

2510

W COAST HWY

NEWPORT BEACH



PRIME MARKET/RESTAURANT OPPORTUNITY

The logo consists of the letters 'R' and 'I' in a stylized, serif font, enclosed within a black square.

THE NEIGHBORHOOD



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.

LOCATION AERIAL



2510 W COAST HWY

FASHION ISLAND

CORONA DEL MAR

BACK BAY

BALBOA BAY RESORT

LIDO ISLAND

RUSTY PELICAN

THE HOUSE NEWPORT BEACH

A'MAREE'S

LOUIE'S BY THE BAY



VIEW FROM PCH



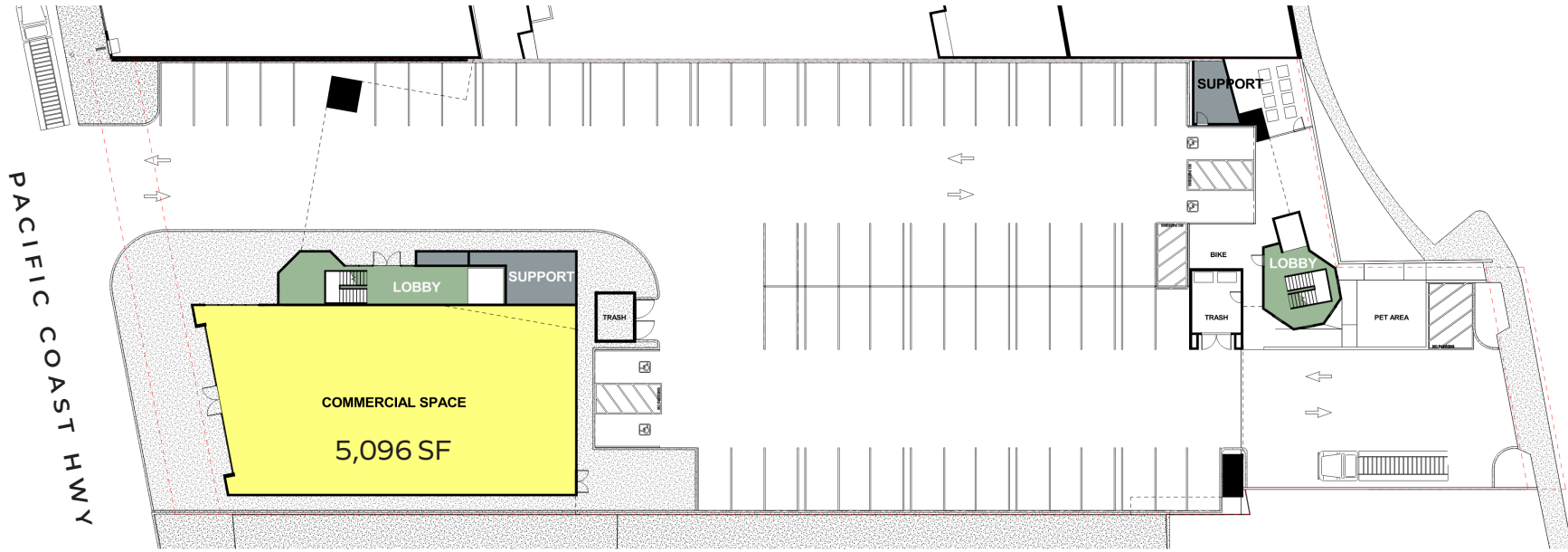
VIEW FROM PCH

*CONCEPTUAL RENDERINGS

PROPERTY HIGHLIGHTS

2510 W COAST HWY, NEWPORT BEACH, CA

- Prime market/restaurant opportunity located on Pacific Coast Highway in the heart of Newport Beach
- Retail space situated among approximately 36 residential units
 - Expected delivery Q3 2025
- Close proximity to Lido Village, one of Newport’s most iconic shopping and restaurant destinations, Balboa Bay Resort, and 17th St
 - Convenient access to 55 and 73 freeways



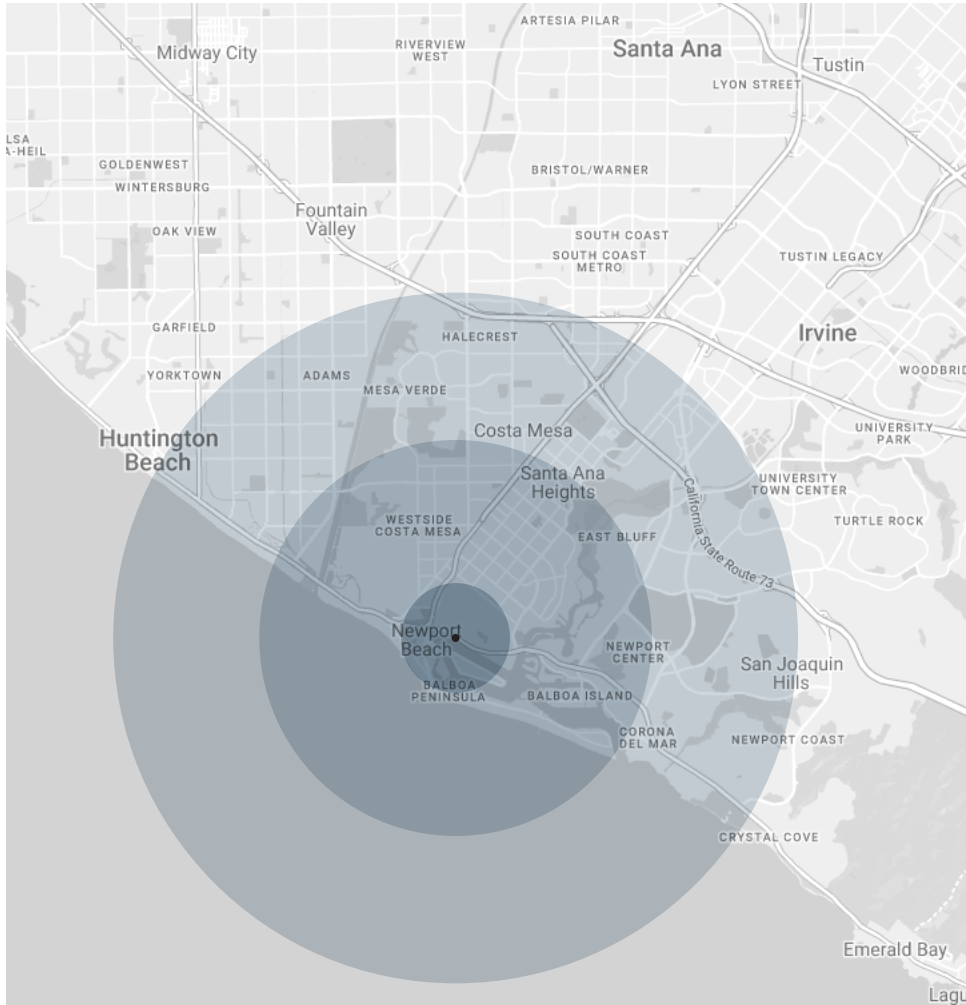
- COMMERCIAL SPACE LOCATED ON GROUND FLOOR
- RESIDENTIAL UNITS LOCATED ON 2ND FLOOR

DEMOS



2510 W COAST HWY

NEWPORT BEACH / CALIFORNIA



Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Estimated Population | 19,928 | 110,415 | 238,412 |

Daytime Demos

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| Total Daytime Population | 30,071 | 120,894 | 294,713 |

Median Household Income

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------------|-----------|-----------|-----------|
| Estimated Median Household Income | \$121,550 | \$107,614 | \$114,381 |
| Median Disposable Income | \$100,675 | \$87,256 | \$94,198 |

Avg Household Income

| | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|-----------|-----------|-----------|
| Estimated Average Household Income | \$188,157 | \$161,458 | \$167,933 |
| Average Disposable Income | \$123,197 | \$109,324 | \$113,671 |

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W COAST HWY

NEWPORT BEACH

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