

FOR SALE



4343  
MACARTHUR  
BLVD

NEWPORT BEACH, CA 92660

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**PRES**

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**UNPRICED**
**PROPERTY  
HIGHLIGHTS**

Address	4343 MacArthur Blvd, Newport Beach, CA 92660
Leasable SF	19,094 SF
Land Area (AC)	1.51 AC
Year Built	1996
Zoning Code	PC-11; MU-H2 (Mixed Use)
Parcel Number	427-174-05
Retail Submarket Vacancy	2.0%
Parking	±89 Spaces; 4.66/1,000 SF



## *NEWPORT BEACH RETAIL OWNER-USER OR INVESTMENT OPPORTUNITY*

The Offering at 4343 MacArthur provides a rare opportunity for both investors and owner-users. The property is leased to Home Consignment Center on a NNN basis with reduced rent through March 2027 and percentage rent tied to gross sales. The landlord holds the right to terminate the lease at any time with 60 days' notice, allowing for full control of the space without obligation to repay deferred rent. This structure offers short-term income with the flexibility to occupy the space or re-lease at market rents. Located near a signalized corner in the Airport Area submarket, the property benefits from strong visibility, freeway access, and proximity to John Wayne Airport.

# Investment Highlights

## Recent Improvements

- *The Owner recently was able to complete a comprehensive tenant improvement scope that included five new 2-ton HVAC units, two ADA-compliant restrooms, and two interior offices.*
- *Additional work included smooth concrete flooring, utility upgrades, two fire-rated doors, drywall framing around six interior columns, and the installation of 720 LED warehouse lights, 50 of which are emergency-rated.*

## Flexible Owner-User Opportunity

- *4343 MacArthur offers an ideal owner-user opportunity with the ability to terminate the existing lease on 60 days' notice.*
- *The ±19,094 SF freestanding building can be fully occupied or easily multi-tenanted, allowing for phased growth, strategic expansion or leasing out a portion of the space.*

## Residential Redevelopment Nearby

- *The airport area is experiencing a wave of office-to-residential developments, with several projects already underway in within a quarter mile of the site. As one of the strongest housing markets in the region, OC's price growth has accelerated this trend. These conversions are removing competing office supply from the market, positioning 4343 MacArthur to benefit from an increase of nearby residential developments.*



## LEASE ABSTRACT

**Premises & Term**

<b>Tenant</b>	Home Consignment Center, LLC
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<b>Options/Required Notice</b>	1, 5-Year renewal option, following revised lease expiration date of March 31, 2027
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**Expenses**

<b>CAMS</b>	Tenant pays directly.
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<b>Taxes</b>	Tenant pays directly.
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<b>Insurance (General Liability &amp; Property)</b>	Tenant reimburses share to Landlord.
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<b>Utilities</b>	Tenant pays directly.
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<b>Interior Repairs &amp; Maintenance</b>	Tenant pays directly.
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**Miscellaneous**

<b>Landlord Termination Right</b>	Landlord may terminate lease at any time on or after 5/1/2025 with 60 days' notice.
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# AREA OVERVIEW



JOHN WAYNE AIRPORT  
ORANGE COUNTY

4343  
MACARTHUR

BIRCH ST

MACARTHUR BLVD

VON KARMAN AVE

THE KOLL CENTER NEWPORT

RENAISSANCE  
NEWPORT BEACH HOTEL

WELLS  
FARGO

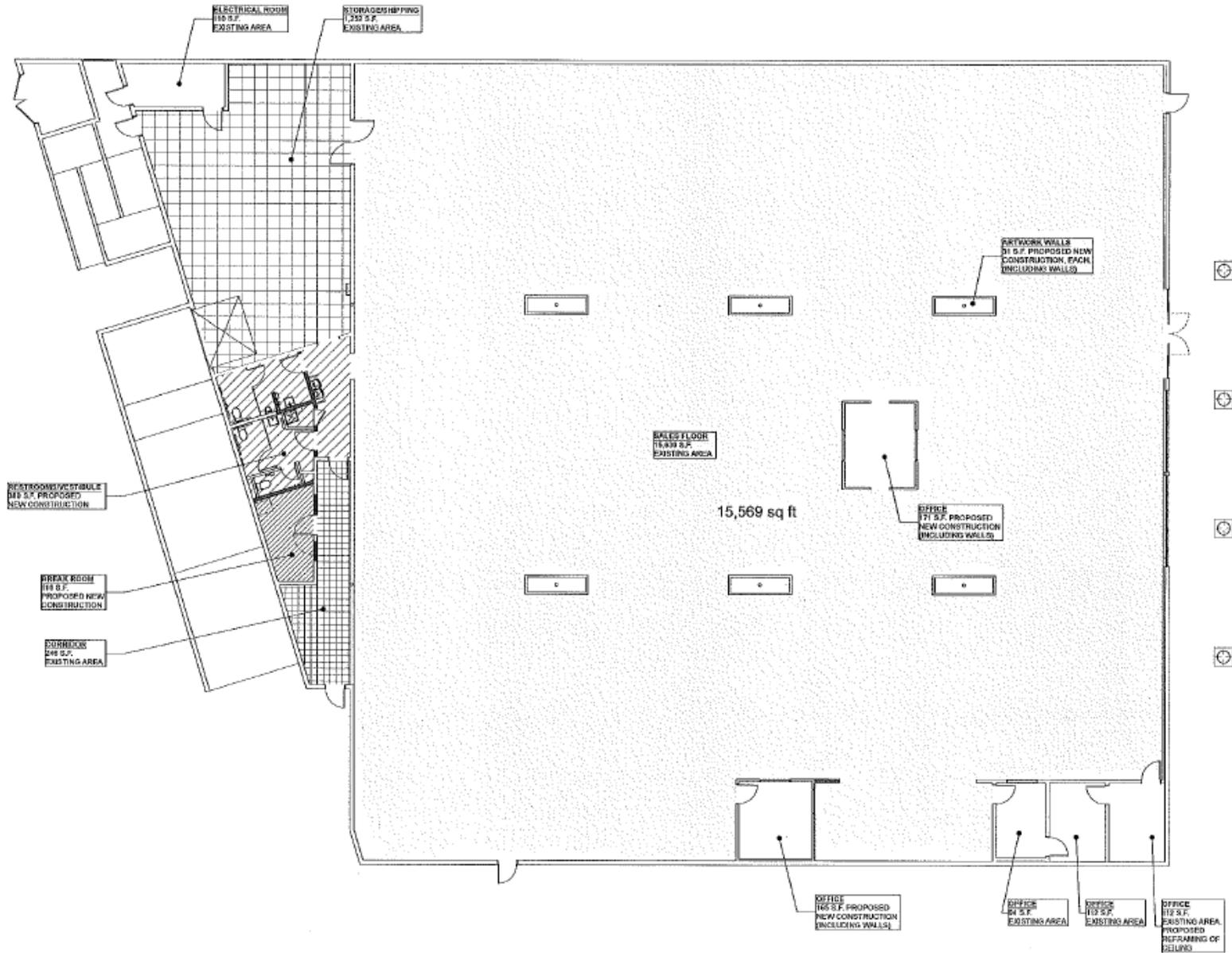
Davita

The Pacific Club

REDEVELOPMENT  
RENDERING



# FLOOR PLAN



10/14/2014 10:51 AM 1647411 - New South Building 030 Project 246 0300 - 0400-0300-0000 - 1-18-2014

# EXTERIOR PHOTOS



# CITY OF NEWPORT BEACH / AIRPORT AREA

Newport Beach, centrally located in Orange County, has a permanent population of about 84,000, with seasonal growth exceeding 100,000. The city is known for its high-end housing, strong income levels, top schools, and coastal amenities. The average household income is \$228,571 and the median home price exceeds \$3.4 million.

The city surrounds Newport Bay, home to over 4,000 boats and 8 miles of beaches offering year-round recreation. Newport Beach has 8,384 apartment units across 16 properties with 100+ units. The average build year is 1986, with no new deliveries since 2019.

The Newport Beach Airport Area is poised for a surge in residential density, with over 2,100 new apartment homes proposed across six multifamily projects within close proximity. These planned developments range from Newport Crossings, which is fully approved and ready to build, to large-scale proposals like the 700-unit 4685 MacArthur Court. Together, they signal a major shift in the area's residential base.



SITE	NUMBER OF UNITS	ACREAGE	ENTITLEMENT STATUS
Residences at 4400 Von Karman	312	TBD	Processing Entitlements
1600 Dove St	209	2.49	Processing Entitlements
4685 MacArthur Court	700	18.73	Processing Entitlements
4667 MacArthur Court	90	1.31	Processing Entitlements
Newport Crossings	350	5.69	Fully Approved
Residences at 1500 Quail	474	4.78	Processing Entitlements
<b>TOTALS</b>	<b>2,135</b>		



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