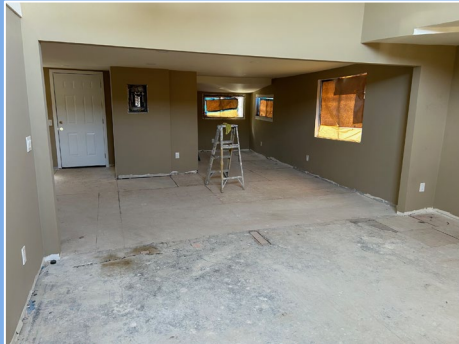
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3-minute walk
to the beach

- RENOVATIONS UNDERWAY -



Property Highlights



1,280 SF Available



Restaurant use would
require a conversion

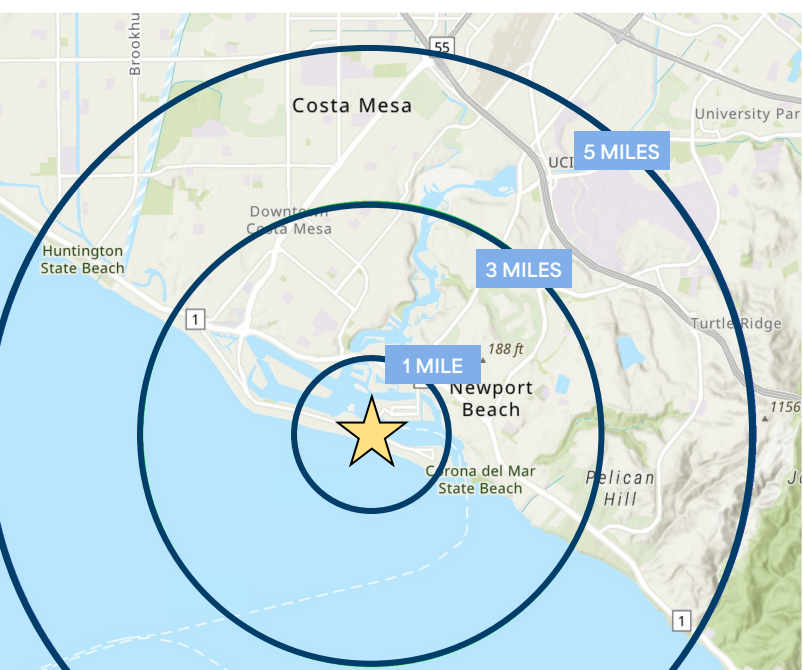


Desirable location just
steps from Balboa Pier and
Balboa Island Ferry and
Fun Zone



Walking distance to sandy
beaches, restaurants,
shops, and recreational
activities

Prime Location



Demographics

	1 MILE	3 MILES	5 MILES
2025 Population	7,852	70,785	185,768
2025 Daytime Population	7,544	100,949	252,697
2025 Avg. Household Income	\$283,716	\$237,784	\$202,898

21,000 Cars Per Day on Balboa Boulevard

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