



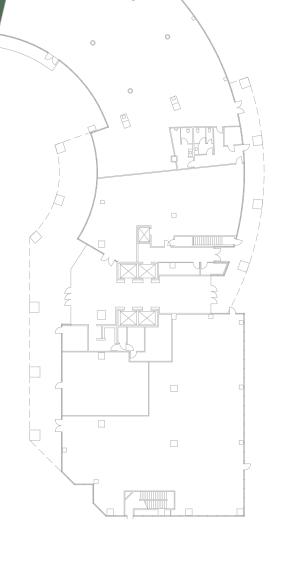






2,939 RSF Restaurant Opportunity

- Highly Improved restaurant space with fully built kitchen + dedicated patio area
- Excellent opportunity to cater to private corporate or social events
- · Monument signage available on Birch St.
- Complimentary on-site parking for patrons
- Fully furnished outdoor common area









KOLL CENTER NEWPORT

5000 Birch Street

SUITE 150

Newport Beach, CA 92660

2,939 RSF
Restaurant Opportunity







Demographics

ESTIMATE 2024 * SOURCE: ESRI

ONE MILE Population / 10,895 Avg HH Income / \$160,033 Daytime Population / 32,054 THREE MILE Population / **157,166** Avg HH Income / **\$155,955** Daytime Population / 212,927 Median Age / 33

FIVE MILE Population / **422,832** Avg HH Income / \$162,786 Daytime Population / 395,280 Median Age / 35



\$269M+

TOTAL ANNUAL SPENT ON FOOD & ALCOHOL

(5 MIN DRIVE-TIME)



Median Age / 24

52,921 **POPULATION** (5 MIN DRIVE-TIME)



\$933K MEDIAN HOME VALUE (5 MIN DRIVE-TIME)



≈51K

CARS PER DAY ALONG JAMBOREE RD



Restaurant Opportunity

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