

## 2744 East Coast Highway

Newport Beach, California 92625

### Property Highlights

- 750 SF Salon Space
- Four Rooms + Private Restroom
- 21 Space Private Parking Lot
- Street Visibility and Accessibility - Building Signage Facing PCH.
- Affluent Neighborhood of Corona Del Mar - \$200K+ Average Income
- Minutes From Fashion Island, Balboa Peninsula & Other Attractions
- Walk Score (94) - Walker's Paradise

### OFFERING SUMMARY

Lease Rate:	\$4.85 SF/month (\$ 0.50 NNN)
Available SF:	750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,620	33,157	83,785
Total Population	11,648	64,309	192,449
Average HH Income	\$212,253	\$195,993	\$151,802

#### Steve Liu

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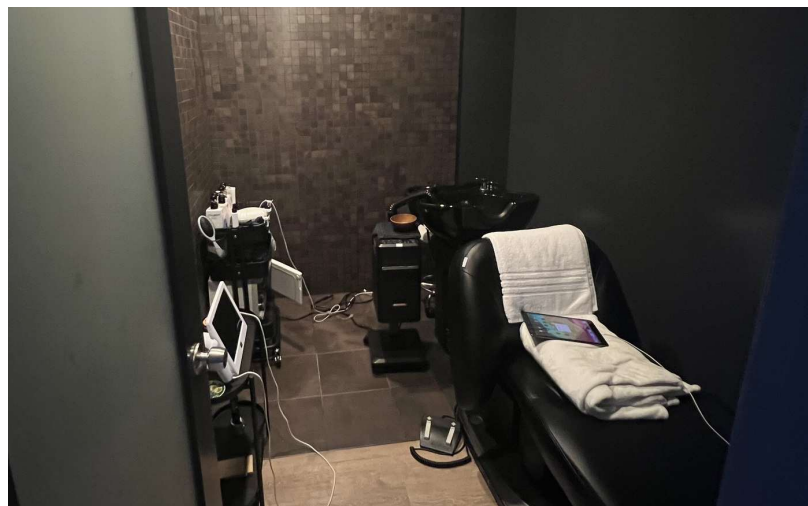
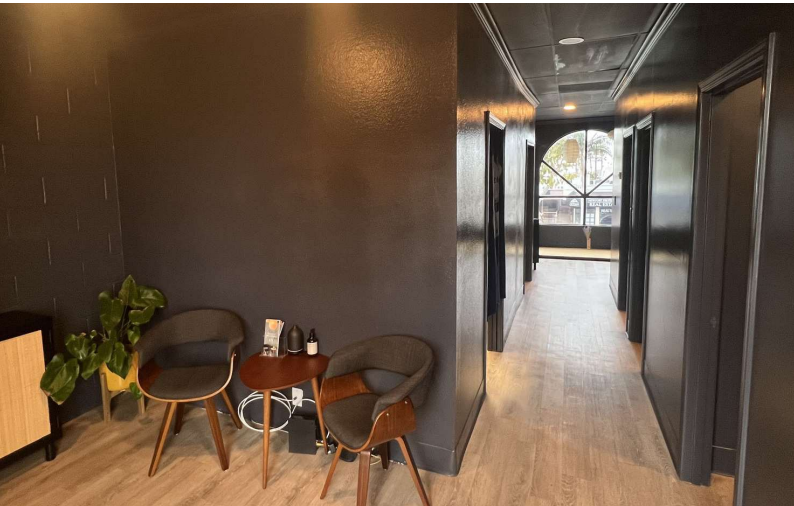
**FOR LEASE**



**SALON SPACE**



**750 SF**



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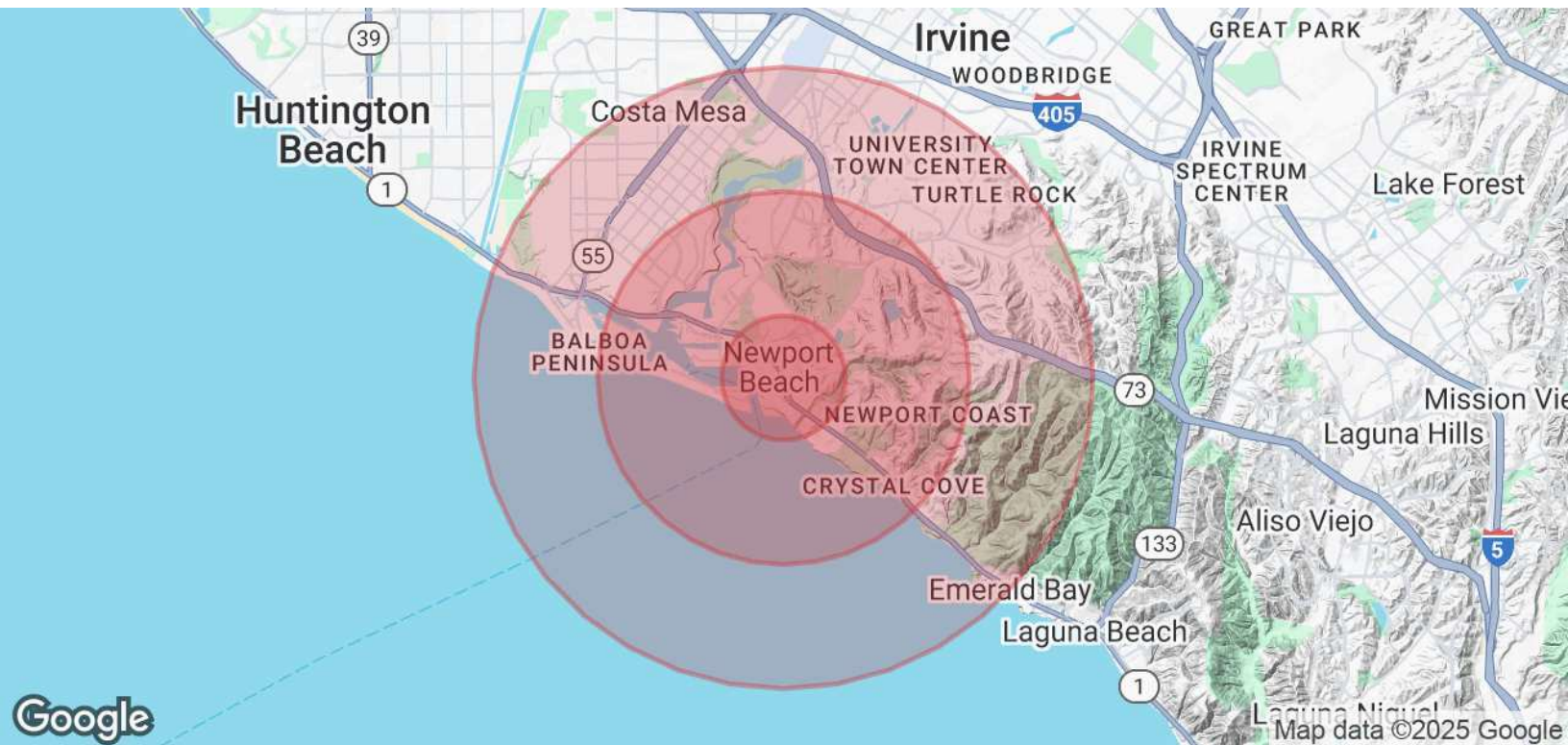
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750 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,648	64,309	192,449
Average Age	54.7	48.4	39.9
Average Age (Male)	54.6	49.0	39.7
Average Age (Female)	52.2	47.7	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,620	33,157	83,785
# of Persons per HH	1.8	1.9	2.3
Average HH Income	\$212,253	\$195,993	\$151,802
Average House Value	\$2,368,682	\$1,693,615	\$1,171,751

2020 American Community Survey (ACS)

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