

NEWPORT BEACH | ORANGE COUNTY



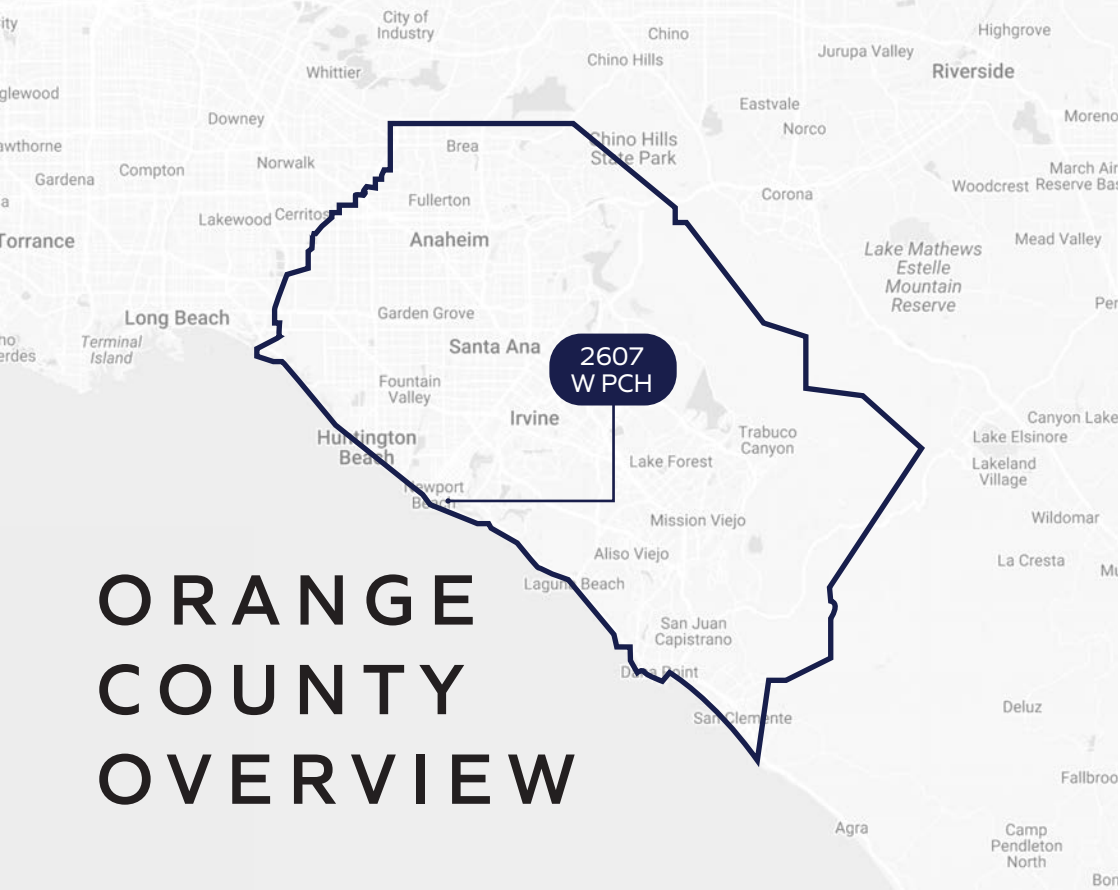
2607 W PACIFIC COAST HIGHWAY

WATERFRONT RESTAURANT AVAILABLE 10/1/2025

NEWPORT BEACH

Newport Beach, California, has it all — unparalleled demographics, magnificent coastal views, great climate, boats and bay front, casual-luxe fashion-seekers, culinary connoisseurs, healthy lifestyle enthusiasts, and an authentically relaxed yet sophisticated atmosphere that puts people in a vacation state of mind year-round.





ORANGE COUNTY OVERVIEW

ORANGE COUNTY NATIONAL TOP 5 RANKINGS



average household income
OVER \$100,000



largest county in California by
POPULATION



total consumer
EXPENDITURES



after-tax
INCOME

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,054	66,192	204,987
Households	6,072	30,022	79,613
Daytime Pop.	26,171	84,746	275,171
Avg. HH Income	\$258,363	\$236,628	\$183,971
BA Degrees	4,343 44.25%	21,779 43.10%	51,891 37.81%

NEWPORT BEACH BY THE NUMBERS

- Newport Beach is one of the wealthiest cities in America with a median household income of \$140,000
- Median Home Price is more than \$3 million
- Residential prices rivaling some of the most expensive communities in LA such as Bel Air and Malibu
- Home to corporate headquarters for Hoag, Pacific Life, Boeing, PIMCO, Chipotle Mexican, and Alliant Insurance

NEWPORT COAST



HOAG
MEMORIAL
HOSPITAL

A
RESTAURANT

A
MARKET

BMW

LIDO MARINA
VILLAGE
SERENA & LILY
CLAIRE V
STONE COLD
FOX
WARBY PARKER
FAHERTY
NOBU
ZINQUE
MALIBU FARM

STARBUCKS

MCLAREN

THE
WINERY

LOUIE'S
BY THE
BAY

2607 W PCH

A'MAREE'S

MASERATI

FERRARI

FASHION ISLAND

WEST
MARINE

LIDO
HOUSE
HOTEL

BEAR FLAG
FISH CO.

RUSTY
PELICAN

PIZZERIA
MOZZA

WILD
TACO

CANNERY
SEAFOOD

BALBOA
RESORT

CHIHUAHUA
CERVEZA

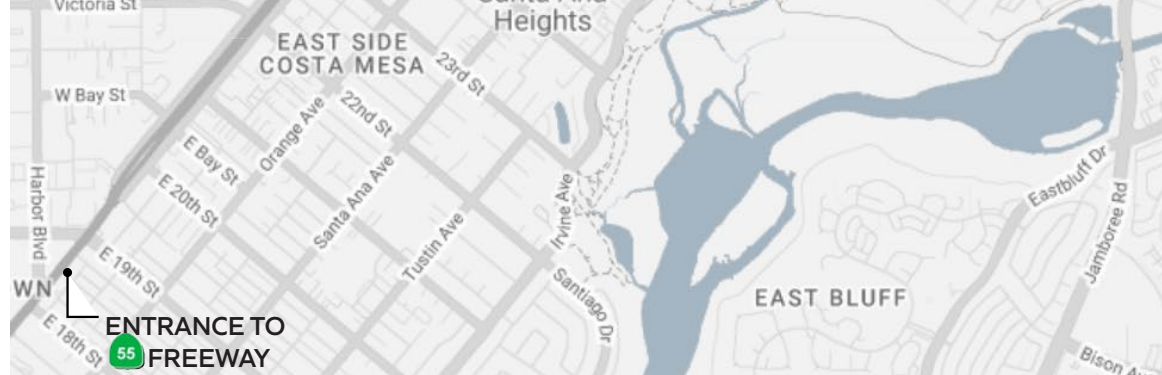
PAVILIONS

BLUEWATER
GRILL

AVILA'S EL
RANCHITO

Lido
Peninsula

THE NEIGHBORHOOD



- \$3M median home value
- Newport Beach is ranked as one of the most affluent cities in North America
- Located along Pacific Coast Hwy with $\pm 50,000$ CPD
- Close proximity to Lido Island, Balboa Island, Newport Bay, and Fashion Island
- A rare restaurant for lease on Newport Beach's Mariners Mile
- Available 10/1/2025

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.



BACK
BAY

FASHION
ISLAND

CORONA
DEL MAR

2607 W PCH

BALBOA BAY
RESORT

LIDO
ISLAND

A'MAREE'S

RUSTY
PELICAN

LOUIE'S BY
THE BAY

LOCATION AERIALS



LIDO
MARINA
VILLAGE

NOBU

2607 W PCH

A RESTAURANT

HOAG
MEMORIAL
HOSPITAL

CEST
SI BON
BAKERY

LOCATION AERIALS



THE SITE



Date Available:	10/1/2025
Space:	Existing restaurant
Building:	5,296 SF
Lot:	27,130 SF





RETAIL INSITE

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