

CORONA DEL MAR



COASTAL COMMERCIAL

SPACES AVAILABLE FOR LEASE

2711 & 2713 E. COAST HWY
CORONA DEL MAR, NEWPORT BEACH, CA

Offering Memorandum Disclaimer:

The information set forth in this document is only a preliminary offer of conceptual terms from the seller and is subject to change until a binding, definitive contract is reached between the parties. This information is subject to change based on negotiations between parties until a definitive contract is reached. None of these terms are binding and should not be relied upon, because only a definitive written contract signed by the parties will govern. The definitive contract may be different from anything contained in this document, may omit terms contained in this document, and may have different terms from this document because the definitive contract will embrace negotiations which will include different or omitted terms than those preliminarily set forth in this document, with those terms being materially different from the preliminary terms contained in this document. That means that only the definitive contract governs the dealings between the parties, with any persons viewing this document agreeing that they only rely on the terms and conditions contained in a definitive contract reached in the future. Coastal Commercial, Inc. And its sales agents have not verified the accuracy of any information in this document and make no guarantee, warranty, or representation about its accuracy. You, the reviewing party, has the responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent current or future performance of the property, since neither coastal commercial, inc. Nor its sales agent can only present information which will change with the economy, general market factors, updated information, and investigation and negotiations between the parties. The value of this transaction, to you, depends on tax and other factors which should be evaluated by your tax, financial, legal, and other professional consultants. Coastal commercial, inc. And its sales agents have no development expertise such that you need to consult independent advisors should you want to re-purpose or redevelop this property in any different degree than its present condition, which may also change until a deal is closed between the parties. Coastal commercial, inc. And its sales agents make no representations or warranties about the suitability of the property for your needs. You and your advisors should conduct a careful, independent investigation of the property to determine to your own satisfaction about the suitability of the property for your needs. Any photos in this document are the property of their respective owners, with the use of these images without the express written consent of the owners prohibited in nature.

THE MASTER'S BUILDING

SECTIONS

1. PROPERTY DETAILS

2. AERIAL MAPS

3. FEATURES

4. PROPERTY PHOTOS

5. DEMOGRAPHICS

INVESTMENT ADVISORS

Nathan Holthouser
President

 Lic. 01838616
 949.229.2273
 nathan@coastalcommercial.com

Rebecca Canalez
Chief Operating Officer

 Lic. 01384744
 562.522.4885
 rebecca@coastalcommercial.com

Joel Merrick
Asset Manager

 Lic. 01850077
 949 329.8371
 joel@coastalcommercial.com

Tram Church
Senior Vice President

 Lic. 01478857
 949.791.9089
 tram@coastalcommercial.com

Maggie Attashian
Associate

 Lic. 02095633
 949 478.2450
 maggie@coastalcommercial.com

1. PROPERTY DETAILS

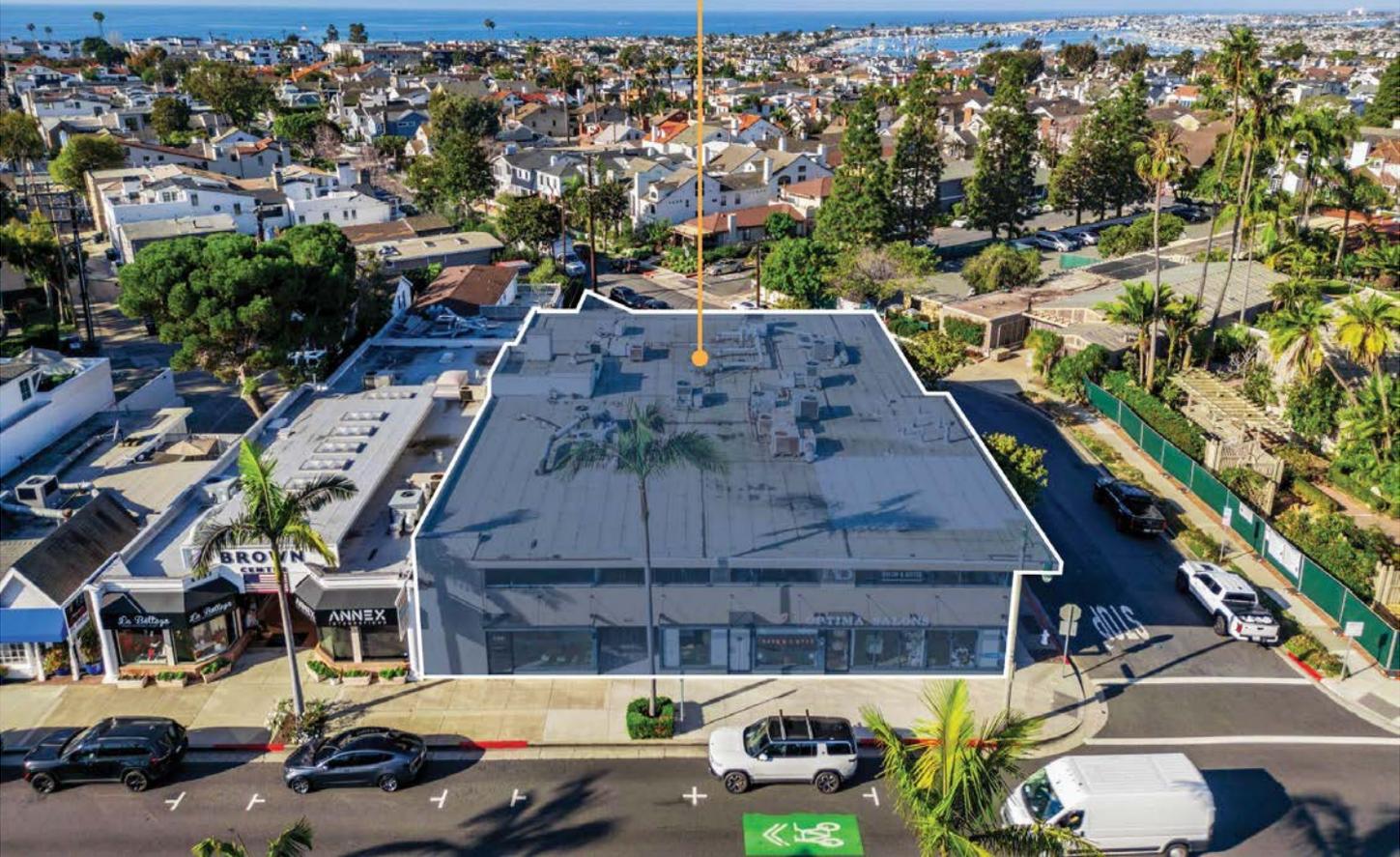
2711 & 2713 E. Coast Hwy | Corona Del Mar Newport Beach

Suite 203	± 1,056 SF	Available Now
Suite 204	±621 SF	Available Now
Suite 205	± 633 SF	Available Now
Suite 208	± 630 SF	Available Now
Base Rent:		Negotiable
NNN:		\$1.35/SF
Available:		Immediate
Term:		Negotiable
Parking:	Dedicated Parking Lot in the Back & Street Parking Available	

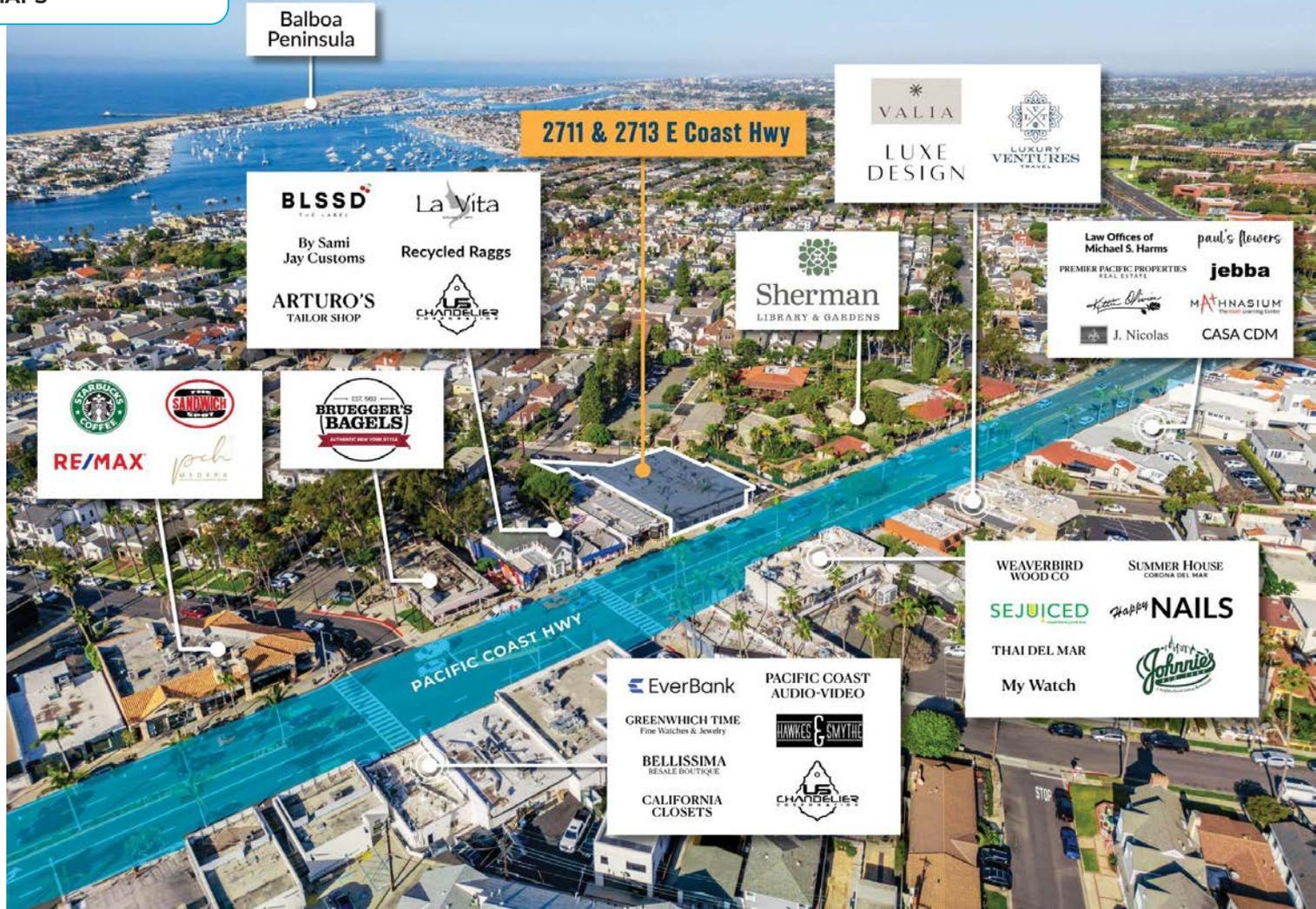
2. AERIAL MAPS



2711 & 2713 E Coast Hwy



2. AERIAL MAPS



3. FEATURES



**SPACES IMMEDIATELY AVAILABLE
FOR LEASE**



**IDEAL UNIT SIZES RANGING FROM
621 SF TO 1,056 SF**



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



4. PROPERTY PHOTOS - COMMON AREA



4. PROPERTY PHOTOS - SUITE 203





2711 & 2713 E Coast Hwy





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



COASTAL
COMMERCIAL



Nathan Holthouser
President

📞 949.229.2273
📠 Lic. 01838616
📧 nathan@coastalcommercial.com



Joel Merrick
Asset Manager

📞 949.329.8371
📠 Lic. 01850077
📧 joel@coastalcommercial.com



Tram Church
Senior Vice President

📞 949.791.9089
📠 Lic. 0178857
📧 tram@coastalcommercial.com



Maggie Attashian
Associate

📞 949.478.2450
📠 Lic. 02095633
📧 maggie@coastalcommercial.com



Rebecca Canalez
Chief Operating Officer

📞 562.522.4885
📠 Lic. 01384744
📧 rebecca@coastalcommercial.com

INVEST IN WHAT YOU LOVE

The information contained in this document has been obtained from sources believed reliable. While Coastal Commercial, Inc. does not doubt its accuracy, Coastal Commercial, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.