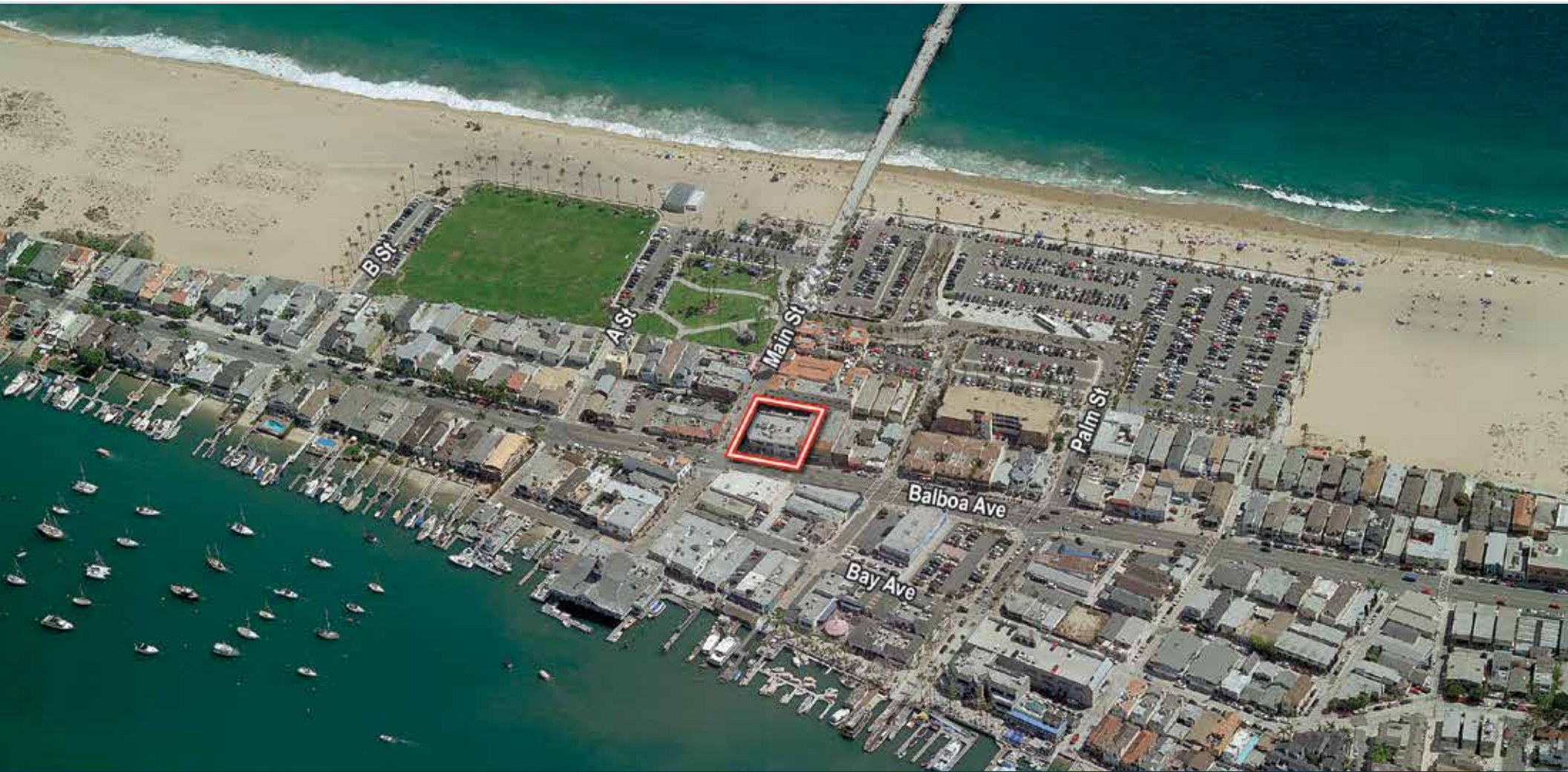


# GENERATIONAL OPPORTUNITY

# FOR SALE

## ±9,614 SF MIXED USE INVESTMENT PROPERTY



107-111 MAIN STREET & 709-711 BALBOA BLVD. NEWPORT BEACH, CA

**CHRIS DEASON**  
Senior Vice President  
949.263.5347  
cdeason@voitco.com  
Lic. #01031828

**TRENT WALKER**  
Executive Vice President  
949.263.5342  
twalker@voitco.com  
Lic. #00964476

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# FOR SALE

## EXECUTIVE SUMMARY



### ASKING PRICE: \$10,000,000

A landmark, mixed use investment property located in one of the most prestigious and desirable marketplaces in the country. This highly upgraded two (2) story building features visibility and frontage on the signalized intersection of Balboa Boulevard and Main Street in Newport Beach, California and is seen in many historic photos of the area. The Property is comprised of three (3) retail units and six (6) upgraded apartments with a large roof top deck, on site parking, and views of Newport Harbor and the Pacific Ocean. Exterior and interior upgrades include: roof top deck, HVAC / mechanical equipment for retail and apartments, ground floor restrooms, and newer contemporary apartment finishes (kitchen cabinets, counters & appliances, restrooms, custom doors, lighting, ceilings, laundry room).

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# FOR SALE

## PROPERTY FEATURES

<b>Address:</b>	107 & 111 Main Street, Newport Beach, Ca.
	709 & 711 Balboa Blvd. Newport Beach, Ca.
<b>Building Size:</b>	9,614 Gross SF
<b>Land Size:</b>	7,695 SF
<b>Year Built:</b>	1934 Renovated in 2015 & 2024
<b>Use:</b>	Retail storefront retail/residential (3) retail units & six (6) apartment units
<b>Construction:</b>	Rare concrete poured in place, concrete block and concrete slab (most vicinity properties are wood frame construction)
<b>Condition:</b>	Excellent
<b>Parcel:</b>	048-135-09
<b>On-Site Parking:</b>	8 Surface parking stalls
<b>Building Amenities:</b>	Roof top deck & laundry room for apartments
<b>Site Amenities:</b>	Ocean and harbor views, walking distance to beach, parks, restaurants, banking, retail, post office, hotels and other amenities



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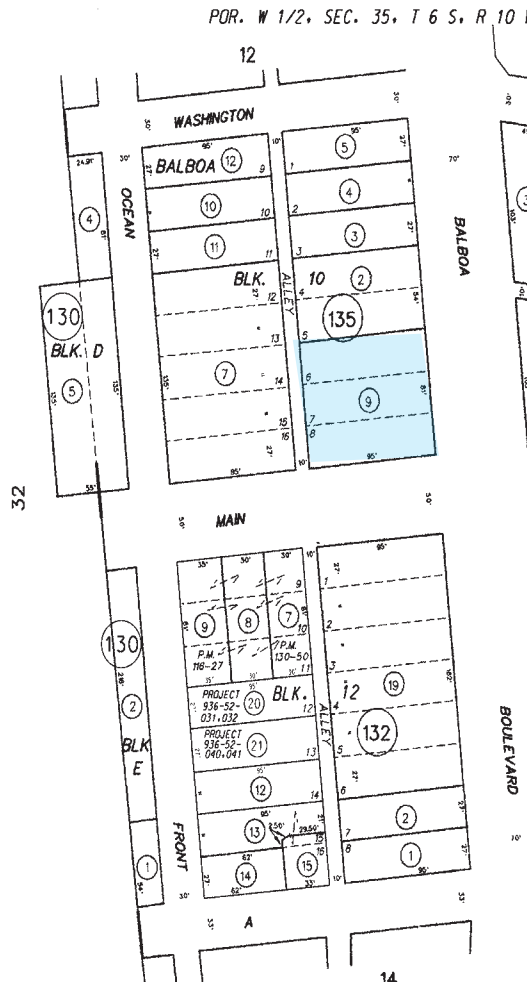
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## PARCEL MAP - 048-135-09



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# FOR SALE

## FINANCIAL OVERVIEW

**ASKING PRICE: \$10,000,000 / \$1,040.15 PSF**

### ESTIMATED PROPERTY INCOME & EXPENSES 7/1/2025-6/30/2026

Estimated Rental Income:	\$423,658
Estimated CAM Recovery Income:	\$38,761
Estimated Total Gross Income:	\$462,419
Estimated Total Operating Expenses:	\$146,015
Estimated Net Operating Income 2025:	\$316,403 / CAP Rate: 3.16%
Estimated Net Operating Income 2026:	\$325,895 / CAP Rate: 3.26%



## RENT ROLL

### FIRST FLOOR / RETAIL

Tenant	Address/Unit	Approximate SF	Start/Term	Monthly Rent (MG)	Annual Rent
Olic International	709 Balboa	±1,603	1/1/22	\$6,091 +CAMS	\$74,058
Istanbul Home	107 Main	±1,094	4/1/24	\$4,500 +CAMS	\$49,380
Lily's Cafe	711 Balboa	±2,255	12/1/15	\$8,000 +CAMS	\$96,000

**\*PENDING - CALL FOR DETAILS**

### SECOND FLOOR / APARTMENTS -111 MAIN STREET

111 Main Street Units / Description	Unit #	Approximate SF	Start/Term	Monthly Rent	Annual Rent
2 Bedroom Unit (Private Resident)	1	±820	12/1/23	\$3,495	\$41,940
2 Bedroom Unit	2	±839	2/1/25	\$3,395	\$40,740
1 Bedroom Unit	3	±550	9/1/24	\$2,700	\$32,400
1 Bedroom Unit	4	±611	MTM	\$2,450	\$31,000
Studio Unit	5	±409	1/1/25	\$2,195	\$26,340
1 Bedroom Unit	6	±609	4/1/25	\$2,650	\$31,800
Laundry Room, Common Areas, Lobby, Storage		<b>±824</b>			
<b>TOTALS</b>	<b>9</b>	<b>±9,614</b>		<b>\$35,476</b>	<b>\$423,658</b>

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# FOR SALE

## COMPARABLE SALES



	Address	Size	Price	Sale Date	Comments	Location	Parcel Size	Structure
1	501 Park Ave. Newport Beach	5,080 SF	\$4,950,000 / \$974.41 PSF	9/23/24	2 Story mixed use/retail/apartments Built 1952	Inferior	5,100 SF	Inferior
2	2822 Newport Blvd. Newport Beach	2,820 SF	\$3,350,000 / \$1,187.94 PSF	6/10/24	2 Story mixed use/retail/apartment Built 1980	Inferior	2,178 SF	Inferior
3	413 29th Street Newport Beach	3,324 SF	\$4,100,000 / \$1,233.45 PSF	3/8/24	2 Story mixed use office/retail/apartment Built 2005	Equal Inferior	3,049 SF	Superior
4	1600 Coast Hwy Newport Beach	2,776 SF	\$3,000,000 / \$1,080.69 PSF	8/22/23	2 Story office Built 1962	Equal Inferior	5,227 SF	Inferior
5	2846 E. Coast Hwy Newport Beach	3,200 SF	\$3,400,000 / \$1,062.50 PSF	1/7/25	Single story retail Built 1946	Equal Inferior	4,792 SF	Inferior

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## AMENITIES



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# FOR SALE

## NEWPORT BEACH DEMOGRAPHICS



**38,603**  
2024 HOUSEHOLDS



**2.17**  
AVERAGE HOUSEHOLD SIZE



**47.0**  
2024 MEDIAN AGE



**84,257**  
2024 POPULATION -



**\$228,571**  
2024 AVERAGE HOUSEHOLD  
INCOME



**NEWPORT  
BEACH**



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