

CORONA DEL MAR



±500 SF AVAILABLE FOR LEASE

3617 E. COAST HWY
CORONA DEL MAR, NEWPORT BEACH, CA



COASTAL COMMERCIAL

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3617 E. COAST HWY CORONA DEL MAR

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1. PROPERTY DETAILS

3617 E. Coast Hwy | Corona Del Mar Newport Beach

Base Rent:	\$6.00/SF
NNN:	\$2.15/SF
SF	±500 SF
Available:	Immediate
Term:	Negotiable
Parking:	Dedicated Parking Lot & Street Parking Available

2. AERIAL MAPS

3601-3617
EAST COAST HWY


FIVE
CROWNS


TUTU School
CUBANA DEL MAR

STUDIO CYCLE

Kismet Rug Gallery
9Round Kickboxing
Fitness


Newport Wine & Spirits

See's CANDIES

Christopher & Company
Salon II

Coast Hearing &
Balance Center

Flora
hills

East Coast Hwy

CHASE

Tiffany Scott
SALON
Botanical Floral
Gabriel Tailoring

Mama D's
Italian Kitchen

 PACIFIC PREMIER BANK

 Grounded
Coffee House

 UNITED STATES
POSTAL SERVICE

 ROSE
BAKERY CAFE
Domino's

 EL CHOLO
EST. 1978

The Balcony Salon



2. AERIAL MAPS



3. FEATURES



SPACE IMMEDIATELY AVAILABLE FOR LEASE



AMPLE PARKING



**CONVENIENTLY LOCATED IN THE HEART
OF CORONA DEL MAR**



**WALKING DISTANCE TO MANY
RESTAURANTS, RETAILERS AND THE
PACIFIC OCEAN**



**EXCELLENT TRAFFIC COUNTS
& GREAT VISIBILITY**



4. PROPERTY PHOTOS









5. DEMOGRAPHICS

2025 Population - Current Year Estimate	197,614
2030 Population - Five Year Projection	198,279
2020 Population - Census	199,047
2010 Population - Census	187,079
2025 Average Household Income	\$201,771
2030 Average Household Income - Projection	\$218,524
2025 Median Household Income	\$130,255
2030 Median Household Income - Projection	\$149,644
2025 Per Capita Income	\$79,415
2030 Per Capita Income - Projection	\$88,154
2025 Average Value of Owner Occ. Housing Units	\$1,634,448
2025 Households - Current Year Estimate	78,590
2030 Households - Five Year Projection	80,242
2020 Households - Census	76,902
2010 Households - Census	75,258
2020-2025 Compound Annual Household Growth Rate	0.41%
2025-2030 Annual Household Growth Rate - Projection	0.42%
2025 Average Household Size	2.28

Demographics are based off a 5-mile radius

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	2,047	5,582	17,562
2025 Employees	15,690	47,860	171,254
POPULATION			
2025 Population - Current Year Estimate	10,904	62,002	197,614
2030 Population - Five Year Projection	10,802	61,418	198,279
DAYTIME POPULATION			
2025 Daytime Population	20,120	83,136	270,989
Daytime Workers	14,462 (71.9%)	52,808 (63.5%)	172,343 (63.6%)
Daytime Residents	5,658 (28.1%)	30,328(36.5%)	98,646 (36.4%)
GENERATIONS			
2025 Population	10,904	62,002	197,614
Generation Alpha (Born 2017 or Later)	681 (6.3%)	4,081 (6.6%)	14,236 (7.2%)
Generation Z (Born 1999-2016)	1,446 (13.3%)	11,366 (18.3%)	54,416 (27.5%)
Millennials (1981-1998)	2,033 (18.6%)	12,580 (20.3%)	49,638 (25.1%)
Generation X (Born 1965-1980)	2,208 (20.3%)	12,973 (20.9%)	35,069 (17.8%)
Baby Boomers (Born 1946-1964)	3,361 (30.8%)	15,781 (25.5%)	34,208 (17.3%)
Greatest Generations (Born 1945 or Earlier)	1,175 (10.8%)	5,222 (8.40%)	10,047 (5.1%)

5. DEMOGRAPHICS

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	9,176 (84.2%)	48,196 (77.7%)	116,977 (59.2%)
Black or African American	50 (0.5%)	496 (0.8%)	3,416 (1.7%)
Asian	580 (5.3%)	6,004 (9.7%)	30,956 (15.7%)
Two or More Races	905 (8.3%)	5,730 (9.2%)	23,494 (11.9%)
American Indian or Alaska Native	19 (0.2%)	131 (0.2%)	1,289 (0.7%)
Other	166 (1.5%)	1,387 (2.2%)	21,194 (10.7%)

EDUCATION

9-12th Grade - No Diploma	88 (1.0%)	468 (1.0%)	3,679 (2.7%)
High School Diploma	521 (5.8%)	2,935 (6.1%)	12,470 (9.2%)
GED or Alternative Credential	71 (0.8%)	560 (1.2%)	1,797 (1.3%)
Some College - No Degree	933 (10.4%)	5,934 (12.4%)	18,308 (13.5%)
Associate's Degree	507 (5.7%)	2,671 (5.6%)	8,558 (6.3%)
Bachelor's Degree	4,088 (45.7%)	20,944 (43.6%)	52,490 (38.6%)
Graduate or Professional Degree	2,726 (30.5%)	14,265 (29.7%)	34,818 (25.6%)

HOUSEHOLD INCOME

2025 Households	5,510	28,916	78,590
2025 Average Household Income	\$286,652	\$263,122	\$201,771
2030 Average Household Income - Projection	\$311,222	\$286,108	\$218,524
2025 Average Value of Owner Occ. Housing Units	\$1,977,464	\$1,911,372	\$1,634,448



INVEST IN WHAT YOU LOVE

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