

511 E Balboa Blvd

Newport Beach, California

**TROPHY MIXED-USE COASTAL
INVESTMENT IN THE HEART OF
BALBOA VILLAGE / PENINSULA**



Executive Summary

An extraordinary opportunity to own one of Newport Beach's most unique mixed-use properties, ideally positioned in the center of the iconic Balboa Village. Offering more than 4,400 square feet of premium commercial and residential space, 511 Balboa Boulevard combines stable income, exceptional lifestyle appeal, and irreplaceable coastal views.

The property consists of highly versatile ground-floor commercial space paired with two fully leased luxury residential units above. This composition delivers an immediate multi-stream cash flow profile while preserving generational real estate upside in one of the most recognizable and high-barrier-to-entry coastal submarkets in Southern California.

"Properties offering this combination of location, character, cash flow, and lifestyle are exceptionally rare. Whether acquired as a long-term investment, a legacy asset, or a flagship owner-user opportunity, 511 Balboa Boulevard represents a true Newport Beach trophy property."

PRESENTED
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ASKING PRICE

~~\$6,800,000~~

\$5,800,000



511 Balboa Boulevard

Investment Overview

IRREPLACEABLE ASSET SIZE:

Over 4,400 square feet of expertly distributed mixed-use coastal space.

PRIME BALBOA VILLAGE LOCATION:

Unmatched walkability to world-class beaches, harbor marinas, vibrant restaurants, retail boutiques, and entertainment.

DIVERSIFIED INCOME PROFILE:

Multiple simultaneous income streams spanning secure residential leases and premium commercial footprint.

LUXURY MULTI-FAMILY ASSETS:

Fully leased, recently renovated upper residential units capitalizing on historically low vacancy rates.

PREMIUM SIGHTLINES:

Unrivalled permanent views across Newport Harbor, the historic Balboa Ferry, and direct sightlines to the iconic Balboa Fun Zone Ferris wheel.

BUILDING SIZE
4478 SF

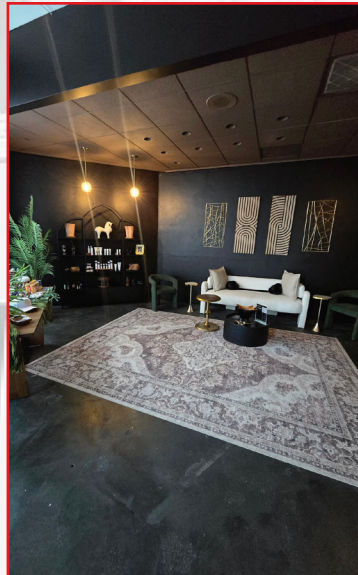
LOT SIZE
2566 SF

COMMERCIAL SPACE
2457 SF
RENTABLE 2,227 SF

LIVING SPACE
2021 SF
RENTABLE 2,021 SF

1
2 BED, 1 BATH
RESIDENCE

1
3 BED, 2 BATH
RESIDENCE



Property & Component Overview

PRIME GROUND FLOOR COMMERCIAL SPACE

The entire ground floor is configured as retail and office space with endless possibilities for hospitality, retail, creative office, or experiential concepts. Designed to capture high-volume foot traffic passing through the main artery of the Balboa Peninsula, the space utilizes massive arched display windows framing the interior beautifully.

A standout interior highlight is a hidden-gem lounge space reminiscent of the ambiance and refined design aesthetic of Newport Beach's celebrated Michelin-rated Restaurant "Fable & Spirit"—creating an unforgettable atmosphere rarely found in coastal commercial real estate.

RESIDENCE ONE

Freshly renovated and beautifully appointed, this spacious 2-bedroom, 1-bath residence features an expansive chef's kitchen and an open-concept living space optimized for coastal lifestyle demand.

Premium Views: Captures stunning views of Newport Harbor, front-row sightlines of the historic Balboa Ferry, and direct visual alignment to the iconic Balboa Fun Zone Ferris wheel.

RESIDENCE TWO

An exceptional multi-level coastal retreat featuring 3 bedrooms and 2 bathrooms. Structured seamlessly around spacious indoor-outdoor living areas engineered for entertaining.

Premium Amenities: Includes a massive second-floor entertaining patio alongside an exclusive private rooftop deck that delivers sweeping panoramic views of the Pacific Ocean, Newport Harbor, Balboa Peninsula, and dynamic city lights.



511 Balboa Boulevard

Property Specifications & Financials

CORE PROPERTY METRICS

METRIC BASELINE	PROPERTY SPECIFICATION DATA
Assessor's Parcel Number (APN)	47-033-19
Zoning Code Designation	MU-V (Mixed-Use Village District)
Lot Area Size	2,566 Sq. Ft. (approx. 0.059 Acres)
Gross Building Improvement Size	4,400+ Sq. Ft.
Residential Leased Status	100% Occupied / Fully Leased

CURRENT STABILIZED RENT ROLL

UNIT / SPACE	SQUARE FEET (EST.)	LEASE TERMS	MONTHLY RENTAL INCOME	ANNUALIZED REVENUE
Ground Floor Commercial Space	2,220*	Market Rate/ NNN	\$6,500.00	\$78,000.00
Residence One 2 bed / 1 bath	1,000*	1-Year Fixed Lease	\$4,400.00	\$52,800.00
Residence Two 3 bed / 2 bath	1,200*	1-Year Fixed Lease	\$6,200.00	\$74,400.00
Gross Totals Summary	4,420	Fully Stabilized	\$17,100.00	\$205,200.00

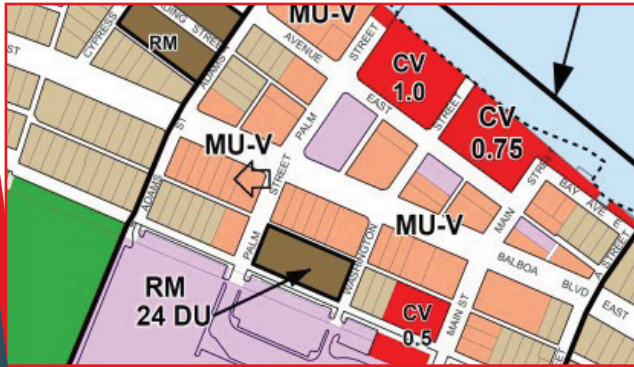
* Note: Individual square footage allocations are estimates for financial illustration based on standard \$3.50/sq.ft commercial baseline. Commercial space pricing operates on a \$3.50 triple-net structure.

The first floor is temporarily vacant, multiple letters of intent are under review. Stabilized CAP rate is 2.36% at a sales price of \$6,800,000. Current expenses are \$27,008 for property taxes, \$9,101 for property and liability insurance, and the average annual maintenance is \$8,429.



Zoning

The property has a MU-V zoning designation by the City of Newport Beach. The MU-V zone stands for Mixed-Use, Vertical. A Zoning Map is shown below:



The MU-V (Mixed-Use Vertical) Zoning District is intended to provide for areas appropriate for the development of mixed-use structures that vertically integrate residential dwelling units above the ground floor with retail uses including office, restaurant, retail, and similar nonresidential uses located on the ground floor or above.

Following is a list of permitted uses and development standards within the MU-V zone.

- Retail Sales/Services • Offices, Business and Medical • Accessory Food Service
- Food Service, Take Out (with CUP) • Small Fitness Studio of Under 2,000 SF
- Artist Studios • Nail Salons and Personal Services • Adult Day Care
- Child Care • Residential, on 2nd floor above commercial

Development Standards

Minimum Lot Size:	2,500 SF
Minimum Lot Width:	25 feet
Density:	1 residential unit per 1,631 SF of land area
Maximum FAR:	For mixed use development: Maximum 1.0:1; 0.75 for commercial only.
Maximum Site Coverage:	None
Maximum Height:	26 feet for flat roof; 35 feet for peaked roof
Setbacks:	Front: 0 feet
Side:	0 feet; 5 feet if adjacent to residential
Rear:	0 feet; 5 feet if adjacent to residential; 10 feet if adjoining alley
Common Open Space:	Minimum 75 square feet/dwelling unit. (The minimum dimension (length and width) shall be 15 feet.)
Parking:	One space per 250 square feet for retail sales and offices. One space for residential (studio and one bedroom units), two spaces for 2 and 3 bedroom units, and 4 parking spaces per 1,000 square feet for commercial component.
Conformance:	The improvements are considered a legal, non-conforming use. They do not adhere to parking, setback or density requirements. According to the Newport Beach Municipal Code, a nonconforming structure, which is partially destroyed by fire, explosion, earthquake, or other disaster, may be repaired or restored as a matter of right if the cost of the repair or restoration is less than 90 percent of the replacement value.
Coastal Zone:	The property is within the boundaries of the California Coastal Commission.

511 Balboa Boulevard

Site Description

Introduction

The property consists of a single legal lot identified as Lot 6, in Block 6 of Balboa Tract, in the City of Newport Beach, County of Orange within the Balboa Peninsula area of Newport Beach. The site contains a total net land area of 2,566 square feet, or 0.059± acre.

Location

511 East Balboa Boulevard, Newport Beach, California 92661
South side of East Balboa Boulevard, 58.59 feet west of Palm Street

Accessibility

Pedestrian access to the property is provided along East Balboa Boulevard via an abutting concrete sidewalk. Vehicular access is provided via an abutting 10-foot wide alleyway along the southern property line which extends block-to-block between Palm and Adams Streets.

Exposure Characteristics

The property has 27 feet of frontage along East Balboa Boulevard, a designated primary arterial serving the local Balboa Peninsula community, lined with a mix of commercial and mixed-use commercial and residential uses. Overall exposure is good and typical of similar properties in the local Balboa Peninsula community. Balboa Boulevard has a daily traffic count of 18,286 cars; a traffic circulation plan for the vicinity is shown here.



Topography/Shape

The property is level and at grade and has a rectangular shape. The property dimensions are 27' x 95'.02.

Land Area

According to the Orange County Assessor's Office, the property contains the following net land area: 2,566 SF, or 0.059± AC

Utilities

All of the usual and necessary public utilities about the property and are available to serve the project. Suppliers of utility services are shown below:

Service	Servicing	Agency Availability
Electricity	Southern California Edison	Adequate
Gas	Southern California Gas Company	Adequate
Water	City of Newport Beach	Adequate
Sewer Services	City of Newport Beach	Adequate
Telephone	AT&T	Adequate
Storm Drain	Orange County Department of Public Works	Adequate

Flood Hazard Rating

According to FEMA, the site is not located within a Flood Hazard Zone. It is located within Zone X (shaded). Flood Zone X (shaded) identifies areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. The Community Panel No. is 06059C-0382K, effective date of March 21, 2019. Mandatory flood insurance is not required within this zone.

Earthquake-Resilient The building has been seismically retrofitted with steel beams, cables and wall anchor plates.



Newport Beach



VANGUARD
COMMERCIAL CAPITAL