



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

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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

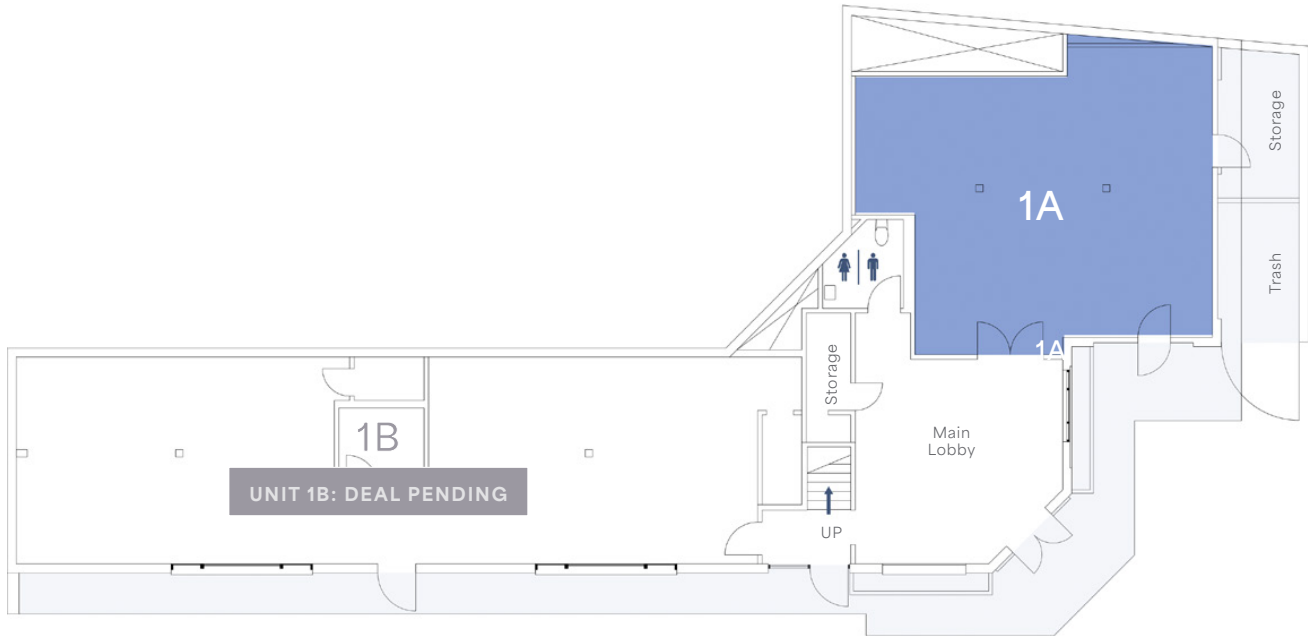
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Floor 1

■ Unit 1A: 901 RSF Available



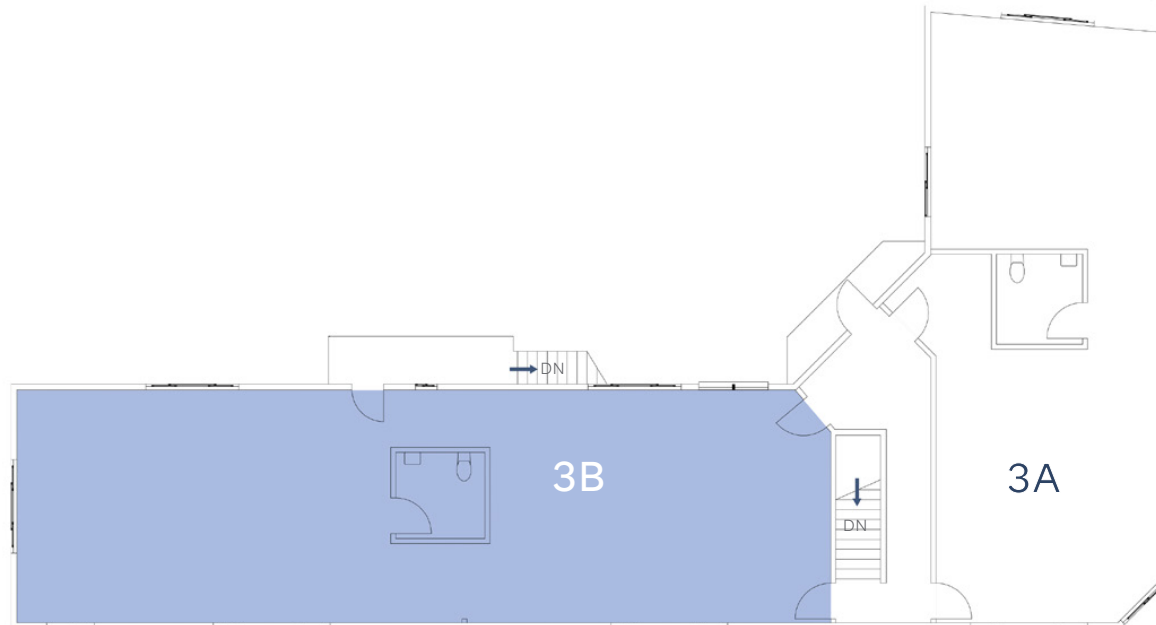
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Floor 3

■ Unit 3B: 1,676 RSF Available



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Demographic

SUMMARY

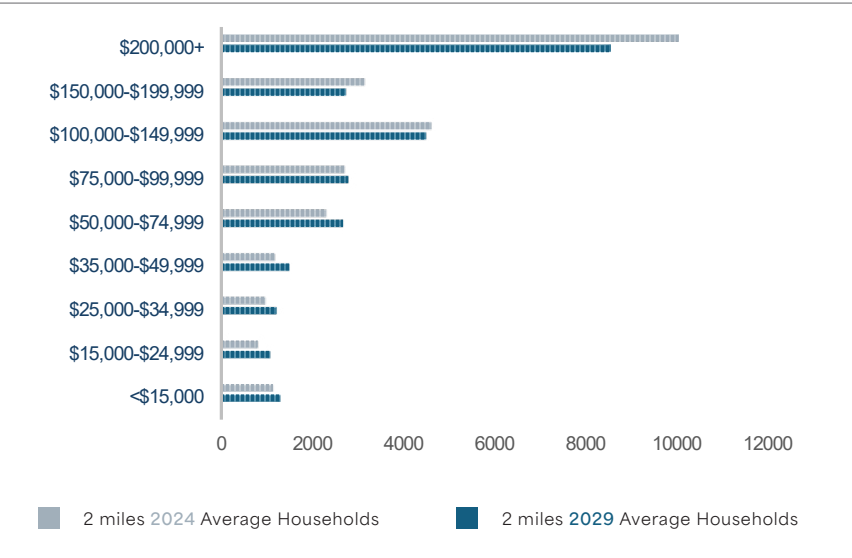
	2 miles	5 miles
2025 Population	62,247	236,445
2010 Population	63,601	236,732
2030 Population	61,852	235,508
Annual Growth 2010-2020	-0.13%	0.13%
Annual Growth 2024-2029	-0.13%	-0.08%
Median Age	38.5	41.3
Bachelor's Degree or Higher	37.2%	36.3%

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%



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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

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BOARDWALK
INVESTMENTS GROUP

