



CORONA DEL MAR

±2,949 SF RESTAURANT SPACE AVAILABLE FOR LEASE

3222 E. COAST HWY
CORONA DEL MAR | NEWPORT BEACH, CA



COASTAL COMMERCIAL

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3222 E. COAST HWY

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1. PROPERTY DETAILS

3222 E. Coast Hwy | Corona Del Mar, Newport Beach

Total Space Available: Approximately 2,949 SF

Asking Base Rent: \$10.00/SF

Estimated NNN: \$1.10/SF

Available: Contact Agent for Availability

Term: Negotiable

Parking: Private Parking Lot Included on Premises

Do Not Disturb Current Tenant.

2. AERIAL MAPS





An aerial photograph of a coastal town, likely in Southern California, showing a mix of residential and commercial buildings. The ocean is visible in the background under a clear blue sky. A specific building is highlighted with a white outline, and a yellow callout box with a pointer identifies its address as 3222 E Coast Hwy. The surrounding area includes palm trees, parking lots, and other structures.

3222 E Coast Hwy

2. AERIAL MAPS



    
BANK OF AMERICA THE UPS STORE 76 AGENCY CHASE

   NEWPORT BEACH PUBLIC LIBRARY

   
GARY'S New York Style Deli ORANGE COUNTY MATTRESS COAST BARBER

PAPA'S
BEER • WINE • SPIRITS
THE QUIET WOMAN

HILLSTONE
BANDERA
FARMERS MARKET
DAILY FRESH LOCAL



3222 E Coast Hwy





absolute CAVIAR
ACE
Hardware



3. FEATURES



AVAILABLE FOR THE FIRST TIME IN 25 YEARS



TURN-KEY 2ND GENERATION RESTAURANT SPACE WITH EXISTING FF&E



HOOD, WALK-IN REFRIGERATION AND GREASE TRAP



DEDICATED PRIVATE PARKING LOT & PATIO



CONVENIENTLY LOCATED IN THE HEART OF CORONA DEL MAR



WALKING DISTANCE TO MANY RESTAURANTS, RETAILERS AND THE PACIFIC OCEAN



EXCELLENT VISIBILITY WITH OVER 90 FEET OF FRONTAGE ON PACIFIC COAST HIGHWAY



4. PROPERTY PHOTOS



4. PROPERTY PHOTOS



4. PROPERTY PHOTOS











5. CORONA DEL MAR DEMOGRAPHICS

2025 Population - Current Year Estimate	197,743
2030 Population - Five Year Projection	198,402
2020 Population - Census	199,188
2010 Population - Census	187,206
2025-2030 Annual Population Growth Rate	0.07%
2025 Average Household Income	\$201,913
2030 Average Household Income	\$218,667
2025 Median Household Income	\$130,367
2030 Median Household Income	\$149,809
2025 Per Capita Income	\$80,423
2030 Per Capita Income	\$88,611
2025 Average Value of Owner Occ. Housing Units	\$1,635,734
2025 Households - Current Year Estimate	78,640
2030 Households - Five Year Projection	80,291
2020 Households - Census	76,9543
2010 Households - Census	75,573
2020-2025 Annual Household Growth Rate	0.41%
2025-2030 Annual Household Growth Rate	0.42%
2025 Average Household Size	2.28

Demographics are based off a 5-mile radius

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	10,833	62,201	197,743
2030 Population - Five Year Projection	10,733	61,611	198,402
DAYTIME POPULATION			
2025 Daytime Population	20,068	83,202	271,113
Daytime Workers	14,459 (72.1%)	52,794 (63.5%)	172,379 (63.6%)
Daytime Residents	5,609 (27.9%)	30,408 (36.5%)	98,734 (36.4%)
HOUSEHOLD INCOME			
2025 Households	5,479	29,077	78,640
2025 Average Household Income	\$285,923	\$262,802	\$201,913
2030 Average Household Income - Projection	\$310,330	\$285,610	\$218,667
2025 Average Value of Owner Occ. Housing Units	\$1,977,712	\$1,899,762	\$1,653,734
RACE & ETHNICITY			
White	9,113 (84.1%)	48,139 (77.4%)	117,033 (59.2%)
Black or African American	50 (0.5%)	508 (0.8%)	3,416 (1.7%)
Asian	577 (5.3%)	6,220 (10.0%)	31,035 (15.7%)
Two or More Races	901 (8.3%)	5,749 (9.2%)	23,499 (11.9%)
American Indian or Alaska Native	18 (0.2%)	131 (0.2%)	1,288 (0.7%)
Other	165 (1.5%)	1,399 (2.2%)	21,183 (10.7%)



INVEST IN WHAT YOU LOVE

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