

607 E BALBOA BLVD

NEWPORT BEACH, CA

 **BALBOA** 
MEDICAL & DENTAL SPA

@BALBOAMD

BALBOAMEDICAL.COM

(949) 284-2720

Retail / Office Space Available For Sale

LISTED BY:

RW | REDWOOD
WEST



FASHION ISLAND

NEWPORT BEACH
COUNTRY CLUB

BALBOA ISLAND

607 E BALBOA BLVD

BALBOA FUN ZONE

BALBOA PIER

BALBOA BAY RESORT

LIDO ISLE

BILLY'S AT THE BEACH

LIDO MARINA VILLAGE

LIDO HOUSE HOTEL

HOAG HOSPITAL

WELCOME TO

607 E BALBOA BLVD

607 E Balboa is a rare, office/retail building located on the Newport Beach Peninsula. Local amenities include Lido Marina Village, Balboa Fun Zone, Peninsula Village, and favorite local restaurants such as Palmilla, Nobu, and the Spaghetti Factory. Situated in the prestigious Peninsula community, 607 E Balboa is a unique space which offers prominent signage/store front windows and draws a strong population of business professionals, international tourists, and affluent homeowners.

- 941 SF, High opportunity retail space
- Across the street from Balboa Fun Zone
- Prominent signage opportunities
- Move-in ready
- Street visibility
- Walking distance to the harbor and beach
- Parking onsite within 2 garages, can accommodate up to 4 cars in the garage, and a 5th car located in front of the garage



607 E BALBOA

OFFERING SPECIFICATIONS

Price \$1,430,000

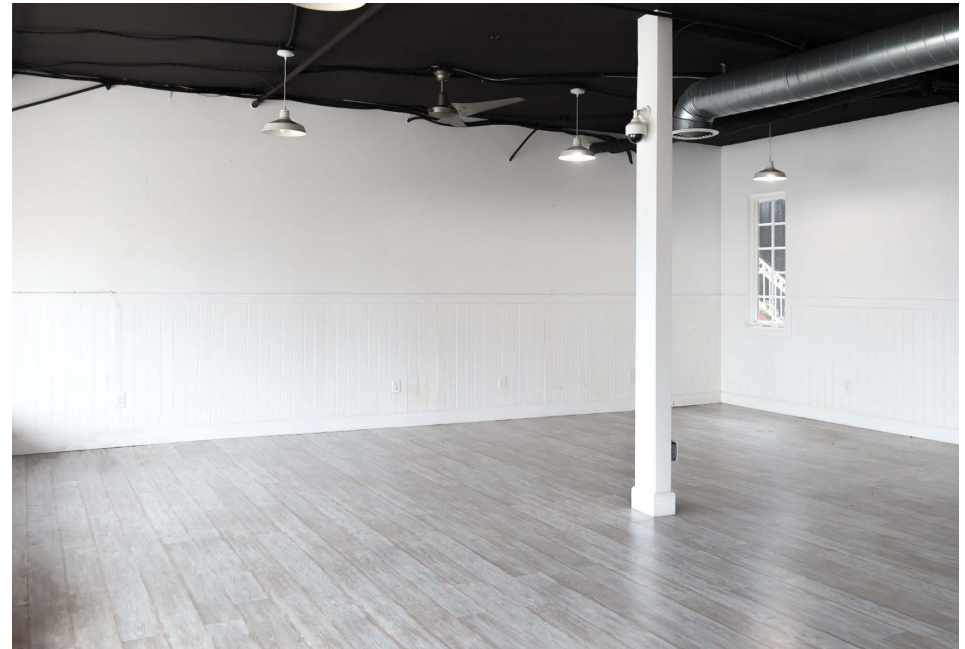
Rentable Area 941 SF

Land Area 0.06 AC

Property Address 607 E Balboa Blvd
Newport Beach, CA 92663

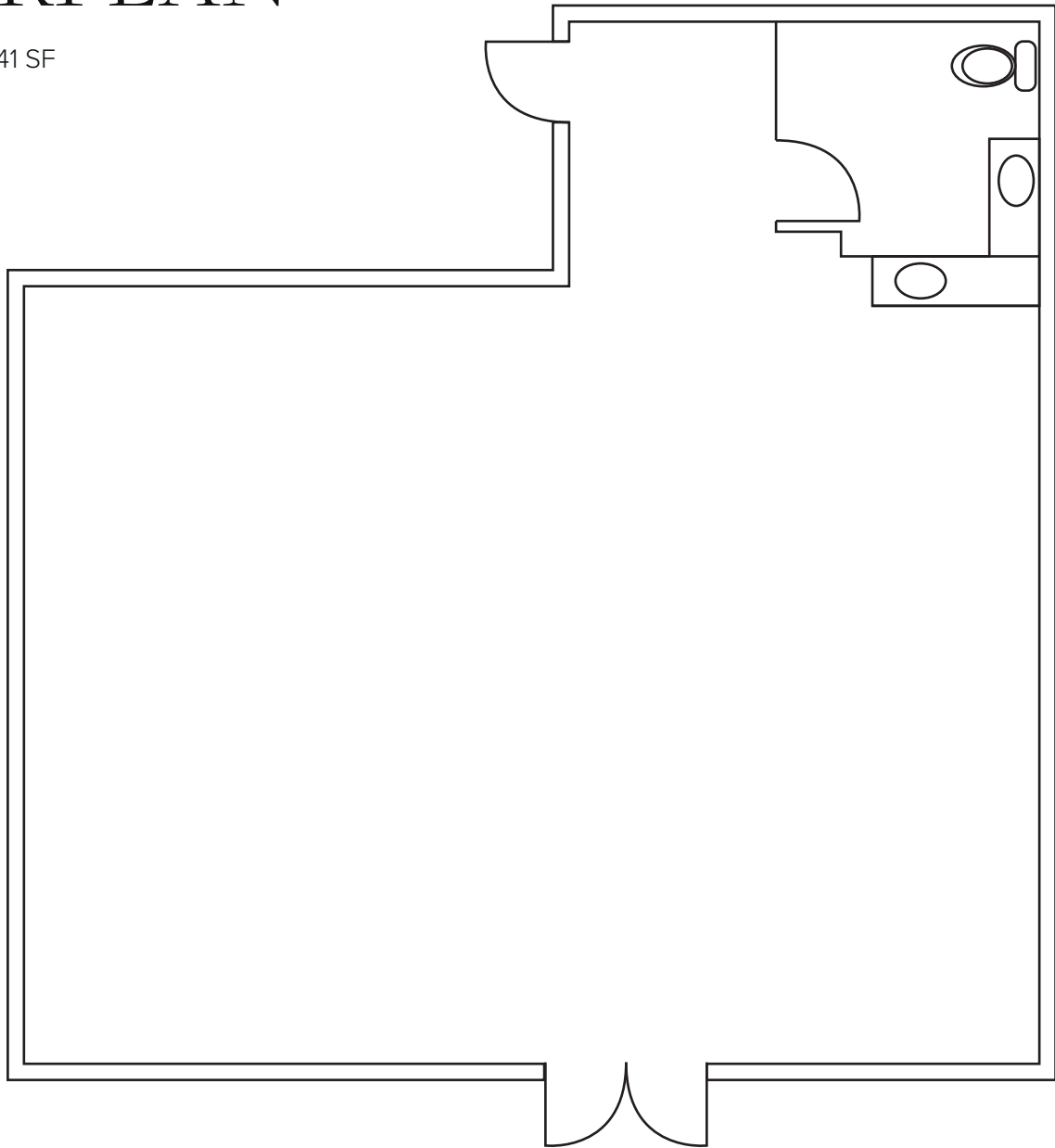
Year Built / Remodeled 1990

Parcel Number 932-160-35



FLOORPLAN

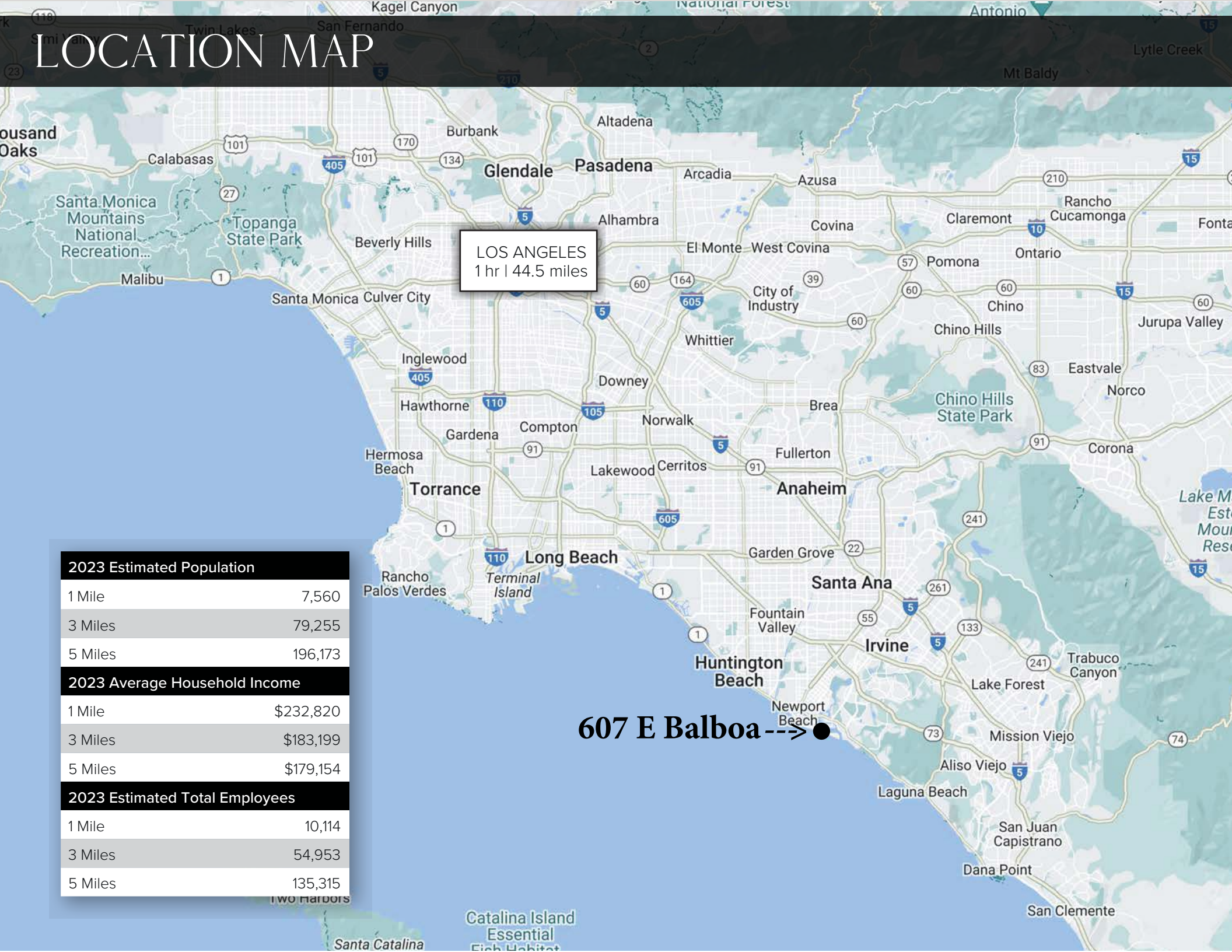
+/- 941 SF



607 E BALBOA BLVD



LOCATION MAP



LOS ANGELES
1 hr | 44.5 miles

607 E Balboa --> ●

2023 Estimated Population	
1 Mile	7,560
3 Miles	79,255
5 Miles	196,173
2023 Average Household Income	
1 Mile	\$232,820
3 Miles	\$183,199
5 Miles	\$179,154
2023 Estimated Total Employees	
1 Mile	10,114
3 Miles	54,953
5 Miles	135,315



NEWPORT BEACH, CA

The City of Newport Beach is located in the coastal center of Orange County, with Los Angeles County to the north and San Diego County to the south. The City of Newport Beach is located in the coastal center of Orange County, with Los Angeles County to the north and San Diego County to the south. It has an estimated permanent population of 86,738 but during the summer months, the population grows to more than 100,000 with 20,000 to 100,000 tourists daily.

Newport Beach is known for its fine residential areas, modern shopping facilities, strong business community and quality school system. It surrounds Newport Bay where approximately 4,300 boats of all types are docked within the 21-square-mile harbor area. The bay area and the City's eight miles of ocean beach offer outstanding fishing, swimming, surfing, and aquatic sports activities.

Newport Beach is home to more than 20,000 businesses ranging in size from sole proprietorships to large corporations. The City of Newport Beach appreciates the contributions that each makes toward making Newport Beach a great place to live, work and visit. The major employers of the city are Hoag Memorial Hospital Presbyterian, PIMCO, Glidewell Dental, Pacific Life, City of Newport Beach, Resort at Pelican Hill, Fletcher Jones Motor Cars and Newport Beach Marriott Hotel & Tennis Club.

The County, incorporated in 1889 and located in the southern part of the State of California, is one of the major metropolitan areas in the state and nation. It occupies a land area of 799 square miles with a coastline of 42 miles serving a population of over 3 million. It represents the third most populous county in the state and ranks sixth in the nation. Orange County, California's estimated population is 3,268,222 as of 2023.

Orange County is home to several world-class attractions that are located outside the city borders of Newport Beach but still within easy commuting distance. These include Disneyland and Disney's California Adventure Park (Anaheim), Knott's Berry Farm & Knott's Soak City (Buena Park), the International Surfing Museum (Huntington Beach), the Orange County Zoo (Orange), the Wild Rivers Waterpark (Irvine), and the Marconi Automotive Museum (Tustin). Orange County is also home to several pro sports teams. Baseball fans can watch Major League action when the Los Angeles Angels of Anaheim play their home games. Hockey fans can take the short trip to Anaheim to see the NHL's Mighty Ducks. Surfers will recognize nearby Huntington Beach as home to the Surfing Hall of Fame.

AREA DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	7,560	79,255	196,173
2028 Projected Population	7,487	79,723	197,036
2010 Census Population	8,398	77,830	195,439
Households & Growth			
2023 Estimated Households	3,656	33,812	80,511
2028 Projected Households	3,654	34,222	81,221
2010 Census Households	4,029	32,768	79,134
Race & Ethnicity			
2023 Estimated White	90.49%	84.96%	80.61%
2023 Estimated Black or African American	0.52%	0.90%	0.99%
2023 Estimated Asian or Pacific Islander	3.73%	5.15%	8.05%
2023 Estimated American Indian or Native Alaskan	0.32%	1.01%	0.84%
2023 Estimated Other Races	2.38%	13.77%	11.77%
2023 Estimated Hispanic	10.41%	27.42%	24.97%
Income			
2023 Estimated Average Household Income	\$232,820	\$183,199	\$179,154
2023 Estimated Median Household Income	\$150,100	\$117,485	\$117,067
2023 Estimated Per Capita Income	\$111,342	\$78,240	\$73,595
Businesses & Employees			
2023 Estimated Total Businesses	1,519	7,506	15,466
2023 Estimated Total Employees	10,114	54,953	135,315



607 E BALBOA BLVD

NEWPORT BEACH, CA

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