

# 3025/3027 E Coast Hwy

OPTION TO COMBINE FOR FULL  
SERVICE RESTAURANT (±2,765 SF)

SUITE 3027



Healthy  
Mexican Grill  
& Rotisserie Chicken

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TACOS & BEER

3025  
E. Coast Hwy.

Margaritas  
SERVED ALL DAY  
\$6.99  
Happy Hour  
Monday - Friday  
3 PM - 5 PM

OPEN

Restaurant  
Space for  
Lease



# Site Aerial

3025/3027 East Coast Hwy · Corona Del Mar



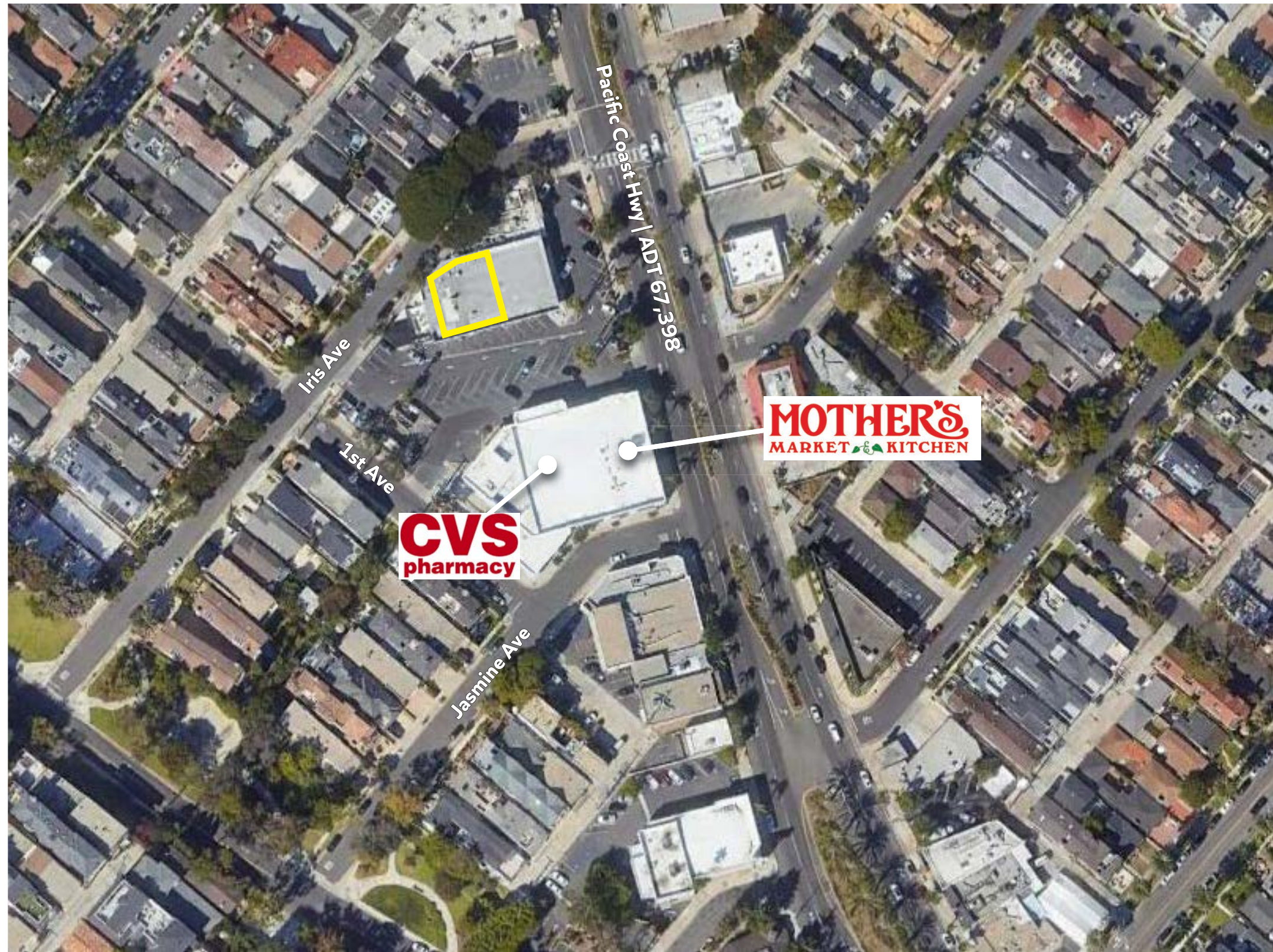
The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions,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



# 3025/3027 E Coast Hwy

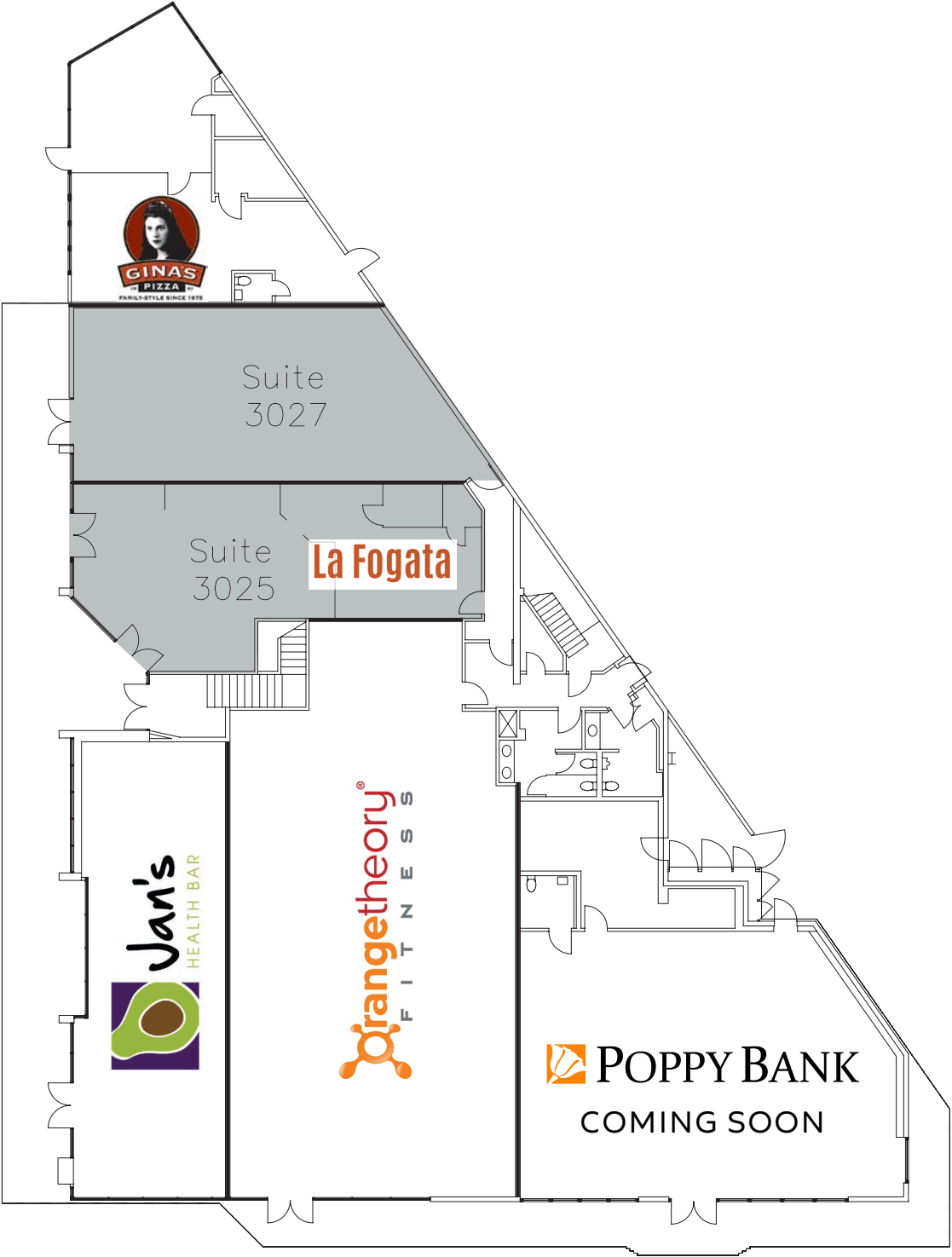
## Property Highlights

- + Restaurant opportunity located in the heart of Downtown Corona Del Mar
- + Co-tenants include: Mother's Market, CVS Pharmacy, Jan's Health Bar, Orange Theory Fitness, and Gina's Pizza
- + Rare parking field, providing easy access and convenience for customers
- + One of the most affluent coastal markets in Orange County with an average household income of nearly \$185,000 within a 5-mile radius
- + Close proximity to Fashion Island, Orange County's leading outdoor mall





# Site Plan



## Available

Option #1  
Suite 3027/3025 (Combined)  
±2,765 SF

Option #2  
Suite 3027  
1,266 SF

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## Combine Suites 3027 & 3025 (La Fogata)

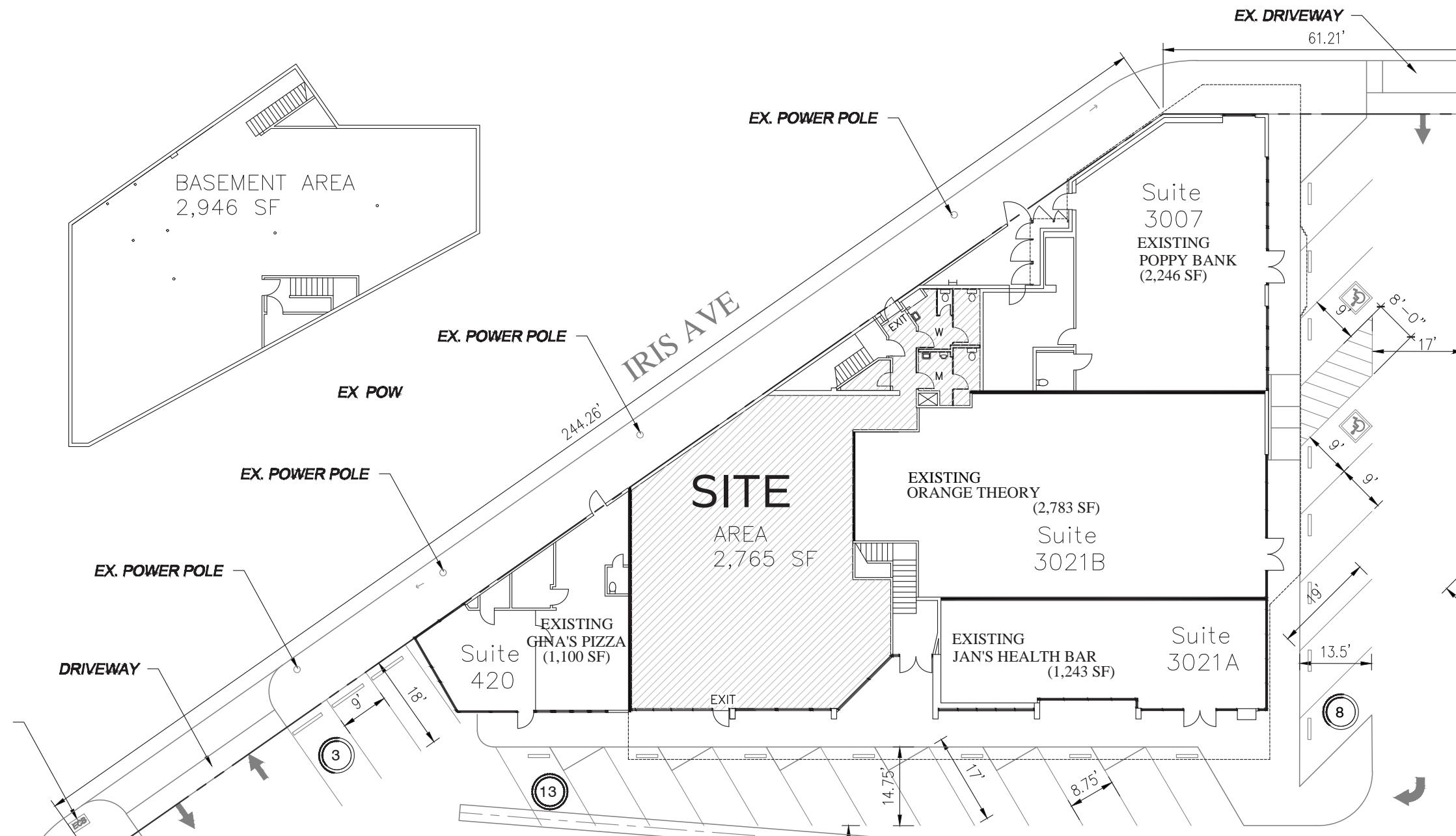


### Details

- Combine suites for a  $\pm 2,765$  SF full-service restaurant, which includes a maximum of 1,400 SF of dining area
- Portion of space (Suite 3025/La Fogata) - 2nd generation restaurant
- Option for additional storage space in basement

# Approved Plan for Full-Service Restaurant

## Combine Suites 3027 & 3025 (La Fogata)



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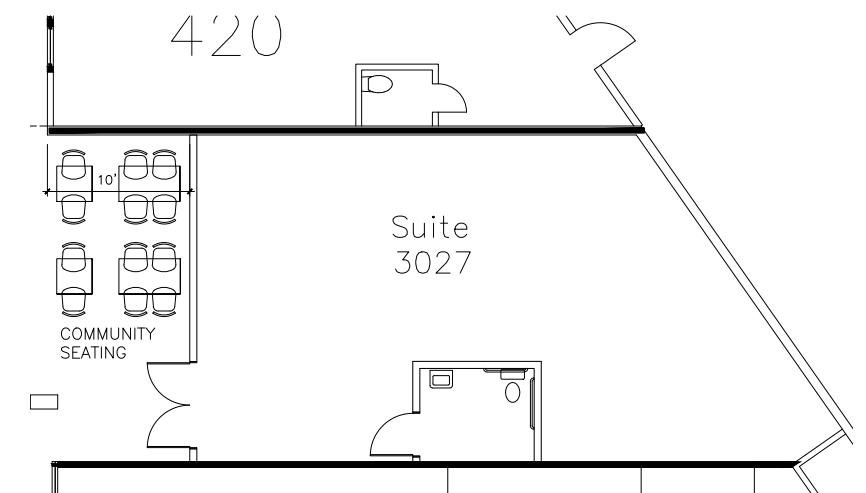
# Suite 3027



## Details

- 1,266 SF
- Fast casual restaurant opportunity limited to 6 interior seats
- Option for additional storage space in basement
- Ability to push storefront back approx. 12 feet to maximize outdoor seating for restaurant use

## Conceptual Restaurant Plan





Property Photos



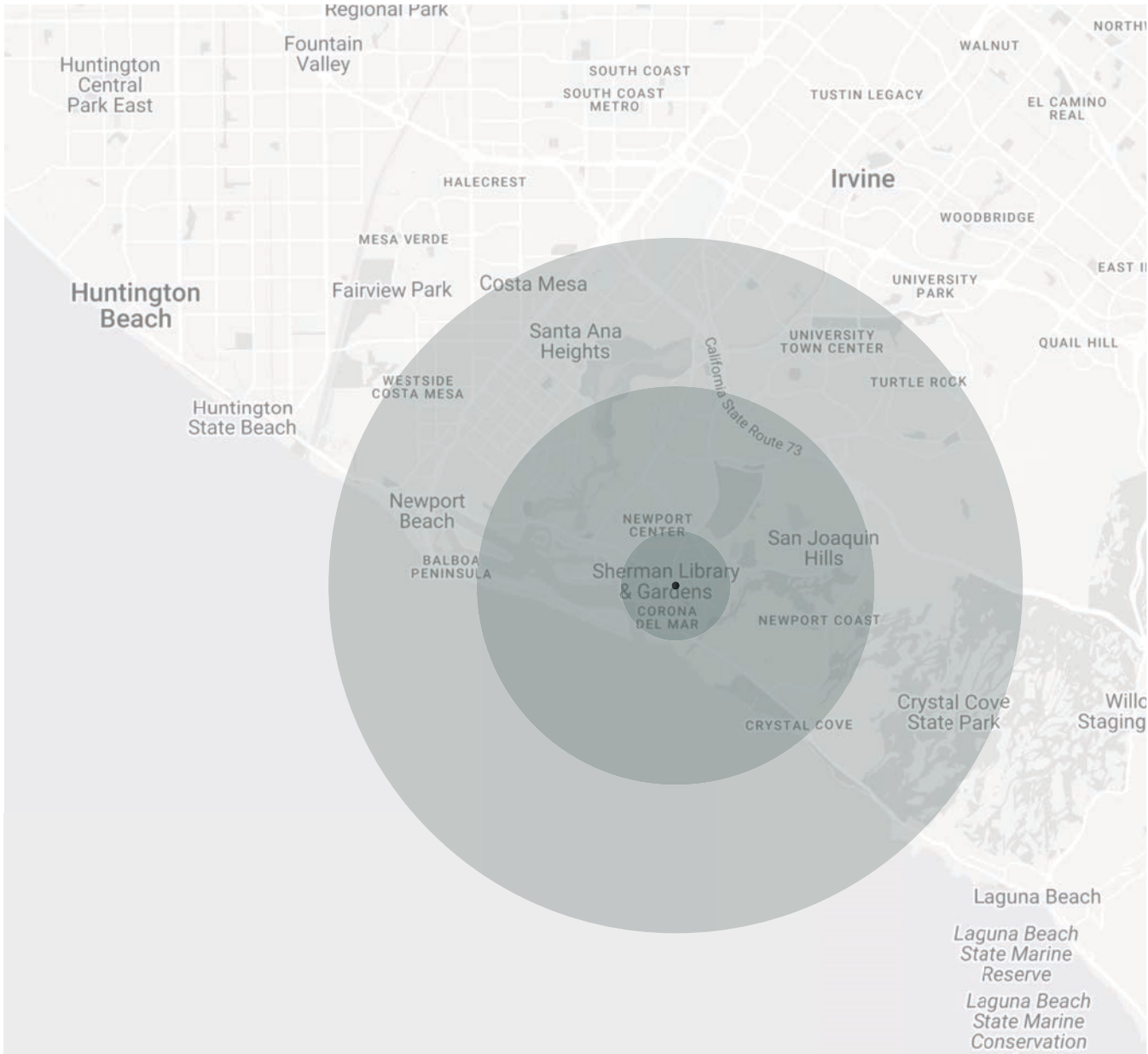




# Property Highlights

3025 / 3027 E Coast Hwy

CORONA DEL MAR / CALIFORNIA



## Population

	1 Mile	3 Miles	5 Miles
Estimated Population	10,868	58,581	193,615
Forecasted Population (2028)	10,805	58,681	193,331

## Daytime Demos

Total Daytime Population	16,956	78,370	258,142
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## Median Household Income

Estimated Median Household Income	\$197,020	\$162,455	\$119,415
Median Disposable Income	\$134,842	\$118,385	\$98,905

## Avg Household Income

Estimated Average Household Income	\$268,865	\$239,330	\$186,802
Average Disposable Income	\$160,395	\$146,258	\$120,113

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