



OFFICE FOR LEASE

215 Riverside Ave

NEWPORT BEACH, CA 92663



Highlights

- Excellent opportunity to lease along one of Newport Beach's most desirable office and retail corridors
- Newly remodeled exterior facade with outstanding visibility, as well as renovated interior suites
- Platinum surrounding demographics with average household incomes of over \$187,000 in a two mile radius
- Opportunity to co-exist with some of Southern California's most prestigious retail and restaurant locations

OFFICE FOR LEASE

215 Riverside Ave

NEWPORT BEACH, CA 92663





Floor 1

TENANT

UNIT

● Available (901 RSF) Suite 1A

DEAL PENDING (1,559 RSF) Suite 1B

Floor 2

TENANT

UNIT

Legacy Homecare Suite 2A

Origin Point Suite 2B

The Highbrow Suite 2C

Floor 3

TENANT

UNIT

Trifecta Pharmaceuticals Suite 3A

● Available (1,676 RSF) Suite 3B

215 Riverside Ave

NEWPORT BEACH, CA 92663



Floor 1

■ Unit 1A: 901 RSF Available



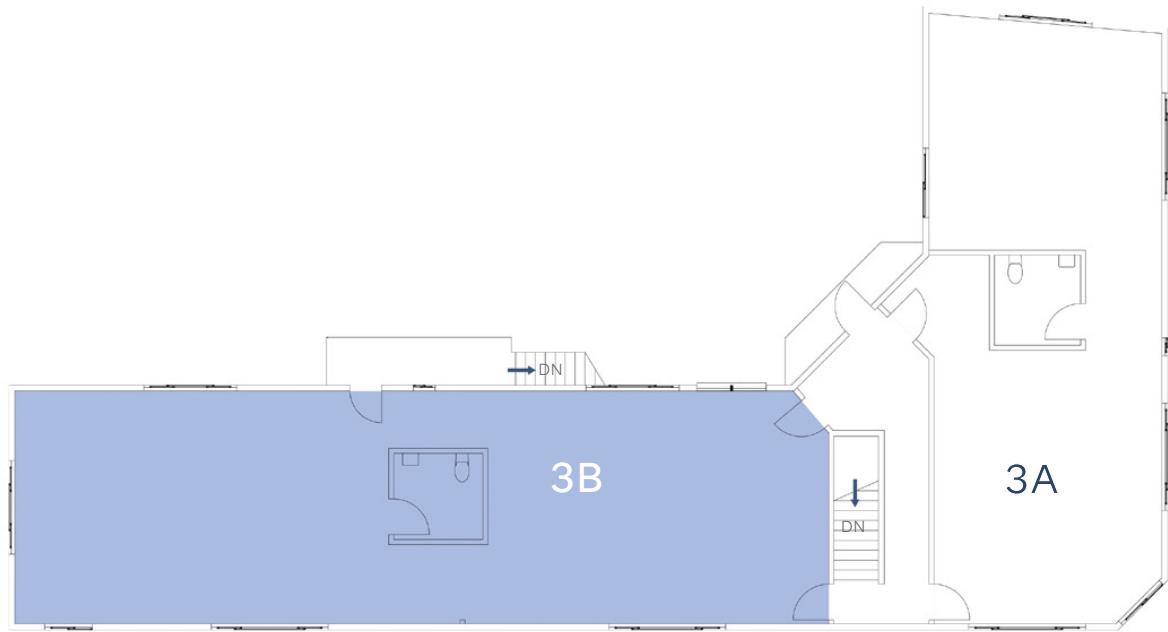
215 Riverside Ave

NEWPORT BEACH, CA 92663



Floor 3

■ Unit 3B: 1,676 RSF Available



215 Riverside Ave

NEWPORT BEACH, CA 92663



Demographic

SUMMARY

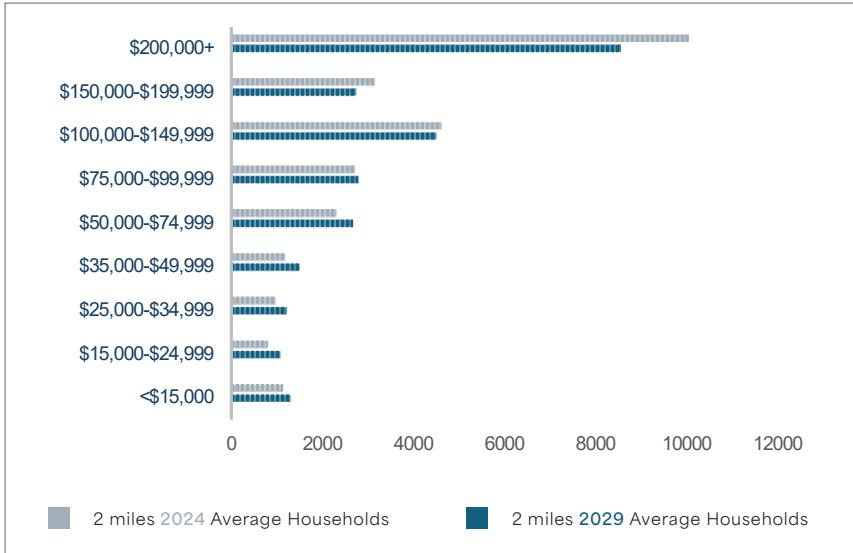
	2 miles	5 miles
2025 Population	62,247	236,445
2010 Population	63,601	236,732
2030 Population	61,852	235,508
Annual Growth 2010-2020	-0.13%	0.13%
Annual Growth 2024-2029	-0.13%	-0.08%
Median Age	38.5	41.3
Bachelor's Degree or Higher	37.2%	36.3%

RACE & ETHNICITY

	2 miles	5 miles
White Alone	40,605	150,900
Black Alone	601	2,528
American Indian/Alaskan Native	664	1,956
Asian	3,058	22,719
Hawaiian & Pacific Islander	128	668
Two or More Races	9,106	26,528
Hispanic Origin	17,943	57,354

HOUSEHOLDS BY INCOME

	2 miles	5 miles
Average Household Income	\$187,280	\$182,579
Median Household Income	\$124,641	\$126,184
< \$15,000	4.9%	4.2%
\$15,000 - \$24,999	4.1%	3.0%
\$25,000 - \$34,999	4.6%	3.6%
\$35,000 - \$49,999	5.7%	4.4%
\$50,000 - \$74,999	10.2%	8.6%
\$75,000 - \$99,999	10.6%	10.1%
\$100,000 - \$149,999	17.1%	17.1%
\$150,000 - \$199,999	10.4%	11.7%
\$200,000+	32.5%	37.4%



FOR MORE INFORMATION, CONTACT:

TERRISON QUINN / **949 698 1107**

terrison.quinn@srsre.com

CA Lic. No. 01789657

CASEY MAHONY / **949 698 1108**

casey.mahony@srsre.com

CA Lic. No. 01886184

ADAM HANDFIELD / **949 698 1109**

adam.handfield@srsre.com

CA Lic. No. 01959419

215 Riverside Ave

NEWPORT BEACH, CA 92663

BOARDWALK
INVESTMENTS GROUP

