



FOR LEASE

Newport Peninsula Center

1,440 SF Retail/Office Available | SECOND FLOOR

PROPERTY HIGHLIGHTS

- Rare availability strategically located along the exclusive Lido Channel in Newport Beach
- Positioned on main arterial between Newport Beach & Huntington Beach
- Affluent demographic with average household income over \$210k within a 1-mile radius
- Sought after Newport Beach demographics, with platinum incomes and local tenant mix

DEMOGRAPHICS

EST. 2024	1 MILE	3 MILE	5 MILE
Population	9,133	86,482	211,492
Average Household Income	\$212,010	\$163,913	\$169,472
Daytime Population	13,932	47,758	143,510

TRAFFIC COUNT

Newport Blvd	approx. 48,000 cars per day
Via Lido	approx. 11,200 cars per day
PCH	approx. 50,700 cars per day

*Source: Esri & Costar Traffic Counts



Site Plan & Photos



2727 Newport Blvd | Suite: 200 | Newport Beach, CA 92663

SUITE 200
1,440 SF



TENANT DIRECTORY

100	JACK'S SURF & SPORT	11,635 SF
102	THE FULL ROUTINE	1,855 SF
104	ISLAND SALON SPA	920 SF
200	AVAILABLE	1,440 SF
201	CAPTAIN NEWPORT	825 SF
203	RICHMAN GROUP	2,287 SF
204	LUX MASSAGE	850 SF
210	MCA TRAINING	1,094 SF
300	CITI DONUT	900 SF
301	SUBWAY	880 SF
302	SS THAI	1,425 SF
ROOF	VERIZON WIRELESS	270 SF

FOR LEASING INFORMATION:

949 270 8203

SRS REAL ESTATE PARTNERS
610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

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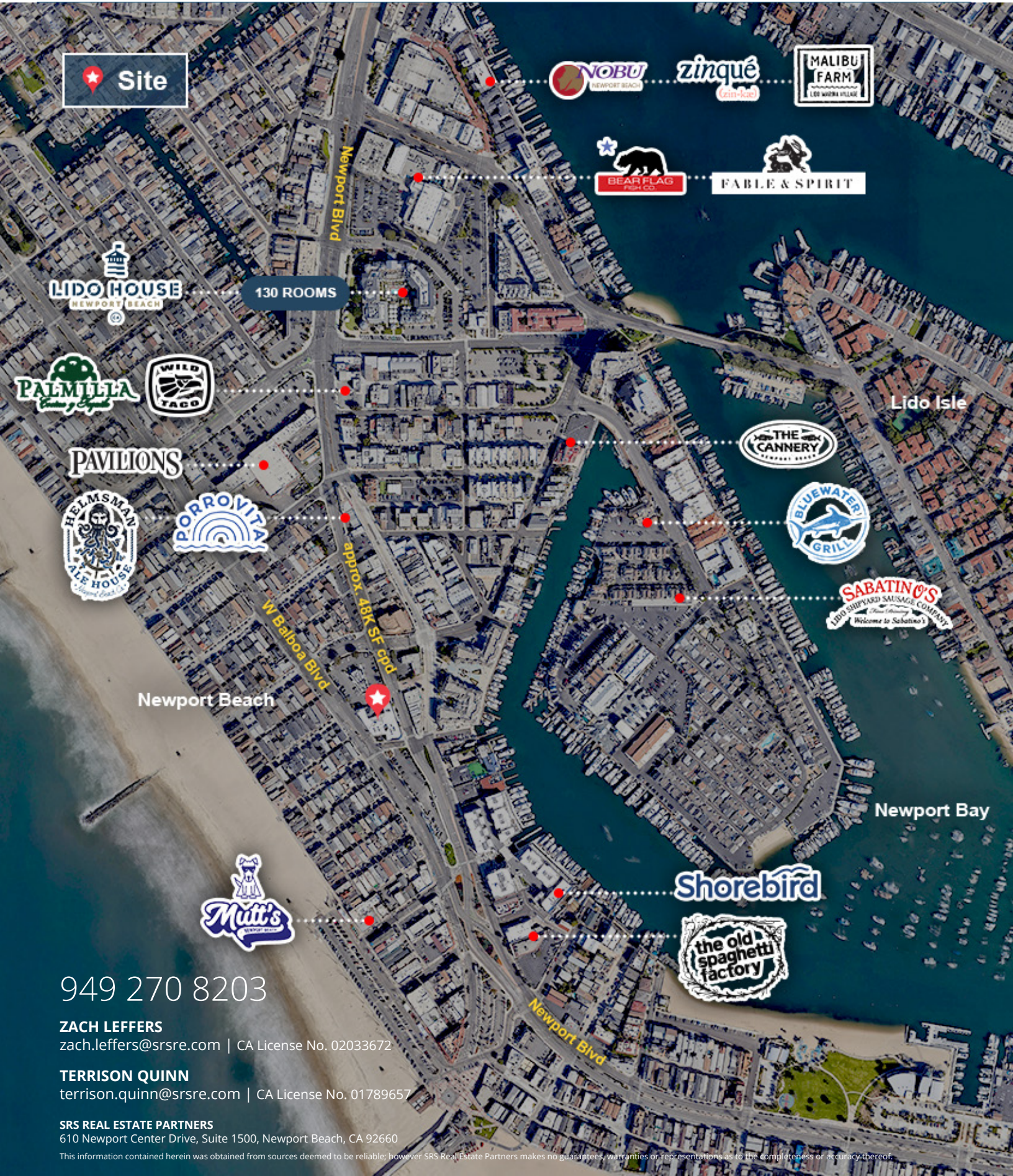
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Surrounding Trade Aerial



2727 Newport Blvd | Newport Beach, CA 92663



Site



130 ROOMS



Newport Beach

Newport Bay



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