

2600 East Coast Hwy  
Corona Del Mar

CORONA DEL MAR / CALIFORNIA



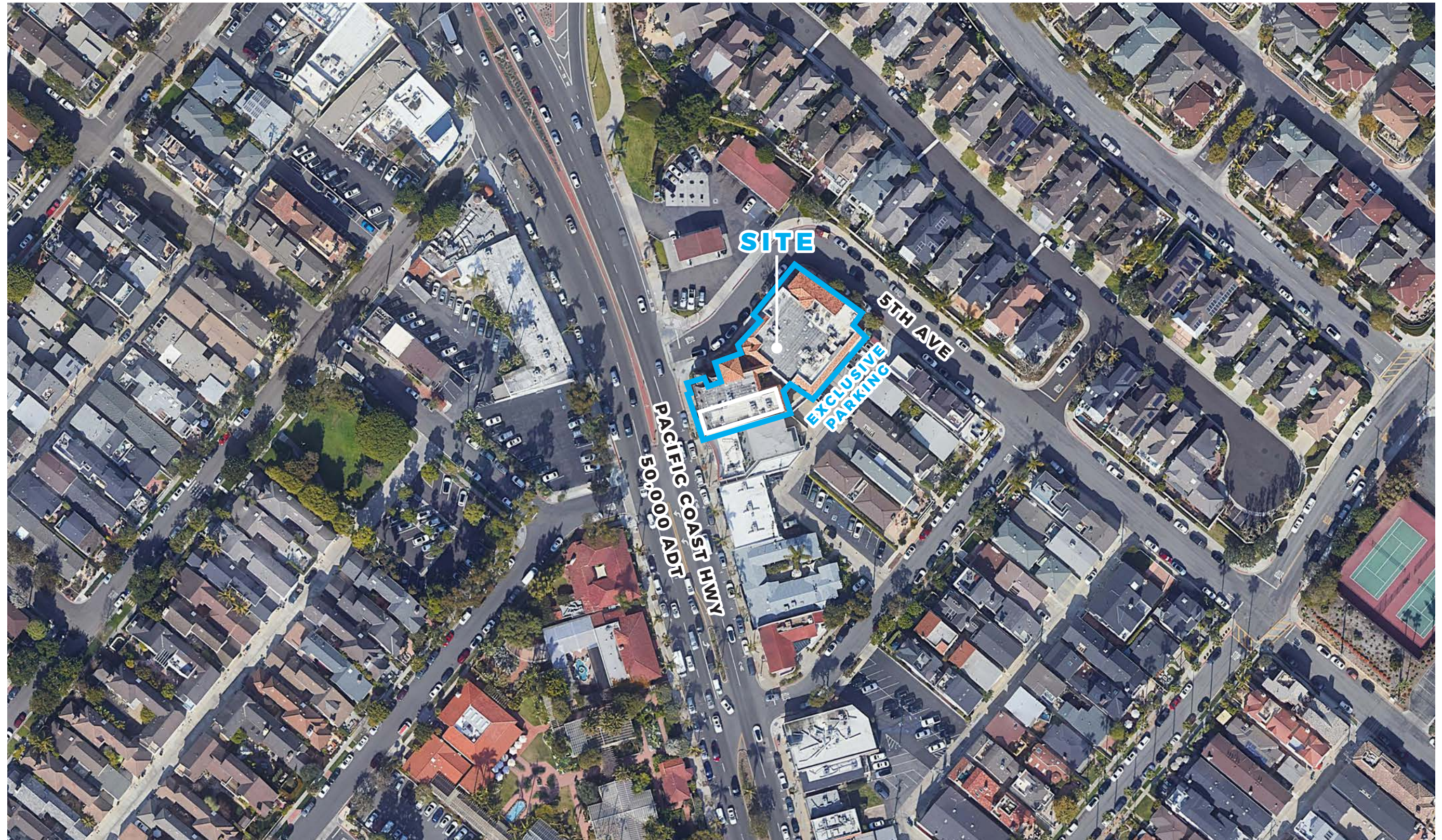
---

**Prime Coastal  
Retail/Service  
Space for Lease**

---

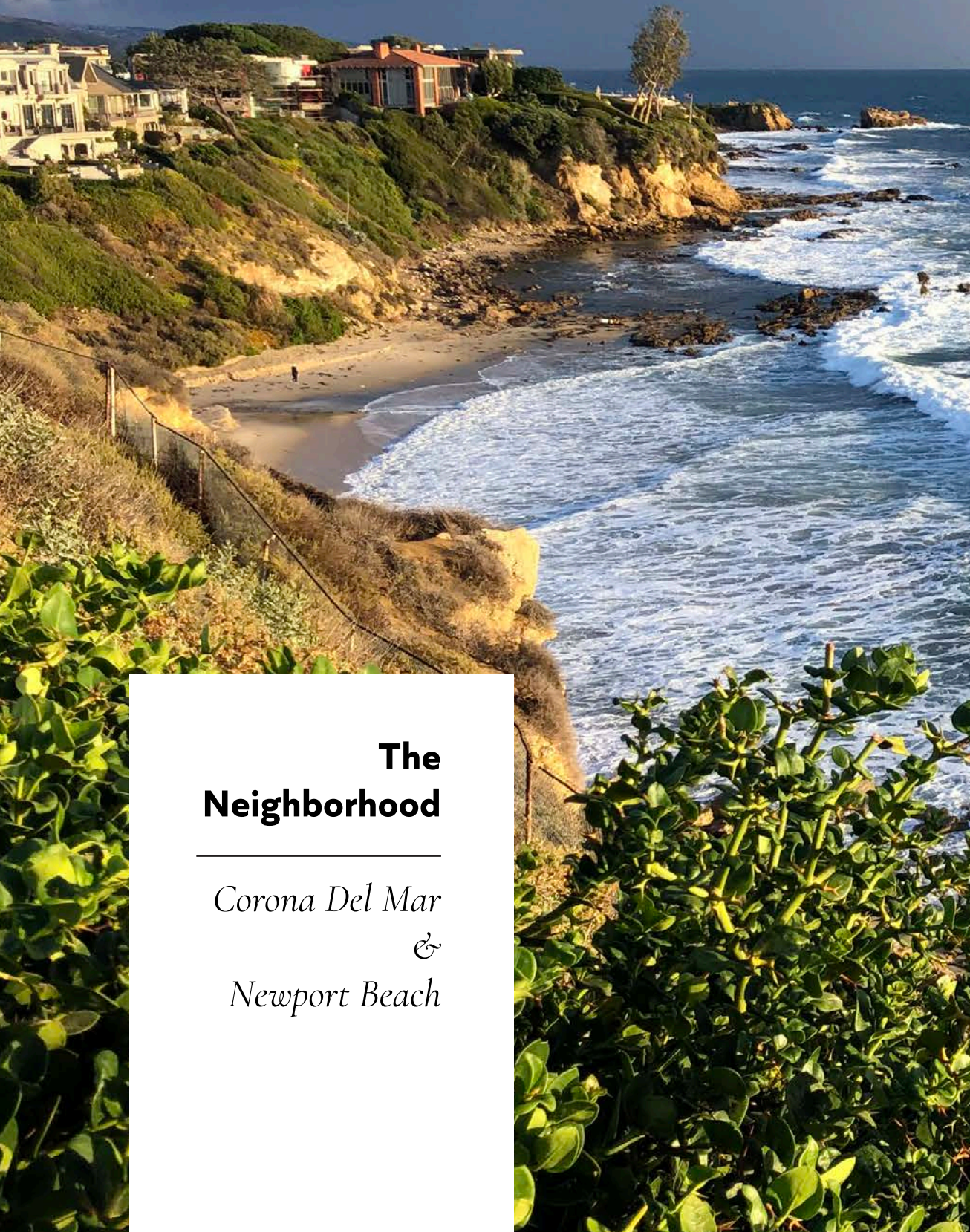


2600 East Coast Hwy · Corona Del Mar



*The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.*

2600 East Coast Hwy · Corona Del Mar



GULFSTREAM



FASHION ISLAND



CDM RESTAURANT



ROGER'S GARDENS



ZINC CAFE & MARKET

## The Neighborhood

Corona Del Mar  
&  
Newport Beach

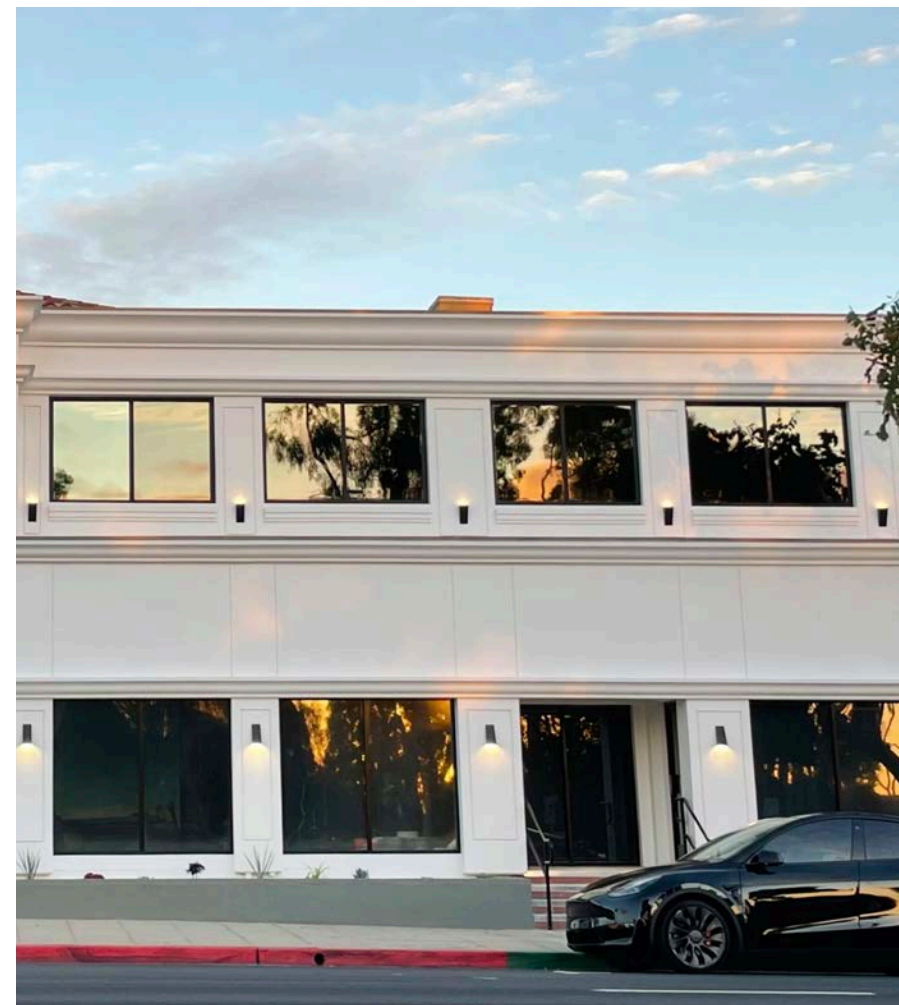
Property Photos



VIEW FROM COAST HWY



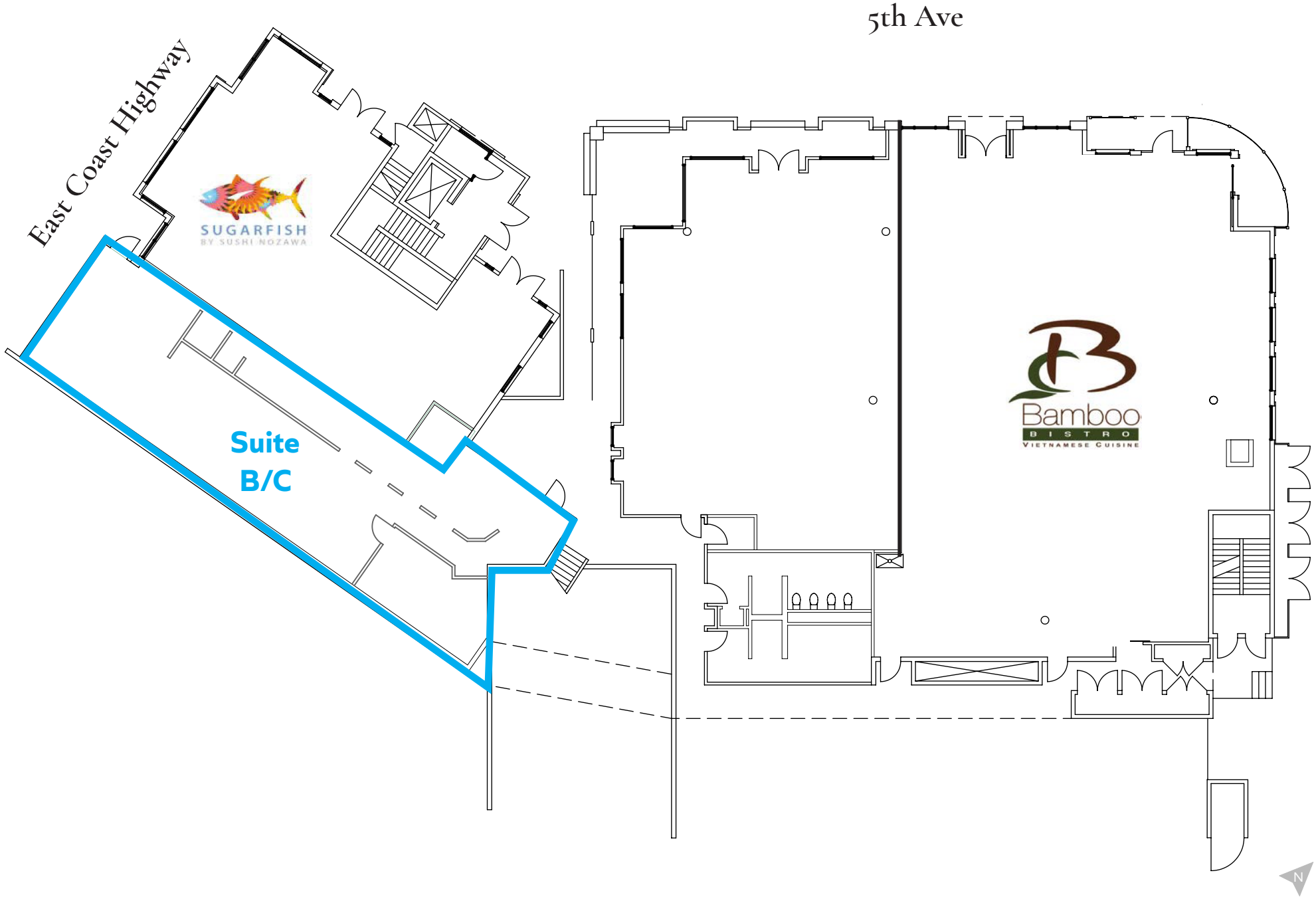
SUITE B/C ENTRANCE



VIEW FROM COAST HWY



SUITE B/C STOREFRONT



**Approx. SF Breakdown**

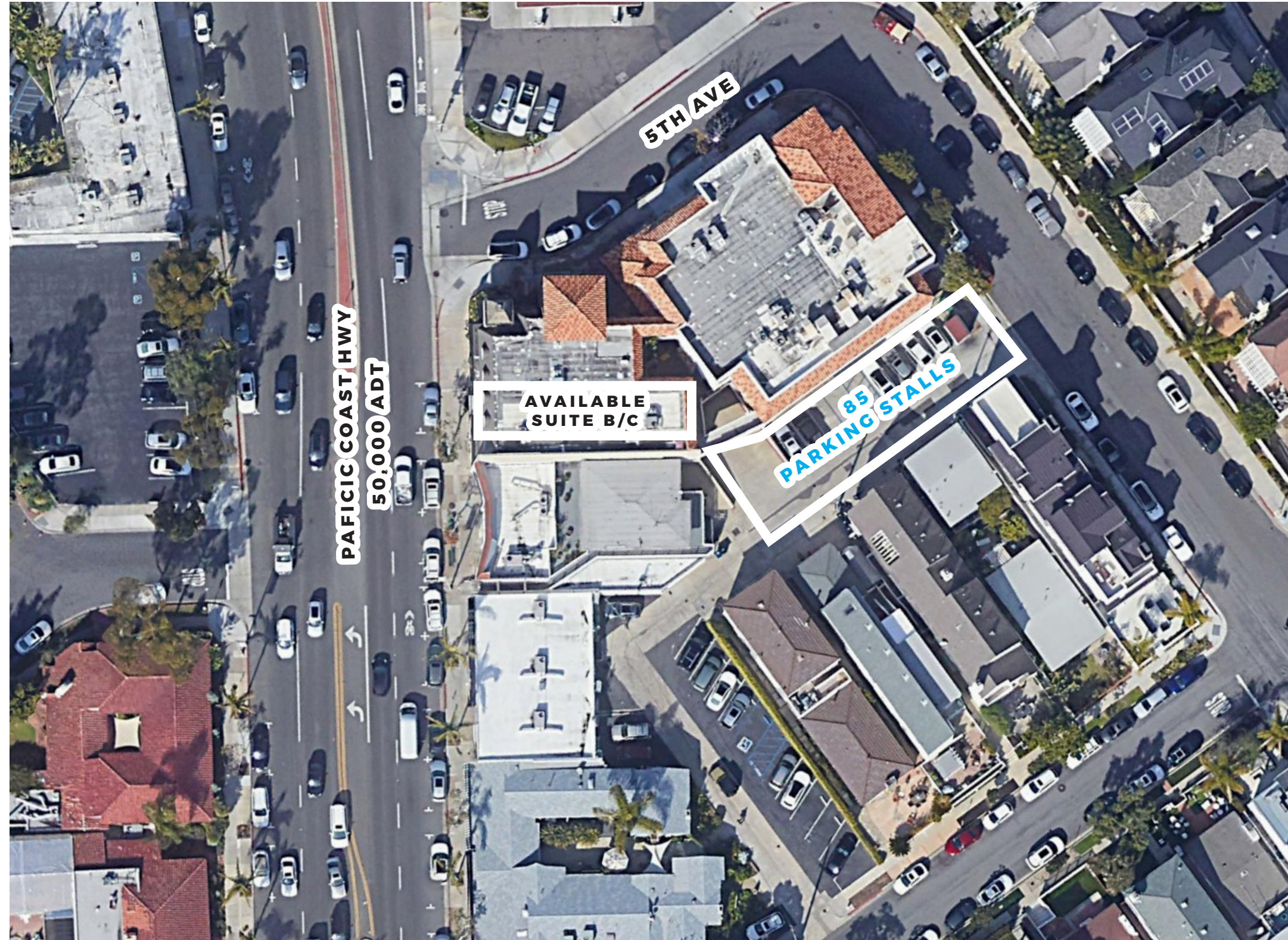
Suite B/C - Retail/Service  
Rentable - 2,218 sf

# 2600 East Coast Hwy Corona Del Mar

## Property Highlights

*2600 East Coast Hwy*

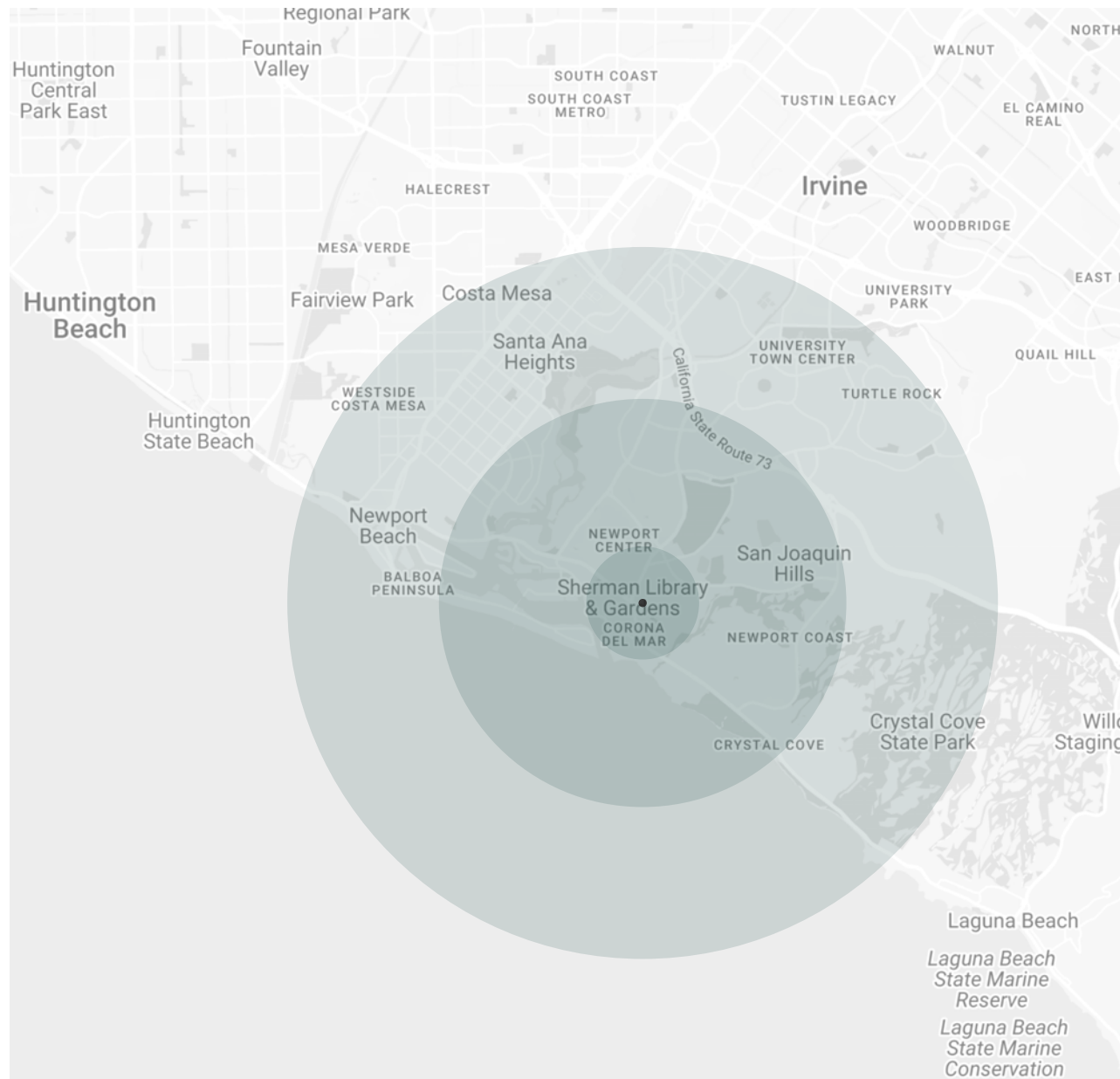
- + Rare retail opportunities located on the border of Newport Beach and Corona Del Mar
- + Existing 85-stall parking structure
- + Recent façade/design upgrade
- + One of the most desirable areas in Orange County
- + Close proximity to Fashion Island, Orange County's leading outdoor mall



# Property Highlights

2600 East Coast Hwy

CORONA DEL MAR / CALIFORNIA



## Population

	1 Mile	3 Miles	5 Miles
Estimated Population	13,198	69,377	202,587
Forecasted Population (2025)	13,391	70,213	207,872

## Daytime Demos

Total Daytime Population	22,193	83,793	248,898
--------------------------	--------	--------	---------

## Median Household Income

Estimated Median Household Income	\$153,441	\$141,553	\$108,649
Median Disposable Income	\$113,576	\$107,846	\$85,626

## Avg Household Income

Estimated Average Household Income	\$217,498	\$205,985	\$159,576
Average Disposable Income	\$134,985	\$128,841	\$105,570



**Chris Hodgman**  
**949.284.0223**  
chodgman@retailinsite.net  
Lic. 01881298

**Natalie Ward**  
**949.945.6281**  
nward@retailinsite.net  
Lic. 02153954

**Matt Moser**  
**858.523.2096**  
mmoser@retailinsite.net  
Lic. 01772051



CORONA DEL MAR / CALIFORNIA

2600 East Coast Hwy  
Corona Del Mar