



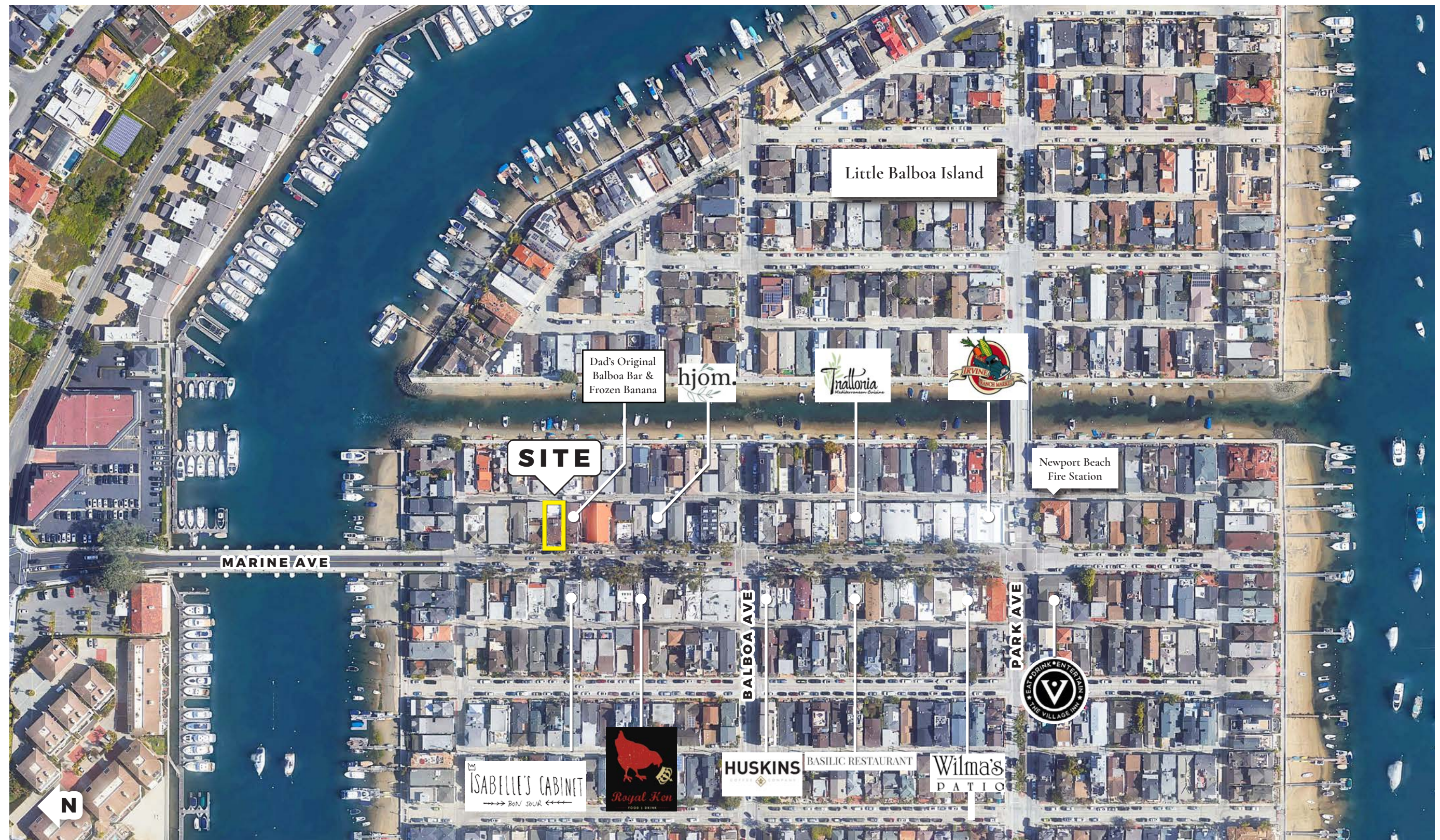
320 Marine Avenue
Newport Beach

SITE

**Balboa
Island
Restaurant
Opportunity**

1,425 sf

320 Marine Avenue · Newport Beach



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.



The Neighborhood

Balboa Island



H J O M .



R O Y A L H E N



I R V I N E R A N C H M A R K E T



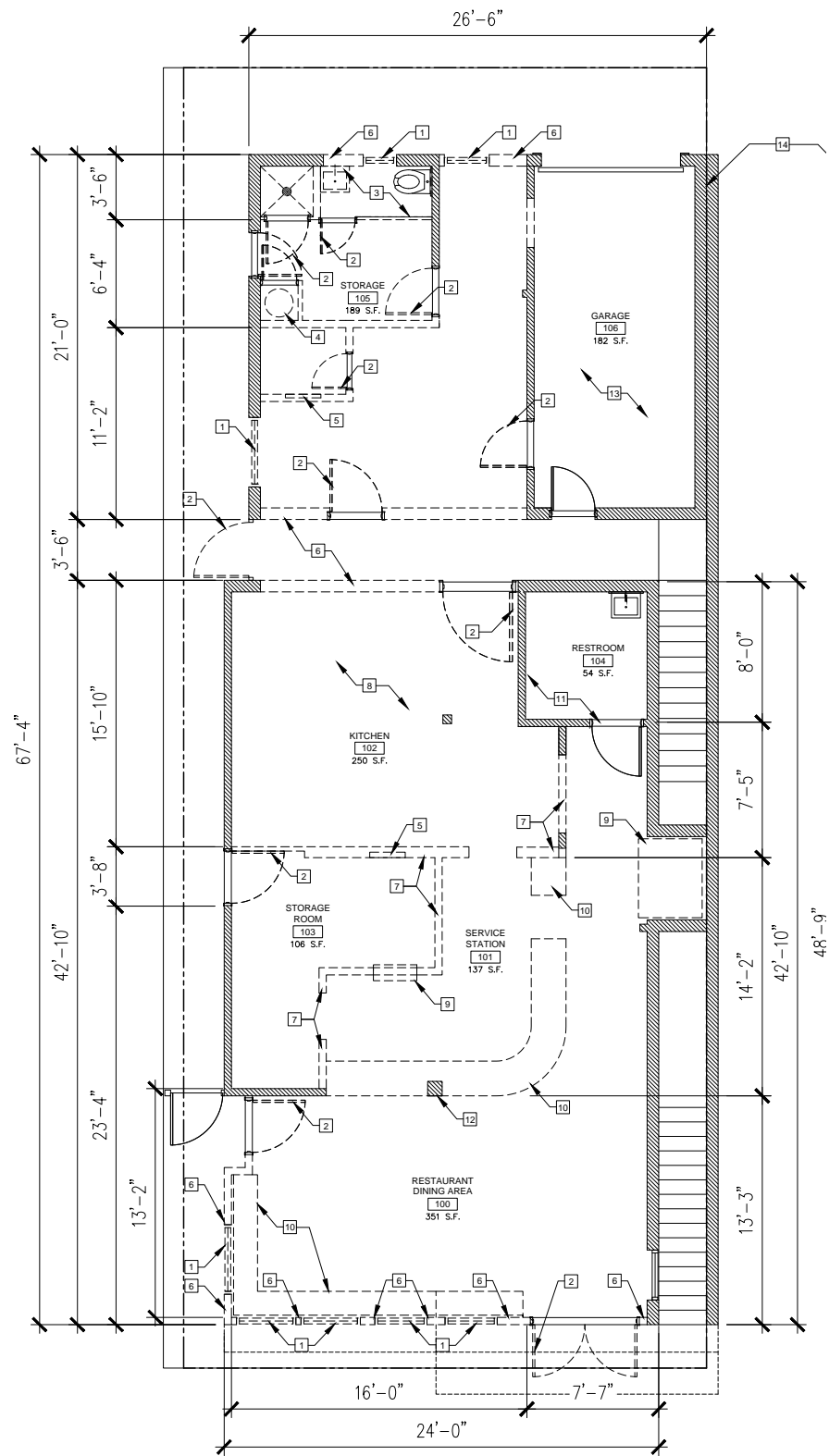
H U S K I N S C O F F E E



D A D ' S F R O Z E N B A N A N A



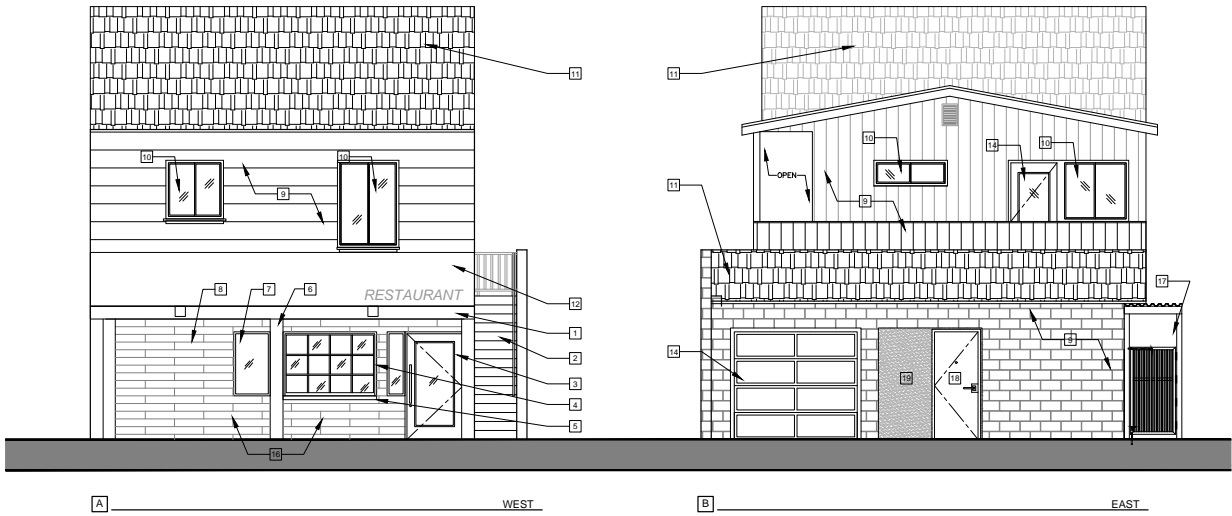
T H E V I L L A G E I N N



1 DEMO FLOOR PLAN- GRADE LEVEL 1 (RESTAURANT)
SCALE: 1/4" = 1'-0"

Floor Plan

Total
1,425 sf



1 EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

320 Marine Avenue Newport Beach

Property Highlights

320 Marine Avenue

- + Brand new 1,425 sf restaurant opportunity
- + August 2022 estimated delivery
- + Rare restaurant location on Balboa Island's Marine Avenue
- + Terrific foot traffic
- + One of the most visited destinations in Newport Beach for tourist and locals
- + Marine Avenue is home to local small businesses including restaurants, bakeries and retail shops
- + Close proximity to Fashion Island, Orange County's leading outdoor mall

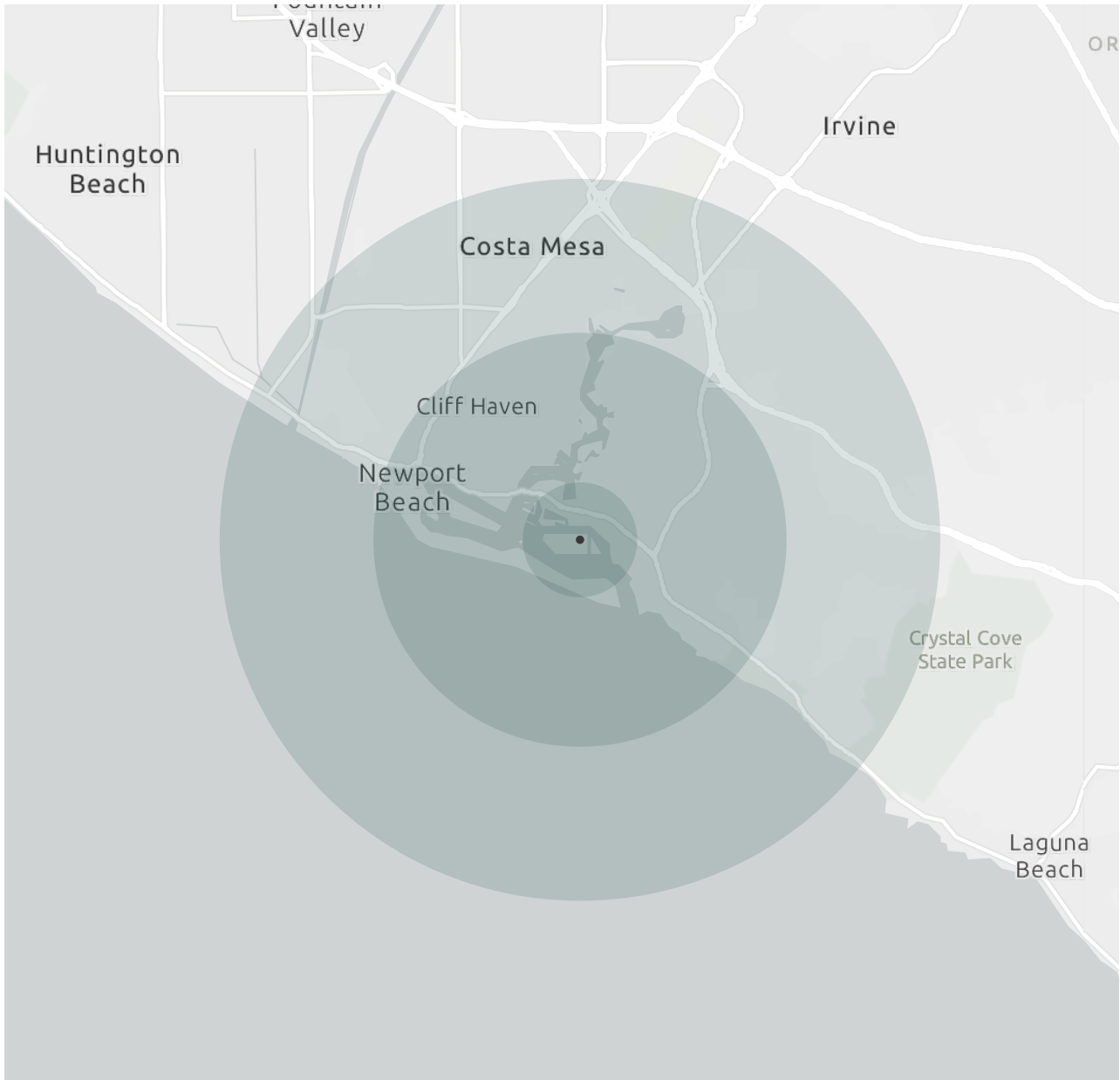


320 Marine Avenue · Newport Beach



Demographics

320 Marine Avenue



NEWPORT BEACH / CALIFORNIA

Population	1 Mile	3 Miles	5 Miles
Estimated Population	11,138	86,078	217,180
Forecasted Population (2025)	11,397	87,100	222,586
Daytime Demos			
Total Daytime Population	18,244	105,104	266,318
Median Household Income			
Estimated Median Household Income	\$129,573	\$128,215	\$105,337
Median Disposable Income	\$103,388	\$101,689	\$82,781
Avg Household Income			
Estimated Average Household Income	\$192,890	\$188,430	\$153,430
Average Disposable Income	\$123,282	\$120,700	\$102,589



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NEWPORT BEACH / CALIFORNIA

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