

RENOVATIONS UNDERWAY - FALL COMPLETION

Mariners Mile Square

2700 W. COAST HWY, NEWPORT BEACH, CA 92663

RETAIL/OFFICE SPACE AVAILABLE



NEWPORT BEACH, CA | EST. 1971
LIDO MARINA
VILLAGE

NOBU
NEWPORT BEACH

THE WINERY
RESTAURANT & WINE BAR

hoag.

A RESTAURANT
NEWPORT BEACH

THE NICE GUY

Billy's
BY THE BAY
Louie's
BY THE BAY

C'est Si Bon Bakery
STARFISH
LEGUME BREADS OF NEWPORT BEACH

Marshall Goldman
COLLECTION
AT NO RESERVE

RIVERSIDE AVE

uchi COMING SOON

TUSTIN AVE

Little Billy's
NEWPORT BEACH

AVON ST

RENOVATIONS UNDERWAY - FALL COMPLETION

OVERVIEW & PROPERTY HIGHLIGHTS

RETAIL/OFFICE SPACE AVAILABLE

UNDER NEW MANAGEMENT

- Large dedicated surface parking lot provides convenient parking. In addition, the Property benefits from substantial city/metered parking contiguous to the Property
- Located on PCH with incredible frontage & flanked by two major signalized intersections (Tustin Ave & Riverside Ave)
- Platinum demographics in the surrounding area as well as regional pull
- Flexible array of spaces that can be made available & uses to be accommodated
- Multi-million dollar upgrades coming soon!



* CONCEPTUAL RENDERINGS

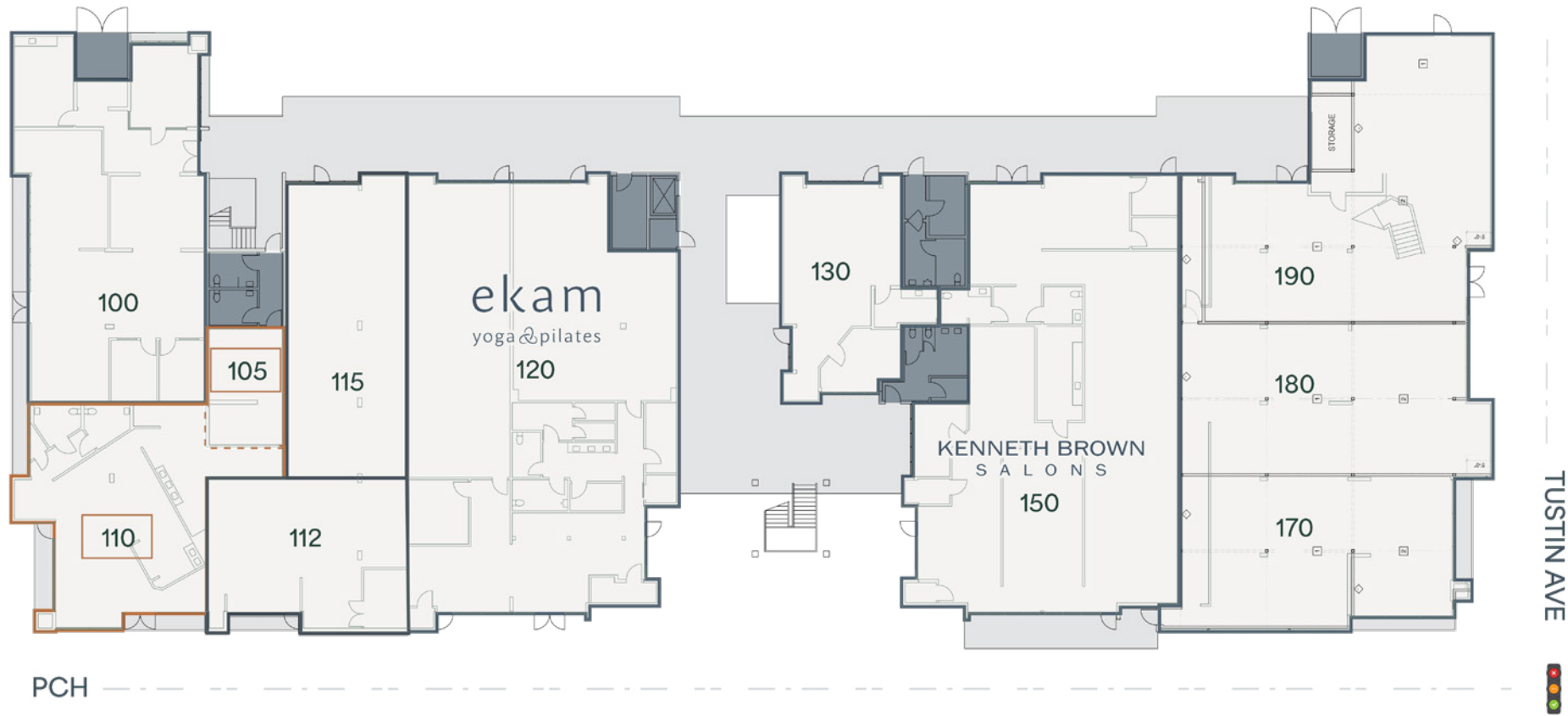
W. COAST HWY APPROXIMATELY 51,000 CPD

Mariners Mile Square

The information presented was obtained from sources deemed reliable, however SRS Real Estate Partners does not guarantee its completeness or accuracy.

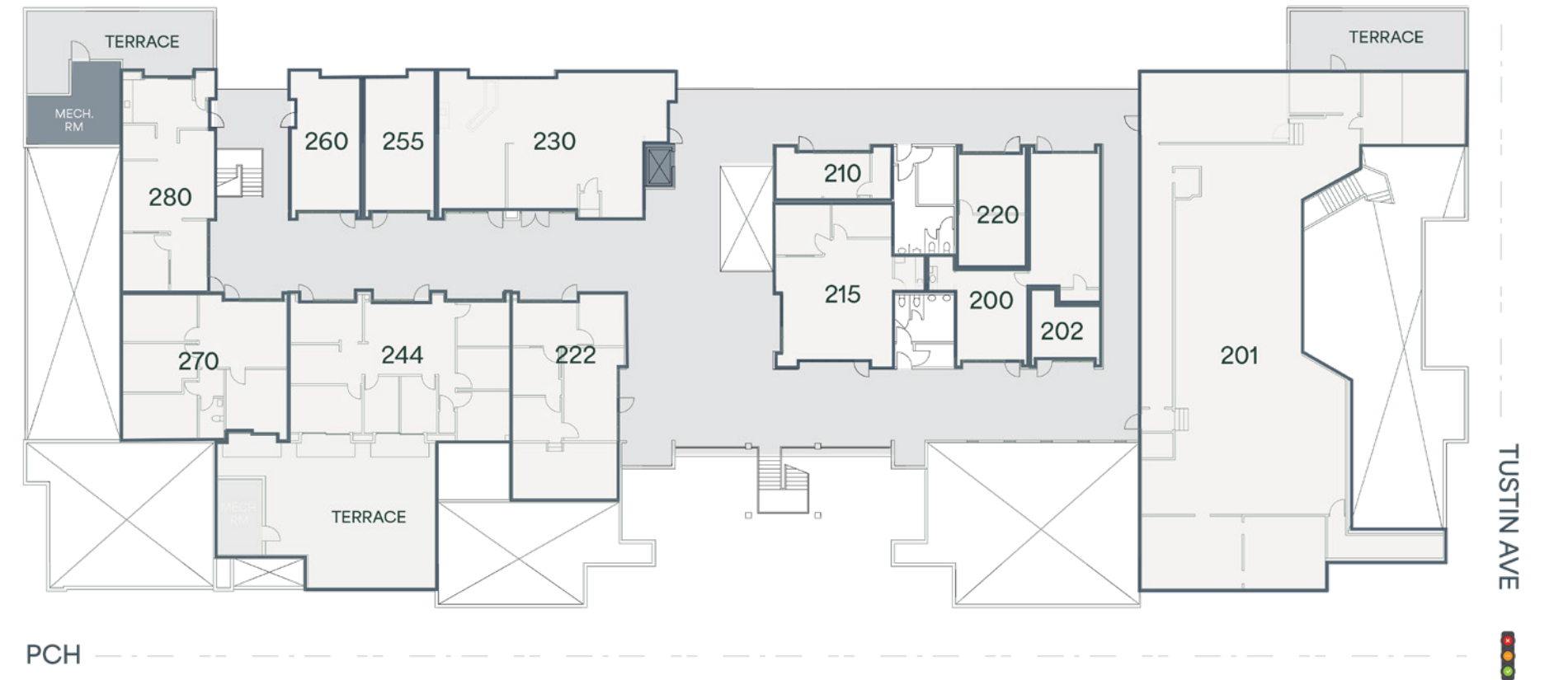
Floor One

TENANT	(RSF)	TENANT	(RSF)	TENANT	(RSF)			
100	Prairie Interiors	2,457	115	Emeline	1,497	170	Restaurant - COMING SOON	2,020
105 + 110	AVAILABLE - 1,928 RSF	353	120	Ekam Pilates	4,269	180	Restaurant - COMING SOON	1,760
		1,575	130	New Retailer - COMING SOON	1,059	190	Birdie's Bodega - COMING SOON	2,906
112	Trouvaille Imports	1,105	150	Kenneth Brown Salons	4,087			



Floor Two

TENANT	(USF)	(RSF)	TENANT	(USF)	(RSF)	TENANT	(USF)	(RSF)			
200	Saunders & Wiant Architects, Inc.	750	915	220	Visiting Angels Living Assistance Solutions	351	428	255	Taylor Made Travel	414	505
201	L Squared Capital - COMING SOON	4,857	5,926	222	The Date Shop	901	1,099	260	Wells Fargo Advisors	409	499
202	Martinez Acupuncture	187	229	230	Le Colffeur	1,248	1,522	270	Skin Care by Jenet	1,430	1,744
210	Fine Art Brokers & Appraisers	240	293	244	Burgess Yachts - COMING SOON	1,459	1,721	280	Prairie Interiors	953	953
215	Marble Solutions	808	986								





PREMISE & SURROUNDING PARKING



59
SPACES

metered parking

12 spaces along PCH
18 spaces along Tustin Avenue
29 spaces along Avon Street



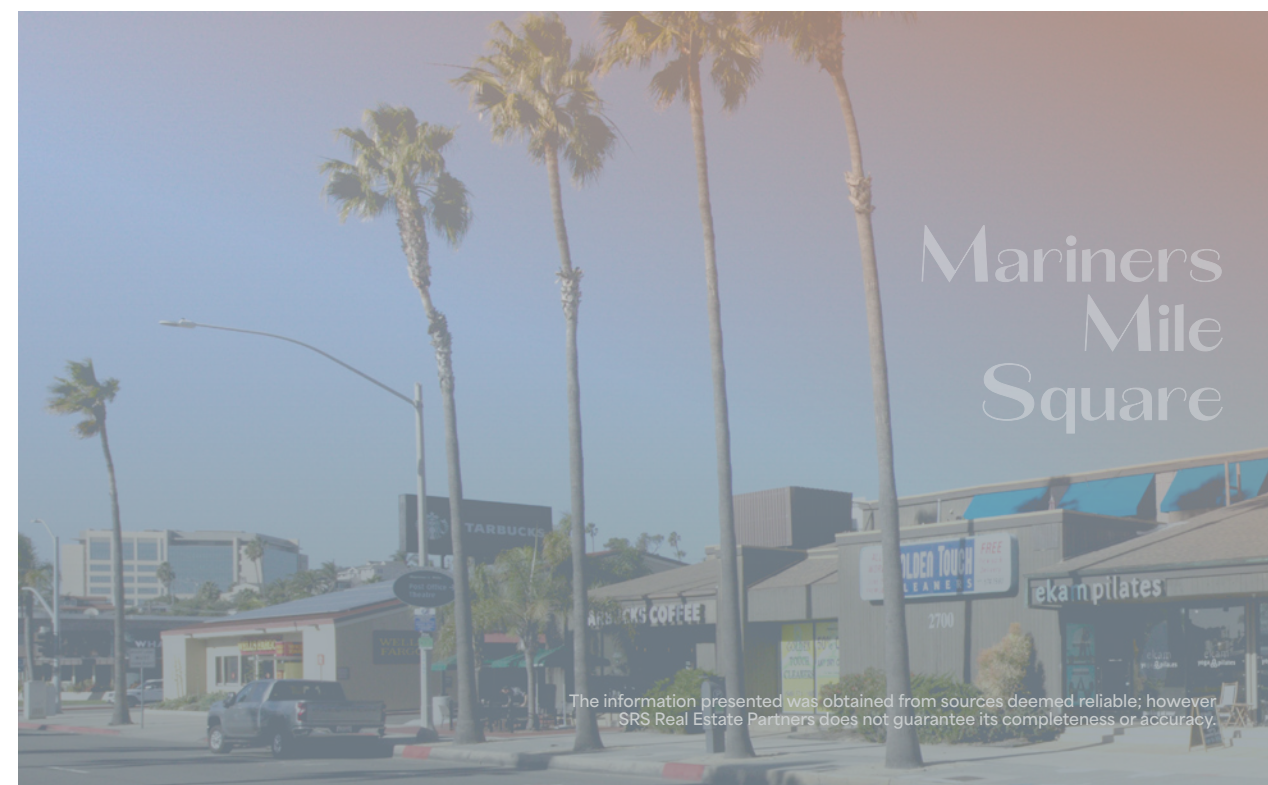
60
SPACES

public parking field (paid)



145
SPACES

surface stalls





TRADE AREA & DEMOGRAPHICS

ONE MILE
 Population (2025) / **19,105**
 Forecast Population (2030) / **18,951**
 Daytime Population / **23,443**
 Household / **9,102**
 Avg HH Income / **\$204,385**
 Median Income / **\$134,588**
 Median Age / **41.9**

THREE MILES
 Population (2025) / **109,657**
 Forecast Population (2030) / **109,949**
 Daytime Population / **69,396**
 Household / **46,197**
 Avg HH Income / **\$191,816**
 Median Income / **\$125,559**
 Median Age / **40.3**

FIVE MILES
 Population (2025) / **229,466**
 Forecast Population (2030) / **229,289**
 Daytime Population / **186,328**
 Household / **94,929**
 Avg HH Income / **\$190,614**
 Median Income / **\$129,293**
 Median Age / **41.8**

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NEWPORT BEACH



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