

950 SF FOR LEASE

218 Marine Ave. | Balboa Island, CA

FOR LEASE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
NEWPORT BEACH

THE SPACE

Location	218 Marine Ave. Balboa Island, CA 92662
RSF	950
Rent (Monthly)	\$7,000.00
Lease Type	MG

Notes 3 year lease. 3% annual rental increases



HIGHLIGHTS

- ⇒ Inviting and Open Sliding Glass Entrance Doors.
- ⇒ HVAC Available
- ⇒ Alarm System Available
- ⇒ Sink & Cabinets available
- ⇒ Includes a Private Office/Admin Room
- ⇒ Open Floor Plan w/ High-end Wall
- ⇒ Skylights for Providing Natural Light
- ⇒ On the Preferred Side of the Street

POPULATION

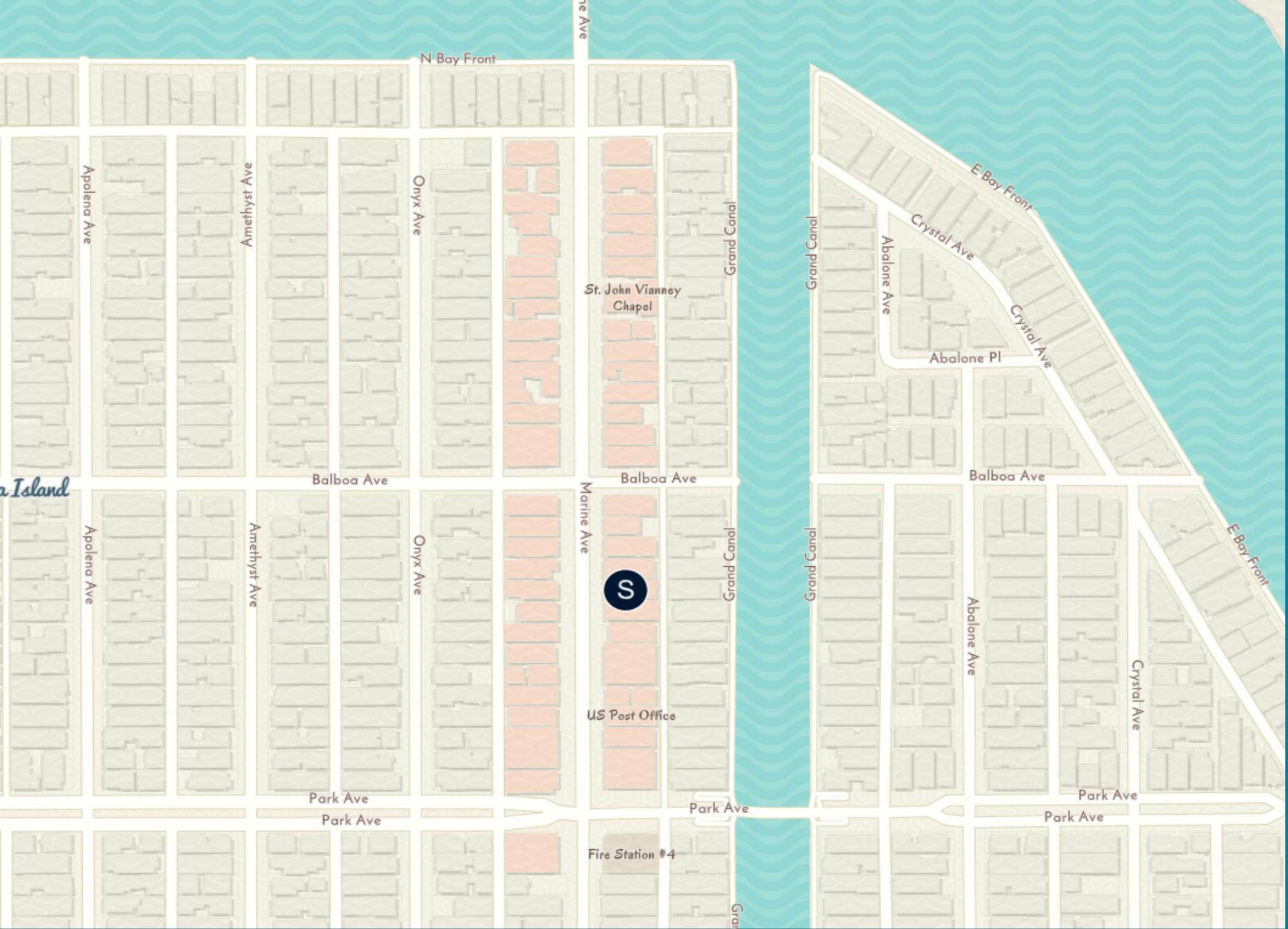
	1.00 MILE	3.00 MILE	5.00 MILE
	10,196	77,847	212,839

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$279,532	\$246,033	\$194,575

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	5,452	36,138	84,880



Island

N Bay Front

Apolena Ave

Amethyst Ave

Onyx Ave

Grand Canal

St. John Vianney Chapel

E Bay Front

Crystal Ave

Abalone Ave

Crystal Ave

Abalone Pl

Balboa Ave

Balboa Ave

Balboa Ave

E Bay Front

Apolena Ave

Amethyst Ave

Onyx Ave

Grand Canal

Marine Ave

S

US Post Office

Grand Canal

Abalone Ave

Crystal Ave

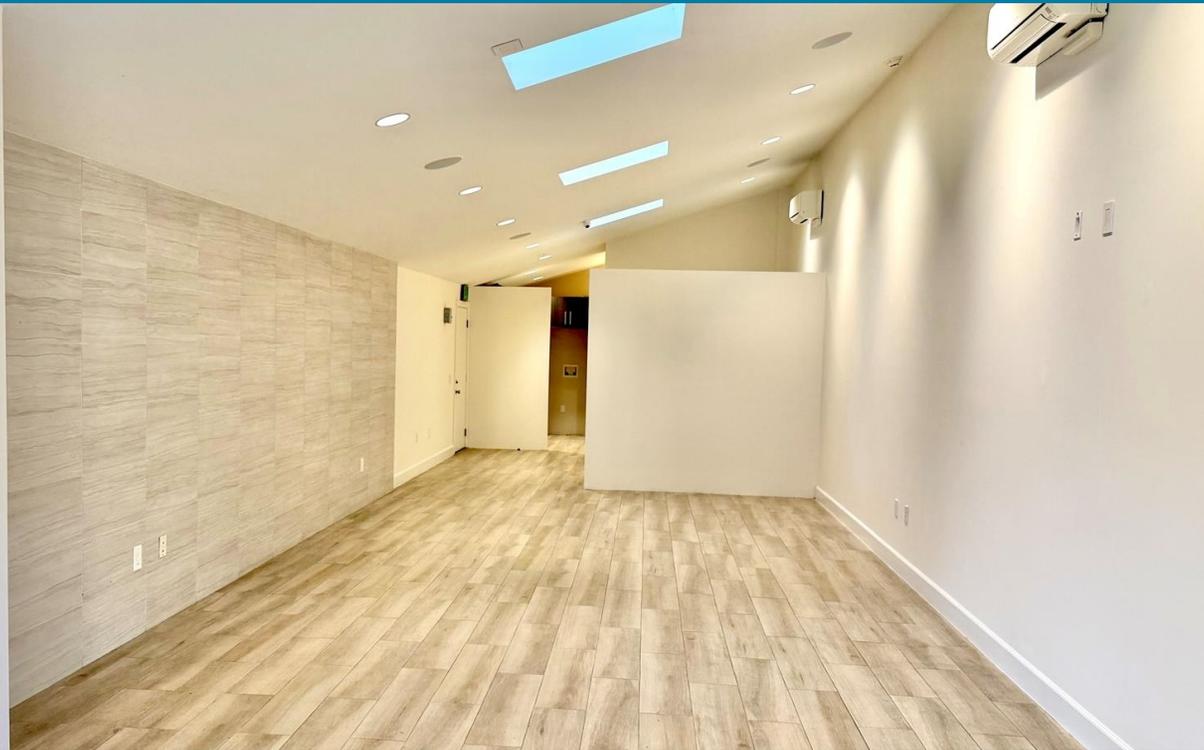
Park Ave
Park Ave

Park Ave

Park Ave
Park Ave

Fire Station #4

Grand Canal



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The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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Exclusively Marketed by:



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