

# NEWPORT BEACH



**322 MARINE AVENUE**  
NEWPORT BEACH, CA



COASTAL COMMERCIAL

950 SF RETAIL SPACE AVAILABLE FOR LEASE

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# 322 MARINE AVE

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# SeaBlast

## 1. PROPERTY DETAILS

### 322 Marine Ave, Balboa Island, Newport Beach

Total Space Available:	Approximately 950 SF
Base Rent:	\$4,900/Month
Term:	2 Years Remaining
Options to Extend:	One, 3-Year Option at FMV
Parking:	Public Parking Only



## 2. AERIAL MAPS



## 2. AERIAL MAPS



### 3. FEATURES



APPROXIMATELY 950 SF OF RENTABLE SPACE  
AVAILABLE IN THE HEART OF THE HISTORIC  
BALBOA ISLAND



EXCELLENT VISIBILITY AND SIGNAGE



HEAVY FOOT TRAFFIC YEAR ROUND



PRIME RETAIL/OFFICE SPACE ON BALBOA  
ISLAND'S 300 BLOCK ON MARINE AVENUE!



IMMEDIATELY AVAILABLE



#### 4. PROPERTY PHOTOS



#### 4. PROPERTY PHOTOS



#### 4. PROPERTY PHOTOS



## 5. NEWPORT BEACH DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>PLACE OF WORK</b>			
2024 Businesses	1,512	8,697	20,183
20124 Employees	10,473	65,566	184,713
<b>POPULATION</b>			
2024 Population - Current Year Estimate	10,268	77,402	211,773
2029 Population - Five Year projection	10,238	76,625	212,788
<b>GENERATIONS</b>			
2019 Population	10,268	77,402	211,773
Generation Alpha (Born 2017 or Later)	375 (3.7%)	4,832 (6.2%)	13,970 (6.6%)
Generation Z (Born 1999-2016)	1,316 (12.8%)	13,541 (17.5%)	54,996 (26.0%)
Millennials (1981-1998)	1,807 (17.6%)	18,390 (23.8%)	57,553 (27.2%)
Generation X (Born 1965-1980)	1,972 (19.2%)	15,741 (20.3%)	38,174 (18.0%)
Baby Boomers (Born 1946-1964)	3,435 (33.5%)	18,391 (23.8%)	35,920 (17.0%)
Greatest Generations (Born 1945 or Earlier)	1,364 (13.3%)	6,506 (8.4%)	11,161 (5.3%)

## 5. NEWPORT BEACH DEMOGRAPHICS

### 1 MILE 3 MILES 5 MILES

#### RACE & ETHNICITY

White	8,724 (85.0%)	60,784 (78.5%)	125,735 (59.4%)
Black or African American	65 (0.6%)	606 (0.8%)	3,609 (1.7%)
Asian	495 (4.8%)	5,530 (7.1%)	29,893 (14.1%)
Two or More Races	798 (7.8%)	7,551 (9.8%)	25,935 (12.2%)
American Indian or Alaska Native	19 (0.2%)	269 (0.3%)	1,548 (0.7%)
Other Race	158 (1.5%)	2,559 (3.3%)	24,660 (11.6%)

#### EDUCATION

9-12th Grade - No Diploma	68 (0.8%)	820 (1.4%)	4,507 (3.1%)
High School Diploma	561 (6.5%)	4,548 (7.6%)	14,625 (10.0%)
GED or Alternative Credential	70 (0.8%)	634 (1.1%)	1,998 (1.4%)
Some College - No Degree	1,650 (19.0%)	8,215 (13.7%)	21,068 (14.4%)
Associate's Degree	418 (4.8%)	3,684 (6.1%)	9,791 (6.7%)
Bachelor's Degree	3,682 (42.4%)	26,354 (43.8%)	54,954 (37.4%)
Graduate or Professional Degree	2,230 (25.7%)	15,312 (25.5%)	35,645 (24.3%)

## 5. NEWPORT BEACH DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLD INCOME</b>			
2024 Households	5,437	35,540	83,603
2024 Average Household Income	\$241,375	\$227,294	\$185,296
2029 Average Household Income	\$275,033	\$257,315	\$209,830
2024 Average Value of Owner Occ. Housing Units	\$1,973,646	\$1,858,698	\$1,589,476
<b>DAYTIME POPULATION</b>			
2024 Daytime Population	15,362	103,154	287,511
Daytime Workers	10,122 (65.9%)	66,798 (64.8%)	183,123 (63.7%)
Daytime Residents	5,240 (34.1%)	36,356 (35.2%)	104,388 (36.3%)



**INVEST  
IN WHAT  
YOU LOVE**

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