

RENOVATIONS UNDERWAY - FALL COMPLETION

Mariners Mile Square

2700 W. COAST HWY, NEWPORT, CA 92663

RETAIL/OFFICE SPACE AVAILABLE



NEWPORT BEACH, CA | EST. 1971
LIDO MARINA
VILLAGE

NOBU
NEWPORT BEACH

THE WINERY
RESTAURANT & WINE BAR

hoag.

A RESTAURANT
NEWPORT BEACH

Rusty Pelican

Billy's
At The Beach
Louie's
BY THE BAY

WHALER
NEWPORT BEACH

ARC
butcher & baker

C'est Si Bon Bakery
STARFISH
Laguna Beach & Newport Beach

Marshall Goldman
COLLECTION
AT NO RESERVE

RIVERSIDE AVE

TUSTIN AVE

AVON ST

RENOVATIONS UNDERWAY - FALL COMPLETION

OVERVIEW & PROPERTY HIGHLIGHTS

RETAIL/OFFICE SPACE AVAILABLE

UNDER NEW MANAGEMENT

- Large dedicated surface parking lot provides convenient parking. In addition, the Property benefits from substantial city/metered parking contiguous to the Property
- Located on PCH with incredible frontage & flanked by two major signalized intersections (Tustin Ave & Riverside Ave)
- Platinum demographics in the surrounding area as well as regional pull
- Flexible array of spaces that can be made available & uses to be accommodated
- Multi-million dollar upgrades coming soon!



* CONCEPTUAL RENDERINGS

W. COAST HWY APPROXIMATELY 51,000 CPD

The information presented was obtained from sources deemed reliable, however SRS Real Estate Partners does not guarantee its completeness or accuracy.

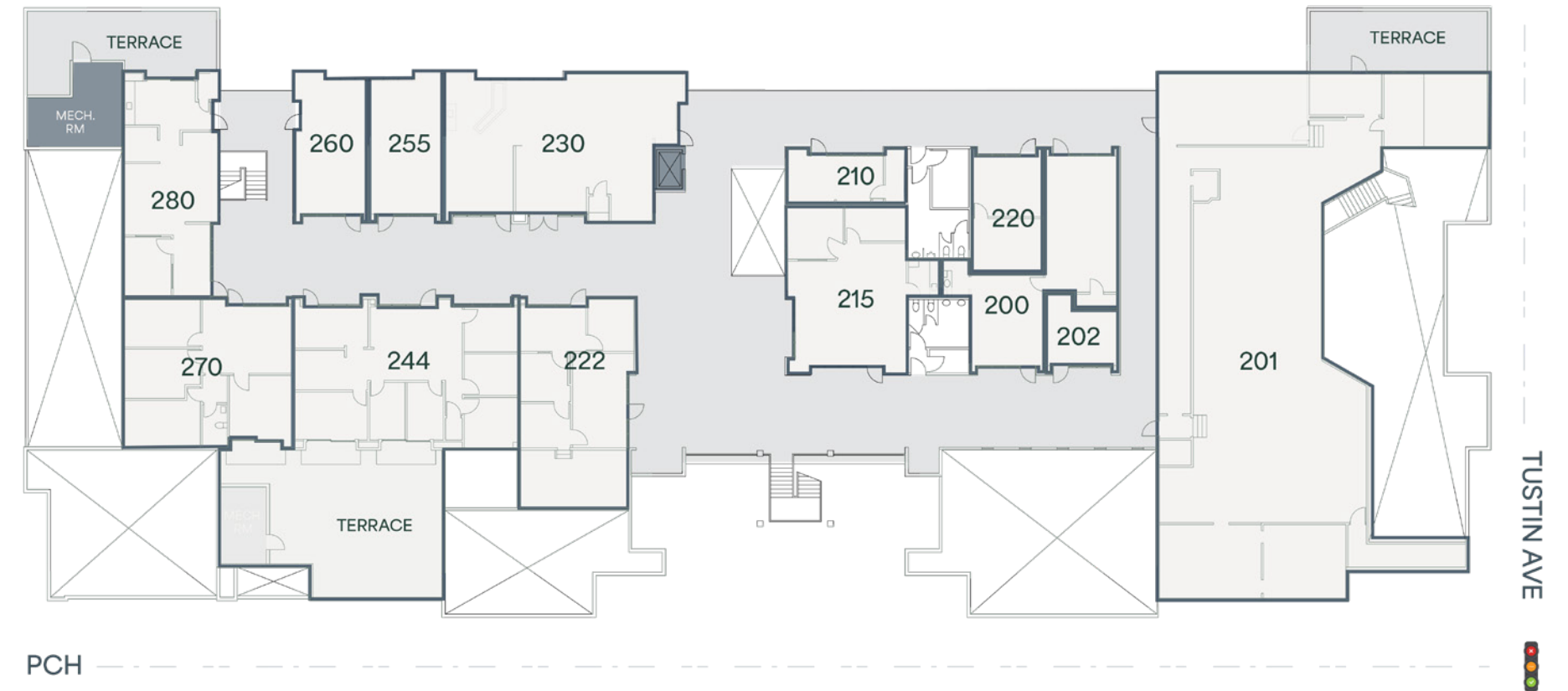
Floor One

TENANT	(RSF)	TENANT	(RSF)	TENANT	(RSF)
100	Prairie Interiors	2,529	115	Eugenie	1,497
105	Prairie Interiors Storage	353	120	Ekam Pilates	4,269
110	Starbucks	1,575	130	AVAILABLE (PATIO OPPORTUNITY)	1,059
112	Trouvaille Imports	1,105	150	Kenneth Brown Salons	4,087
170	Gourmet Market - COMING SOON	2,630	180	RESTAURANT PENDING	1,760
190	RESTAURANT PENDING	1,660			



Floor Two

TENANT	(USF)	(RSF)	TENANT	(USF)	(RSF)	TENANT	(USF)	(RSF)			
200	Saunders & Wiant Architects, Inc.	750	915	220	Visiting Angels Living Assistance Solutions	351	428	255	Taylor Made Travel	414	505
201	L Squared Capital - COMING SOON	4,857	5,926	222	The Date Shop	901	1,099	260	Wells Fargo Advisors	409	499
202	Martinez Acupuncture	187	229	230	Le Colffeur	1,248	1,522	270	Skin Care by Jenet	1,430	1,744
210	Fine Art Brokers & Appraisers	240	293	244	DEAL PENDING	1,260	1485	280	Prairie Interiors	1,278	1,278
215	Marble Solutions	808	986								





PREMISE & SURROUNDING PARKING



59
SPACES
metered parking

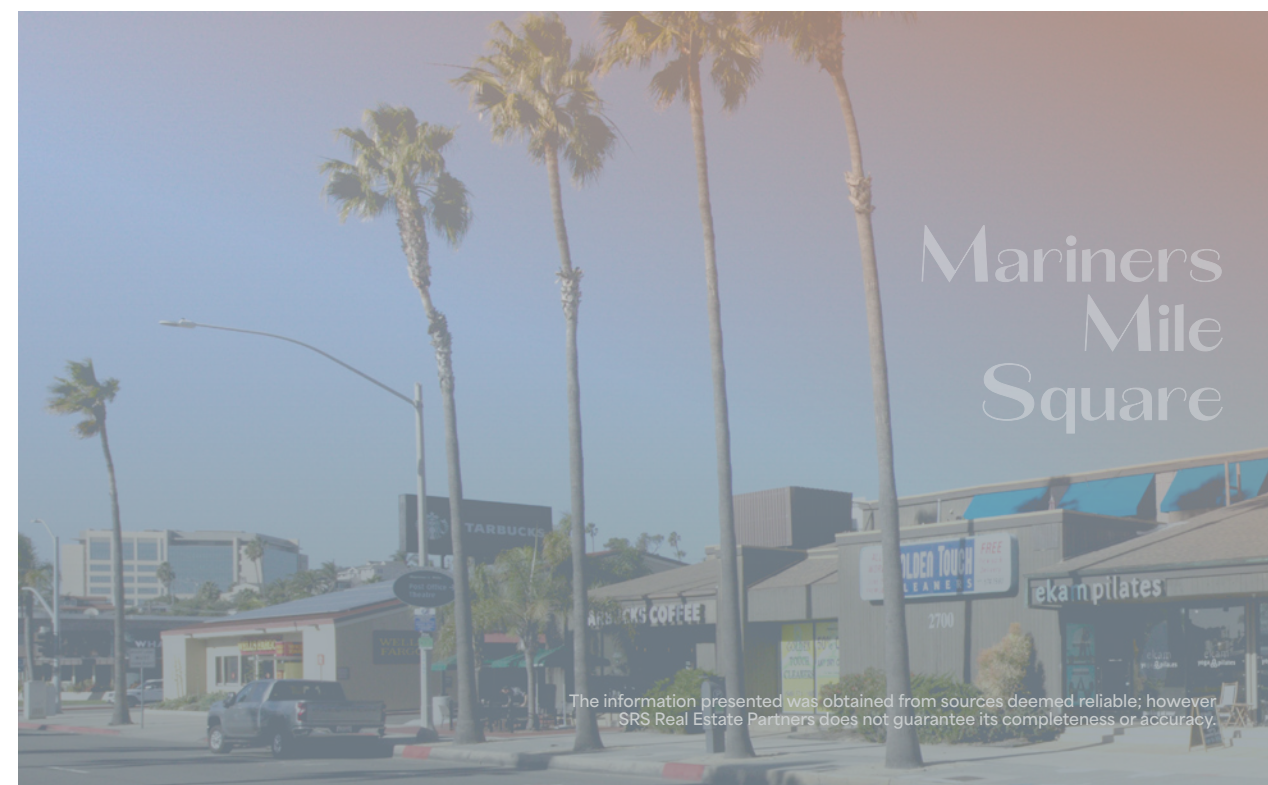
12 spaces along PCH
18 spaces along Tustin Avenue
29 spaces along Avon Street



60
SPACES
public parking field (paid)



145
SPACES
premise surface parking



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TRADE AREA & DEMOGRAPHICS

ONE MILE
 Population (2025) / **19,105**
 Forecast Population (2030) / **18,951**
 Daytime Population / **23,443**
 Household / **9,102**
 Avg HH Income / **\$204,385**
 Median Income / **\$134,588**
 Median Age / **41.9**

THREE MILES
 Population (2025) / **109,657**
 Forecast Population (2030) / **109,949**
 Daytime Population / **69,396**
 Household / **46,197**
 Avg HH Income / **\$191,816**
 Median Income / **\$125,559**
 Median Age / **40.3**

FIVE MILES
 Population (2025) / **229,466**
 Forecast Population (2030) / **229,289**
 Daytime Population / **186,328**
 Household / **94,929**
 Avg HH Income / **\$190,614**
 Median Income / **\$129,293**
 Median Age / **41.8**

Mariners Mile Square

NEWPORT BEACH



FOR LEASING CONTACT

Terrison Quinn

949 698 1107

terrison.quinn@srsre.com

CA License No. 01789657

Casey Mahony

949 698 1108

casey.mahony@srsre.com

CA License No. 01886184

Bree Casas

949 270 8212

bree.casas@srsre.com

CA License No. 02088511