

# PENINSULA VILLAGE

NEWPORT BEACH, CALIFORNIA

WATERFRONT RETAIL SPACE AVAILABLE FOR LEASE

2250 Newport Blvd, Newport Beach, CA 92663

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# THE SCENE





# PROPERTY HIGHLIGHTS

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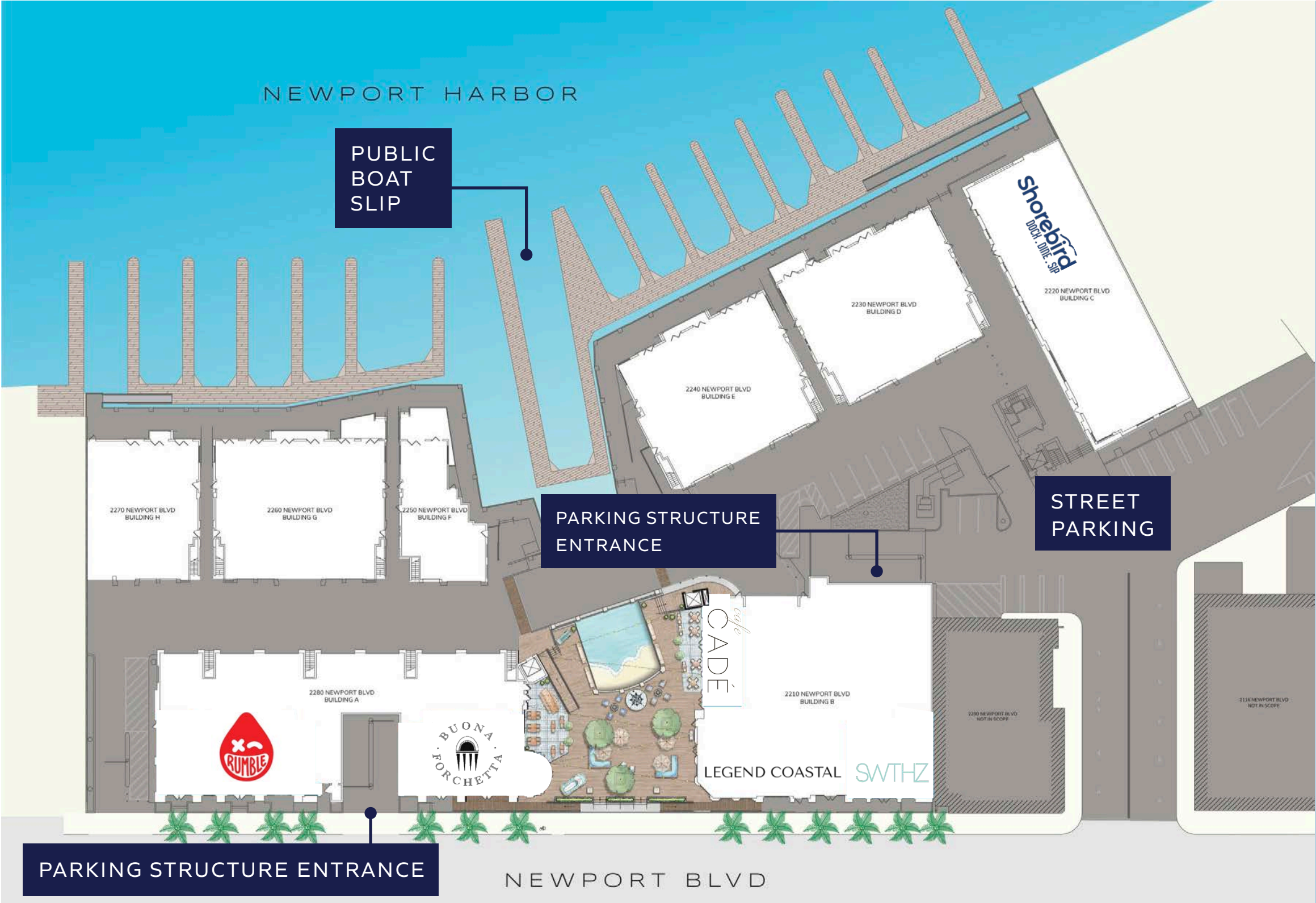
## PENINSULA VILLAGE

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- Prime restaurant/retail opportunities situated among luxury residential and office space in the heart of the Newport Beach Peninsula
- Restaurant/Retail co-tenants include Buona Forchetta, Rumble Boxing, Shorebird, Legend Coastal, and SweatHouz
- Upgraded façade and large patio/courtyard space completed
- Features and amenities include waterfront views, boat slips, public dock, and covered garage parking (160 stalls)
- Close proximity to Lido Village, one of Newport's iconic shopping and restaurant destinations
- Convenient access to PCH, 55, and 73 freeways



# THE PROJECT | FIRST FLOOR

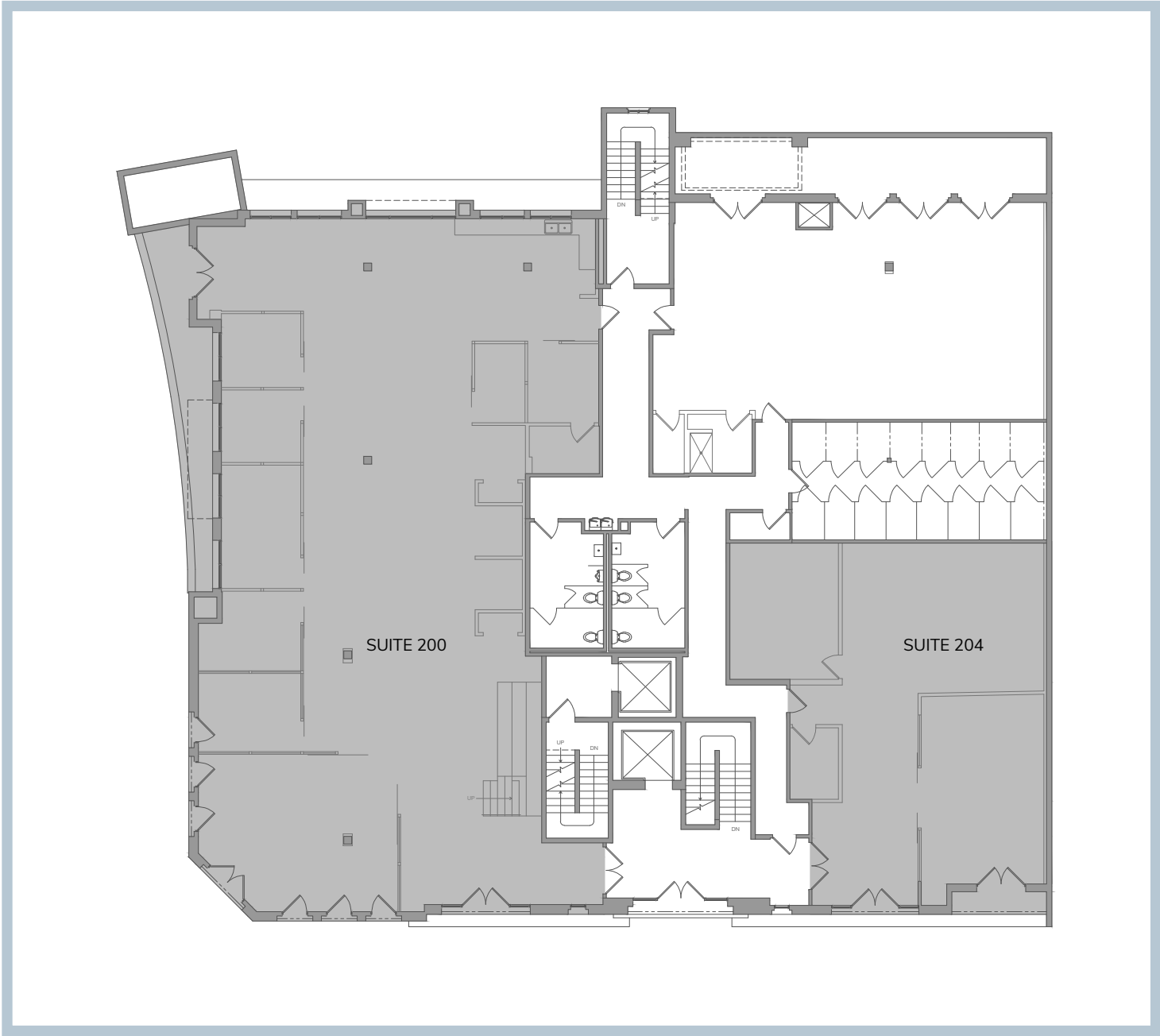


# THE PROJECT | SECOND FLOOR



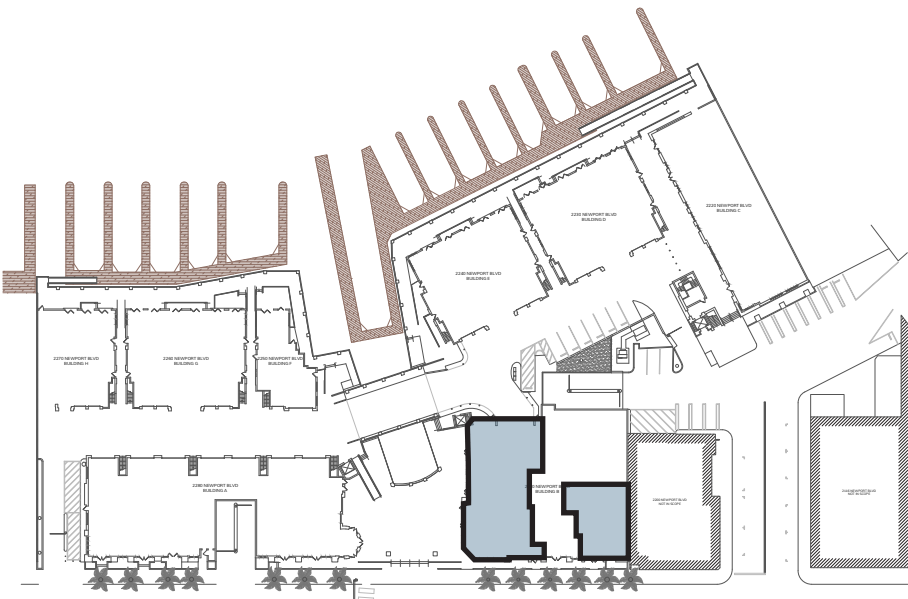


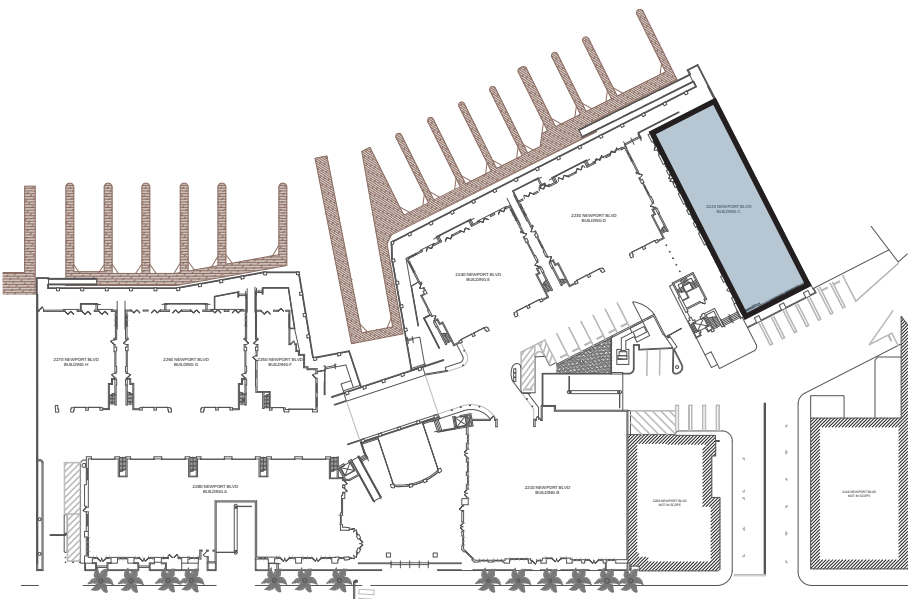
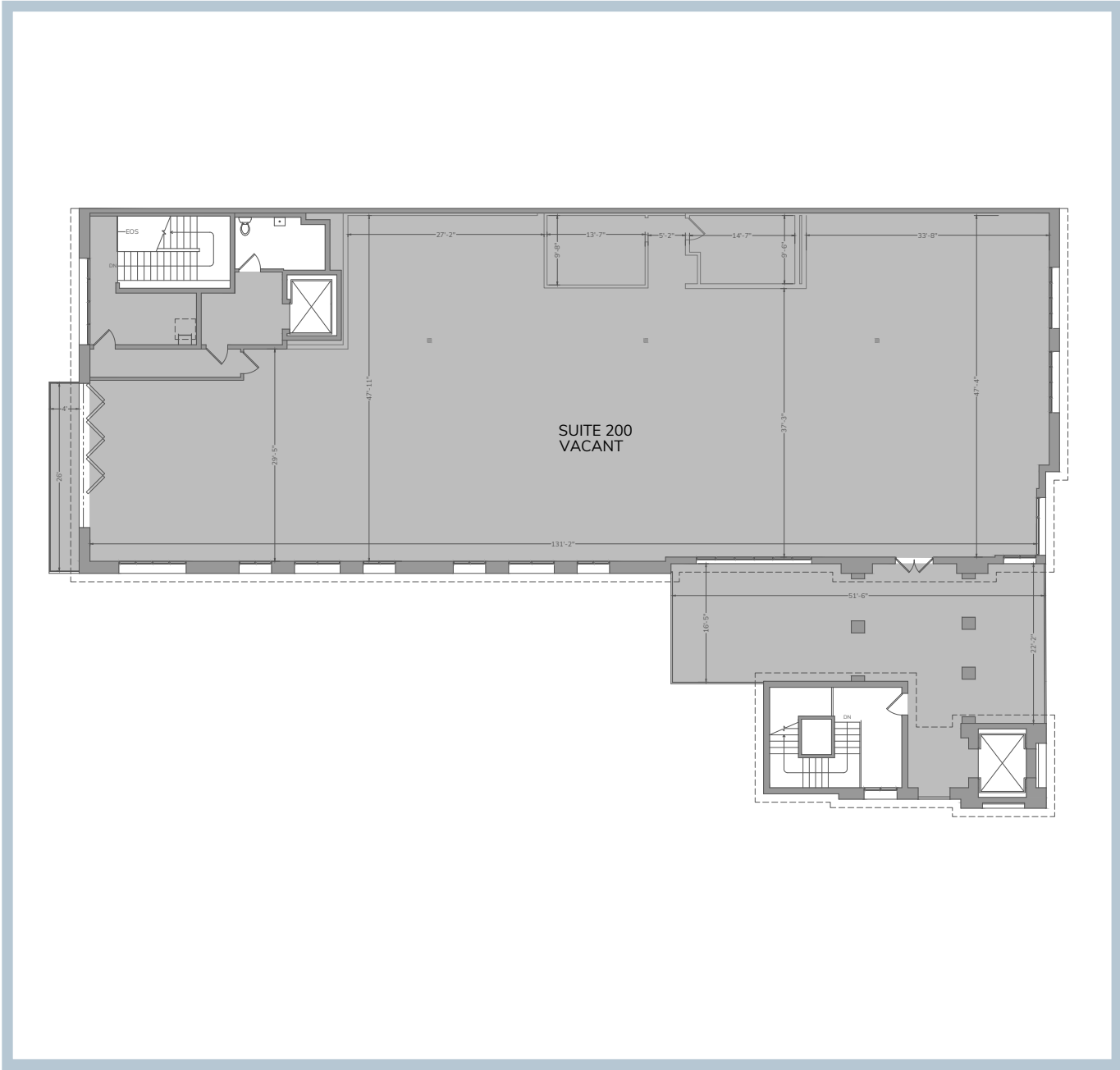
# FLOOR PLANS



## Building B-Suites 200 and 204 (Second Floor)

RETAIL/SERVICE  
SUITE 200: 5,658 RSF  
SUITE 204: 2,164 RSF







# CONCEPTUAL RENDERINGS



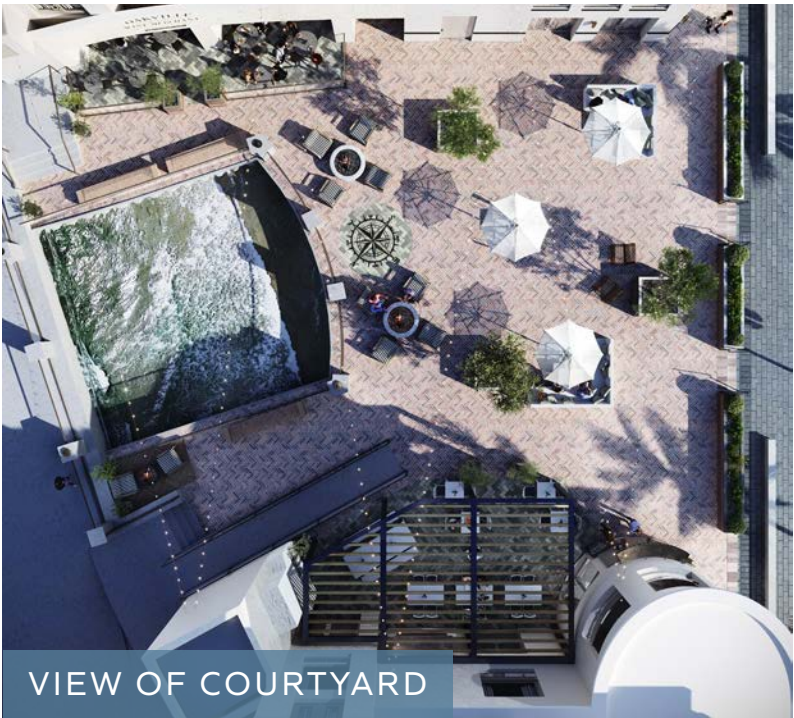
VIEW FROM BAY



VIEW FROM NEWPORT BLVD



SUITE 101, BLDG B STOREFRONT



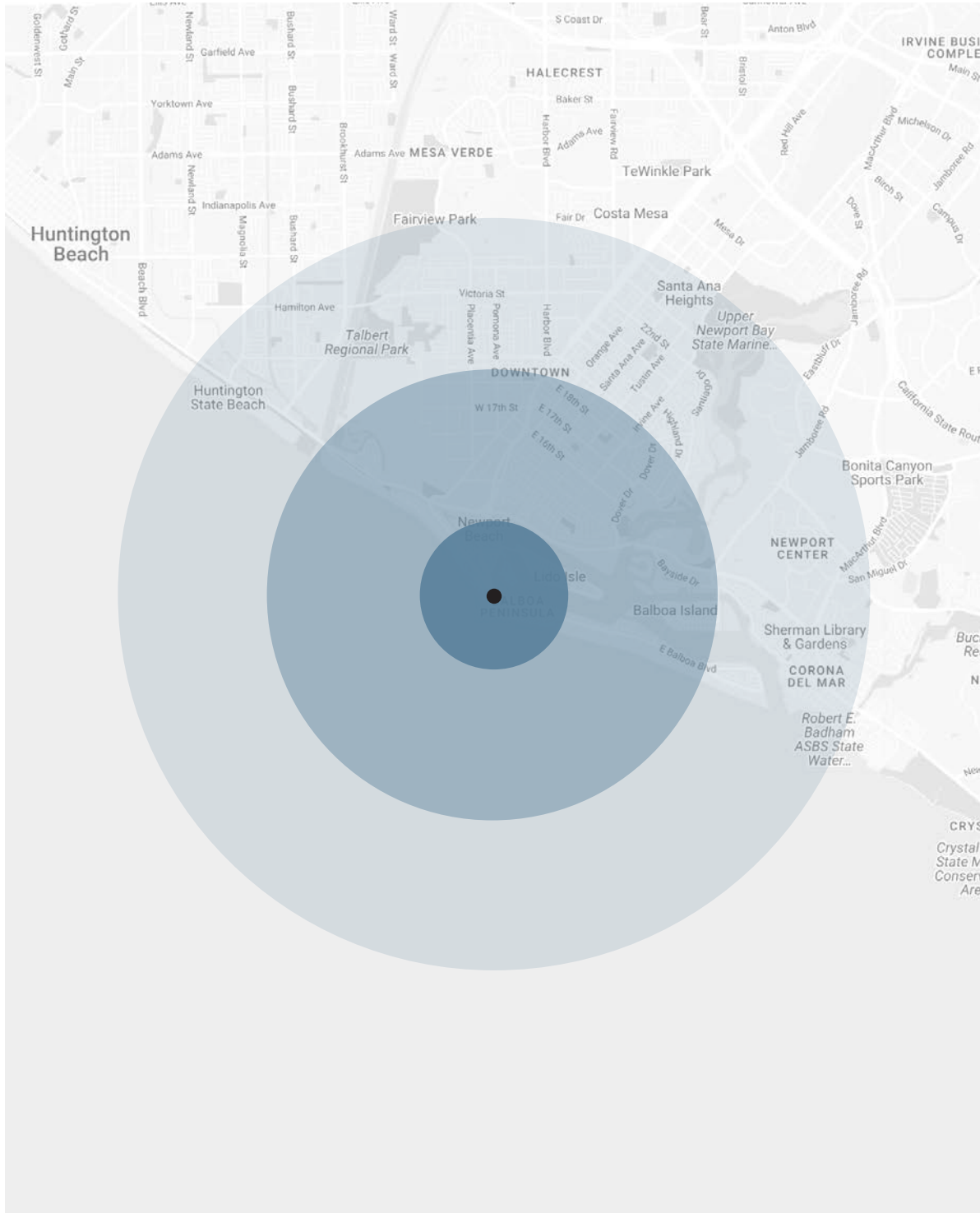
VIEW OF COURTYARD



VIEW FROM NEWPORT BLVD



# DEMOGRAPHICS | PENINSULA VILLAGE



## NEWPORT BEACH / CALIFORNIA

### Population

	1 Mile	3 Mile	5 Mile
Estimated Population	8,814	79,548	202,620
Forecasted Population (2027)	8,707	79,563	202,634

### Daytime Demos

	1 Mile	3 Mile	5 Mile
Total Daytime Population	18,244	87,372	221,194

### Median Household Income

	1 Mile	3 Mile	5 Mile
Estimated Median Household Income	\$140,620	\$110,626	\$115,066
Median Disposable Income	\$110,773	\$90,169	\$94,878

### Average Household Income

	1 Mile	3 Mile	5 Mile
Estimate Average Household Income	\$216,115	\$167,775	\$170,552
Average Disposable Income	\$136,949	\$112,246	\$114,789



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