

# the LANDING

IMPROVED RESTAURANT AVAILABLE FOR LEASE

3117 Newport Boulevard | Newport Beach, CA



**FASHION ISLAND**  
NEWPORT BEACH, CALIFORNIA



**NEWPORT BEACH**  
COUNTRY CLUB  
**Balboa Bay**  
RESORT

Situated on 3.78 acres, the 44,289-square-foot shopping center known as The Landing is located on the popular Balboa Peninsula at the corner of 32nd Street and Balboa Boulevard. The prime Newport Beach shopping center, located at the heart of the city's beach community, is an upscale development with a diverse mix of Tenants.

LAGUNA BEACH

**IMPROVED RESTAURANT  
AVAILABLE  
3,104 SF plus  $\pm$ 1,023 patio  
(DO NOT DISTURB)**



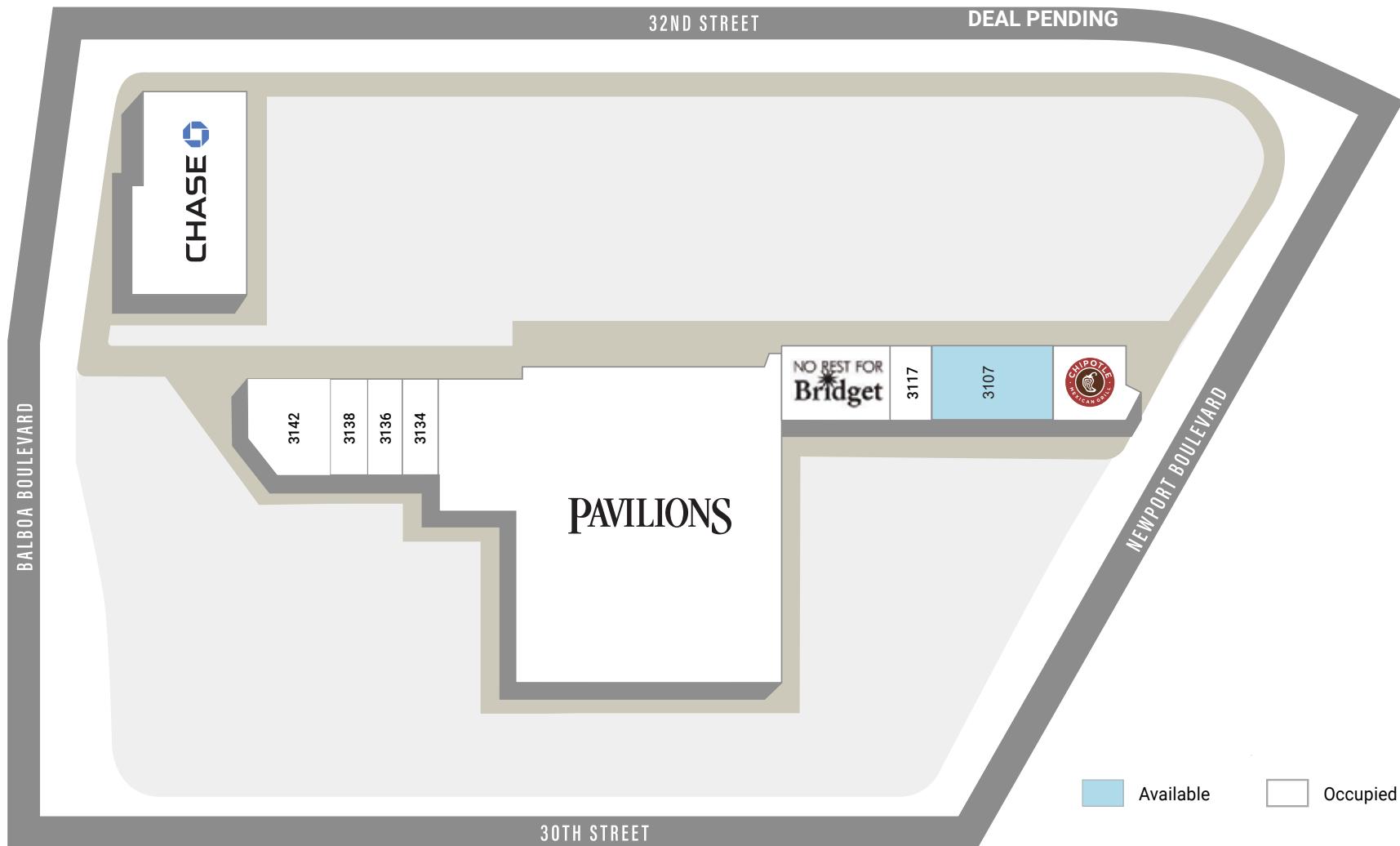
**MIMI GARDEN**  
Dumplings & Bao

**COMING SOON!**



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## SITE PLAN



**SPACE 3107: 3,104 SF IMPROVED RESTAURANT PLUS  $\pm$ 1,023 SF Patio - AVAILABLE (Please Do Not Disturb)**

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## DEMOGRAPHIC SUMMARY

NEWPORT BEACH, CA

	2 mile	5 mile
2010 Population	43,439	217,954
2024 Population	41,811	216,488
2029 Population Projection	41,374	215,359
Annual Growth 2010-2020	-0.26%	0.09%
Annual Growth 2023-2028	-0.21%	-0.10%
Median Age	39.2	41.6
Bachelor's Degree or Higher	39.1%	36.6%
U.S. Armed Forces	42	105



BOARDWALK  
INVESTMENTS GROUP /  SRS



## FOR MORE INFORMATION, CONTACT:

Terrison Quinn / **949 698 1107**

[terrison.quinn@srsre.com](mailto:terrison.quinn@srsre.com)

CA Lic. No. 01789657

Casey Mahony / **949 698 1108**

[casey.mahony@srsre.com](mailto:casey.mahony@srsre.com)

CA Lic. No. 01886184

Adam Handfield / **949 698 1109**

[adam.handfield@srsre.com](mailto:adam.handfield@srsre.com)

CA Lic. No. 01959419