



4678

4678 CAMPUS DR
NEWPORT BEACH, CA 92660

NEWPORT RETAIL CENTER

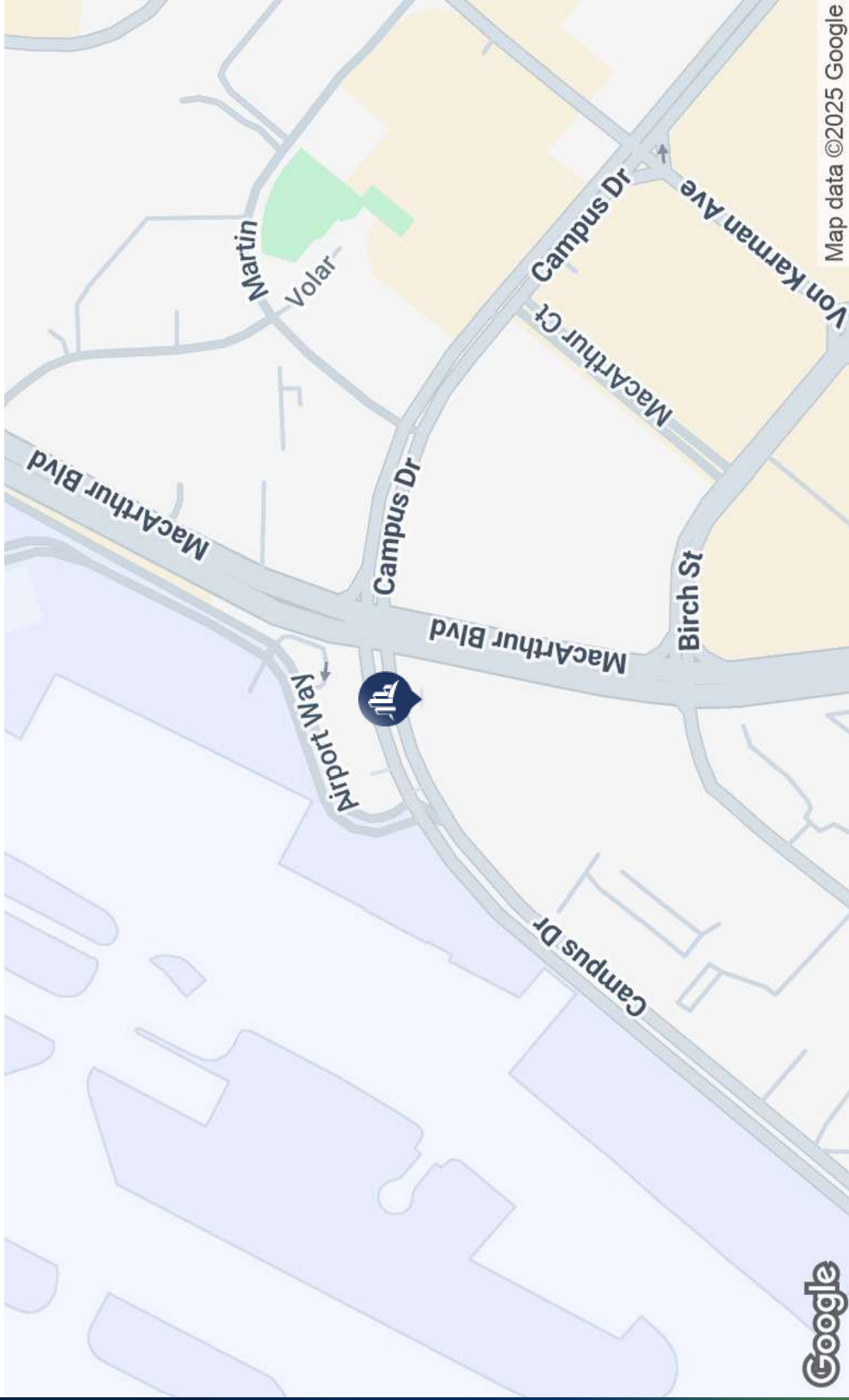
Previously Starbucks.
1,300 sqft available
\$5.25 per sqft per month Plus
NNN Approx \$1.52 psf per month



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CalDRE #01392299



Location Map



Additional Photos



SPERRY - SPERRY COMMERCIAL | 18881 VON KARMAN AVE., SUITE 800 | IRVINE, CA 92612

SPERRYCGA.COM

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

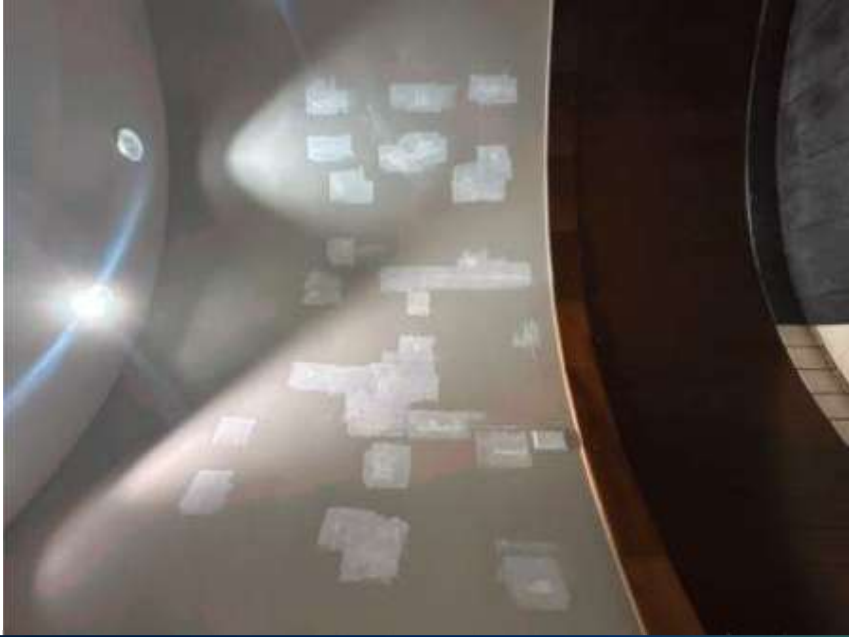
Additional Photos



Additional Photos



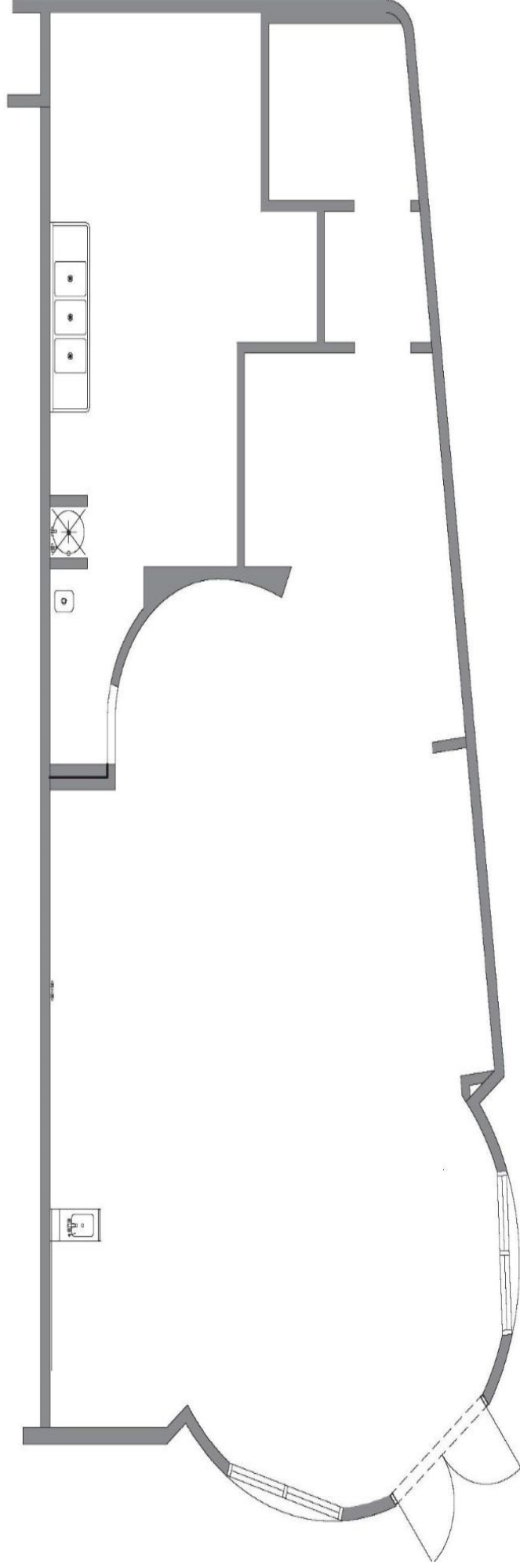
Additional Photos



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Floor Plans



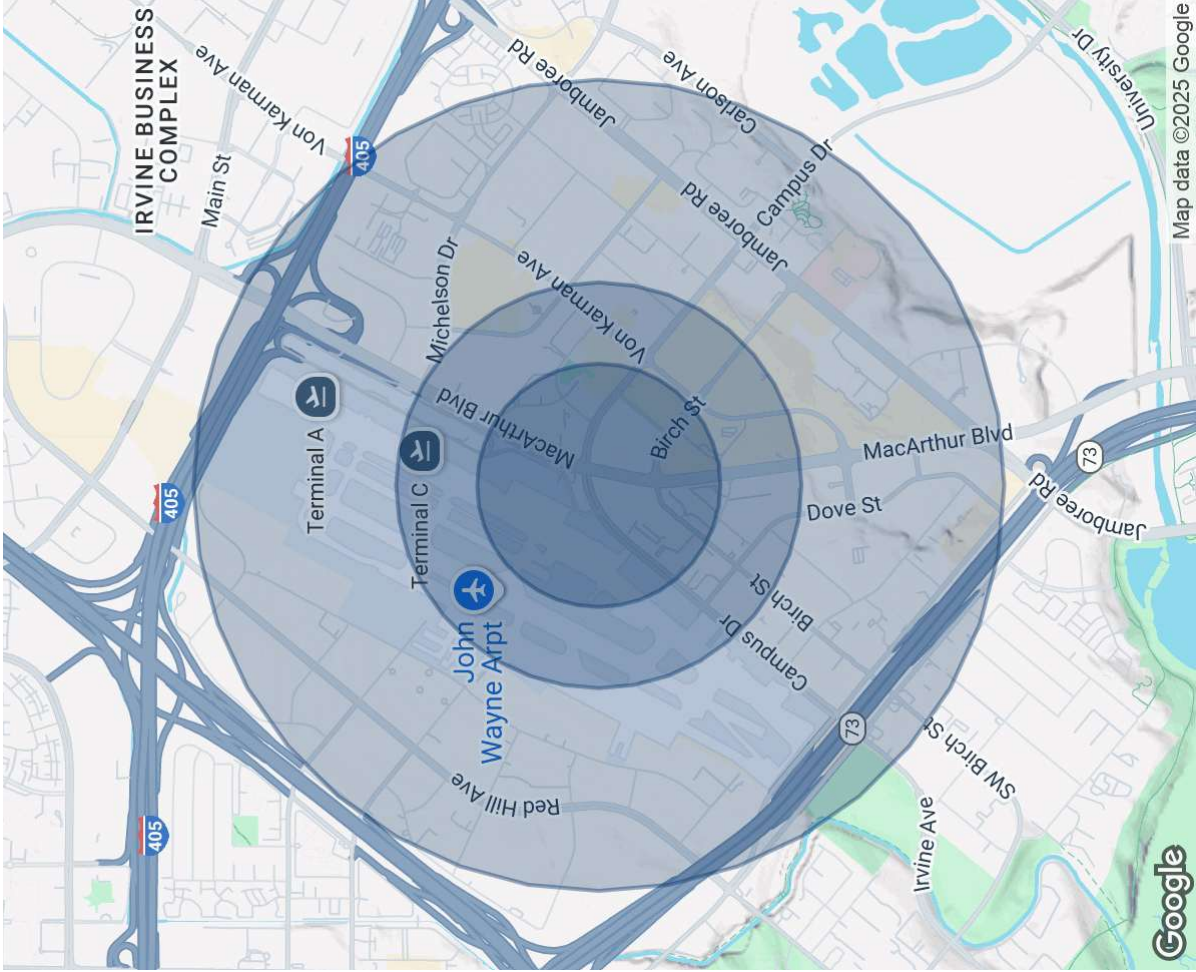
Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	307	1,193	7,376
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	37	37	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	200	777	4,152
# of Persons per HH	1.5	1.5	1.8
Average HH Income	\$120,398	\$120,398	\$117,449
Average House Value	\$853,323	\$853,323	\$1,096,809

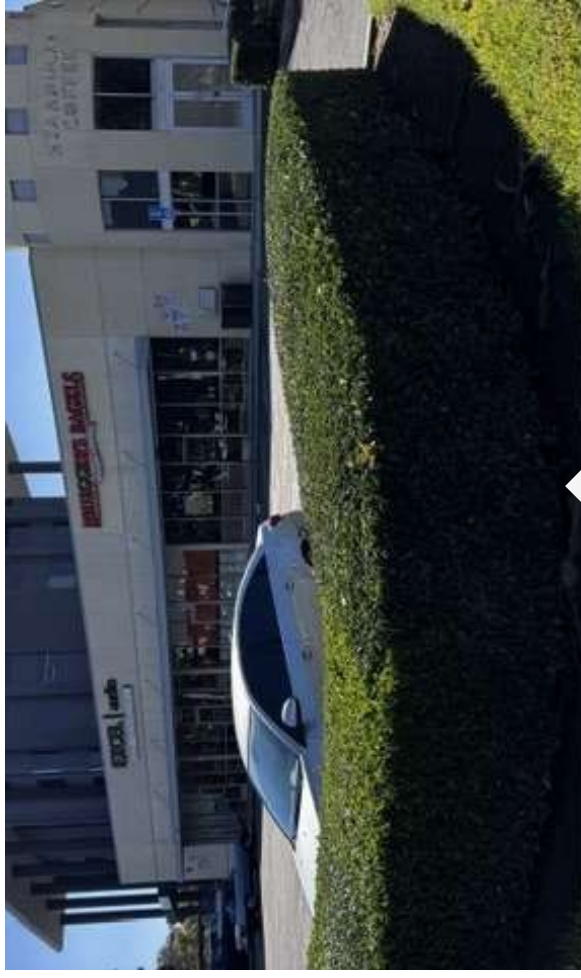
Demographics data derived from AlphaMap



Property Details & Highlights

Building Name	NEWPORT RETAIL CENTER
Property Type	Retail
Property Subtype	Strip Center
APN	427-111-07
Building Size	6,360 SF
Lot Size	20,944 SF
Year Built	1964
Number of Floors	1
Average Floor Size	1,300 SF
Number of Buildings	1

Introducing a standout opportunity for your business at 4678 Campus Dr, Newport Beach, CA, 92660. This premier property offers modern, customizable office spaces perfectly tailored to meet the needs of your organization. With state-of-the-art facilities, including high-speed internet, ample parking, and 24/7 security, this location is designed to enhance productivity and elevate your professional image. The property's strategic positioning provides excellent visibility and accessibility, ensuring that your business will thrive in this coveted business district. Experience the ideal combination of functionality and aesthetics, with inviting common areas and stunning views, making it the perfect setting to inspire your team and impress clients.



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- Ideal setting to inspire your team
- Perfect for impressing clients