

NEWPORT BEACH



±1,750 SF 1ST FLOOR RESTAURANT SPACE AVAILABLE FOR LEASE

3325 NEWPORT BLVD
NEWPORT BEACH, CA



COASTAL COMMERCIAL

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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.



NEWPORT BEACH

SECTIONS

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2. AERIAL MAPS




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5. DEMOGRAPHICS

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1. PROPERTY DETAILS

3325 Newport Blvd, Newport Beach, CA 92663 | First Floor Restaurant Space Only

Total Space Available:	Approximately 1,750 SF
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Base Rent:	\$5.15/SF MG
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Available:	Immediate
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Term:	Negotiable
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Parking:	10 Dedicated Spaces in Parking Garage After 6pm and Street Parking Available
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ABC License:	Type 41 (Wine & Beer)
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Tenant:	Responsible for electricity, gas, and food waste
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Landlord:	Responsible for trash, water, property tax, and insurance
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2. AERIAL MAPS

3325 Newport Blvd



WM HAROLD & SONS
FINE JEWELRY

Ho Chi Minh
BISTRO

LIL BUDDHA'S SUSHI

Swaggy
BURGER

HUMANITY

Peace of Mind
Smoke Shop

Ms Liberty Nails

76

ETHOS
ARTS INC.
Carnitas
La Villa

Robert &
Taylor Salon

LIL BUDDHA'S
TATTOO SALON

Blue Ocean
Nail Spa

STUDIO W
ARCHITECTS

WGA
ARCHITECTURE INTERIORS

LIDO HOUSE
NEWPORT BEACH

CREW
COFFEE & CROISSANTS

THE MAYOR'S TABLE
FINE CITY DINE
BRACERY PUB & KITCHEN

TOP
SIDE
LIDO HOUSE ROOF DECK

3325 Newport Blvd



NEWPORT PIER

THE LANDING:

PAVILIONS

CHIHUAHUA



NO REST FOR
Bridget

3325 Newport Blvd



Blue Ocean
Nail Spa



WGA
WILLIAM GARDNER ARCHITECTS



Peace of Mind
Smoke Shop

Ms Liberty Nails



ETHOS
ARTS INC

Robert &
Taylor Salon

Carnitas
La Villa



NEWPORT BLVD

VIA LIDO



West Marine



TOP
SIDE
LIDO HOUSE BOKE BECK



CURE
MEDICAL

3. FEATURES



IMMEDIATELY AVAILABLE FOR LEASE



**TURN-KEY 2ND GENERATION
RESTAURANT SPACE**



**HOOD, WALK-IN REFRIGERATION AND
FURNITURE & FIXTURES INCLUDED**



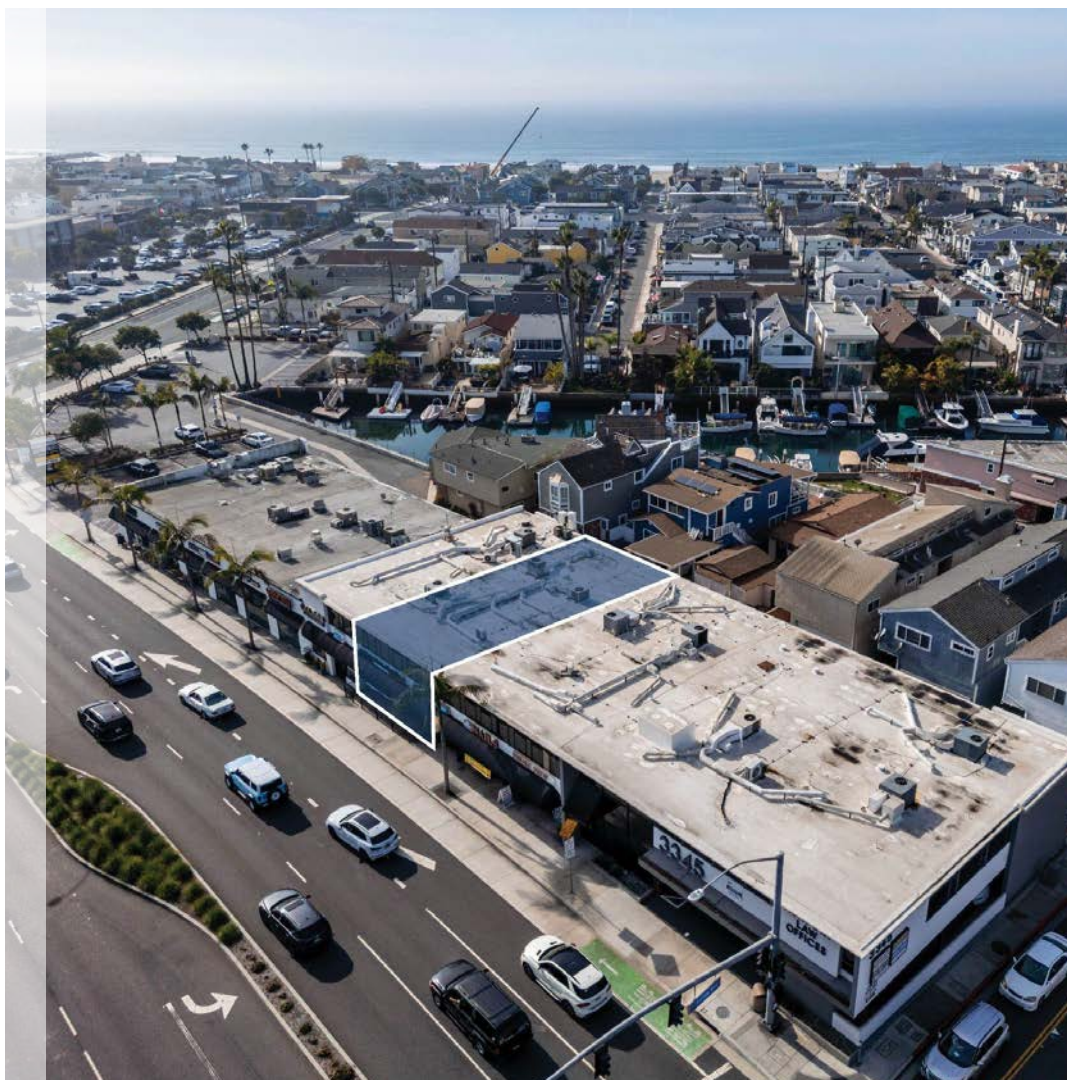
**LOCATED IN THE HEART OF NEWPORT
BEACH**



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

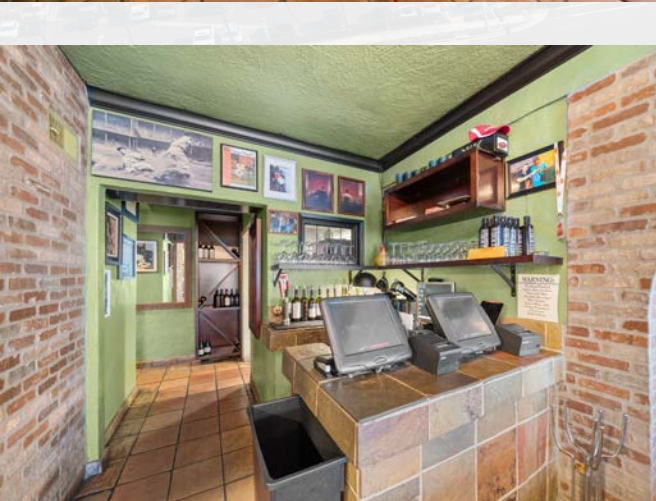


**EXCELLENT TRAFFIC COUNTS
& GREAT VISIBILITY**

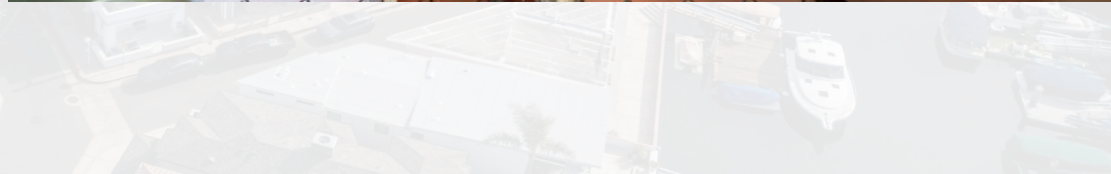


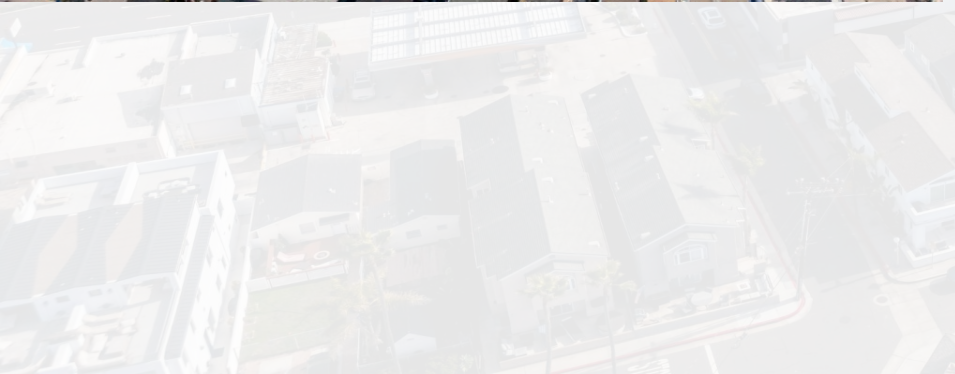
4. PROPERTY PHOTOS











3325 Newport Blvd







5. DEMOGRAPHICS

2025 Population - Current Year Estimate	221,766
2030 Population - Five Year Projection	221,042
2020 Population - Census	226,264
2010 Population - Census	223,991
2025 Average Household Income	\$190,858
2030 Average Household Income - Projection	\$208,781
2025 Median Household Income	\$129,055
2030 Median Household Income - Projection	\$147,960
2025 Per Capita Income	\$79,415
2030 Per Capita Income - Projection	\$88,154
2025 Average Value of Owner Occ. Housing Units	\$1,425,260
2025 Households - Current Year Estimate	92,166
2030 Households - Five Year Projection	93,233
2020 Households - Census	91,675
2010 Households - Census	89,957
2020-2025 Compound Annual Household Growth Rate	0.10%
2025-2030 Annual Household Growth Rate - Projection	0.23%
2025 Average Household Size	2.38

Demographics are based off a 5-mile radius

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	1,787	6,942	17,846
2025 Employees	17,752	50,690	162,014
POPULATION			
2025 Population - Current Year Estimate	14,008	95,783	221,766
2030 Population - Five Year Projection	13,887	96,238	221,042
GENERATIONS			
2025 Population	14,008	95,783	221,766
Generation Alpha (Born 2017 or Later)	822 (5.9%)	7,828 (8.2%)	17,851 (8.1%)
Generation Z (Born 1999-2016)	2,259 (16.1%)	19,141 (20.0%)	43,946 (19.8%)
Millennials (1981-1998)	4,132 (29.5%)	27,196 (28.4%)	57,558 (26.0%)
Generation X (Born 1965-1980)	2,669 (19.1%)	19,178 (20.0%)	49,492 (20.5%)
Baby Boomers (Born 1946-1964)	3,093 (22.1%)	17,609 (18.4%)	44,202 (19.9%)
Greatest Generations (Born 1945 or Earlier)	1,033 (7.4%)	4,831 (5.05%)	12,717 (5.7%)

5. DEMOGRAPHICS

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	10,938 (78.1%)	59,517 (62.1%)	142,792 (64.4%)
Black or African American	121 (0.9%)	917 (1.0%)	2,248 (1.0%)
Asian	673 (4.8%)	5,265 (5.5%)	19,632 (8.9%)
Two or More Races	1,444 (10.3%)	13,102 (13.7%)	29,462 (13.3%)
American Indian or Alaska Native	91 (0.6%)	1,060 (1.1%)	1,806 (0.8%)
Other	713 (5.1%)	15,713 (16.4%)	25,219 (11.4%)

EDUCATION

9-12th Grade - No Diploma	256 (2.2%)	3,208 (4.5%)	5,417 (3.3%)
High School Diploma	818 (7.2%)	8,647 (12.1%)	19,084 (11.5%)
GED or Alternative Credential	77 (0.7%)	1,341 (1.9%)	3,022 (1.8%)
Some College - No Degree	1,647 (14.4%)	11,661 (16.3%)	26,980 (16.2%)
Associate's Degree	735 (6.4%)	4,360 (6.1%)	12,450 (7.5%)
Bachelor's Degree	5,001 (43.8%)	26,253 (36.6%)	61,756 (37.2%)
Graduate or Professional Degree	2,743 (24.0%)	12,821 (17.9%)	32,162 (19.4%)

5. DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

HOUSEHOLD INCOME

2025 Households	6,634	39,720	92,166
2025 Average Household Income	\$213,086	\$192,476	\$190,858
2030 Average Household Income - Projection	\$229,760	\$209,940	\$208,781
2025 Average Value of Owner Occ. Housing Units	\$1,620,207	\$1,509,404	\$1,425,260

DAYTIME POPULATION

2025 Daytime Population	24,754	99,416	263,721
Daytime Workers	18,791 (75.9%)	57,357 (57.7%)	161,305 (61.2%)
Daytime Residents	5,963 (24.1%)	42,059 (42.3%)	102,416 (38.8%)

INVEST IN WHAT YOU LOVE

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