

# the LANDING

PRIME RETAIL AVAILABLE FOR LEASE

3117 Newport Boulevard | Newport Beach, CA





FASHION ISLAND  
NEWPORT BEACH, CALIFORNIA



Balboa Bay  
RESORT



Situated on 3.78 acres, the 44,289-square-foot shopping center known as The Landing is located on the popular Balboa Peninsula at the corner of 32nd Street and Balboa Boulevard. The prime Newport Beach shopping center, located at the heart of the city's beach community, is an upscale development with a diverse mix of Tenants.

LAGUNA BEACH

**IMPROVED RESTAURANT  
AVAILABLE**  
3,104 SF plus ±1,023 patio  
(DO NOT DISTURB)

**AVAILABLE**  
1,000 SF

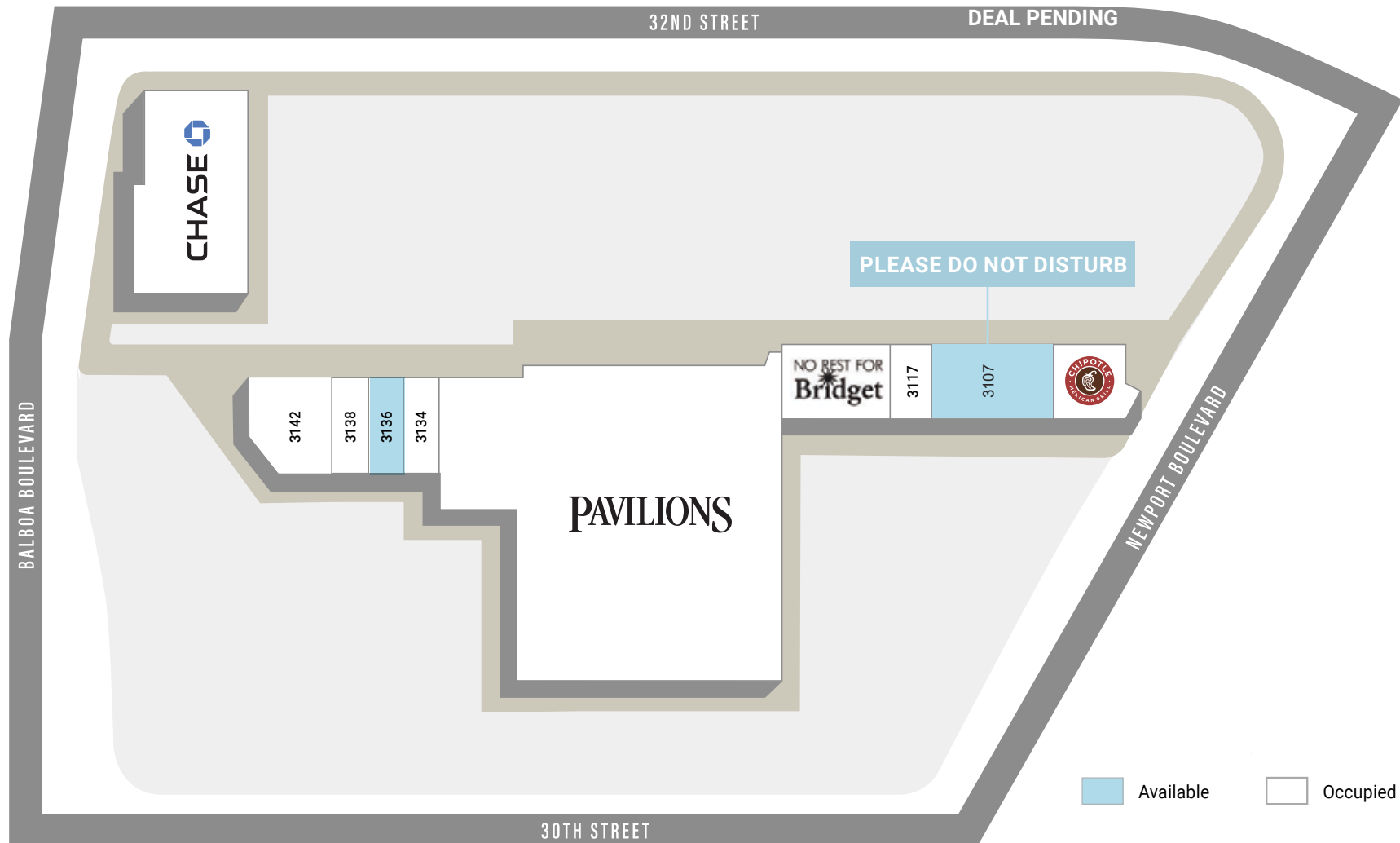


**MIMI GARDEN**  
*Dumplings & Bao*

**COMING SOON!**

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## SITE PLAN



**SPACE 3136: 1,000 SF - AVAILABLE**

**SPACE 3107: 3,104 SF + ±1,023 SF Patio - AVAILABLE (Please Do Not Disturb)**



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## DEMOGRAPHIC SUMMARY NEWPORT BEACH, CA

	2 mile	5 mile
2010 Population	43,439	217,954
2024-Population	41,811	216,488
2029 Population Projection	41,374	215,359
Annual Growth 2010-2020	-0.26%	0.09%
Annual Growth 2023-2028	-0.21%	-0.10%
Median Age	39.2	41.6
Bachelor's Degree or Higher	39.1%	36.6%
U.S. Armed Forces	42	105



FOR MORE INFORMATION, CONTACT:

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