

CORONA DEL MAR



COASTAL COMMERCIAL

SPACE AVAILABLE FOR LEASE

3734 E. COAST HWY

CORONA DEL MAR, NEWPORT BEACH, CA

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3734 E. COAST HWY CORONA DEL MAR

SECTIONS

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1. PROPERTY DETAILS

3734 E. Coast Hwy | Corona Del Mar, Newport Beach

Total Space Available:	Approximately 1,750 SF
Base Rent:	\$5.15/SF \$9,000 per month
NNN:	\$0.85/SF \$1,500 per month
Available:	Immediate
Term:	Negotiable
Parking:	Street Parking Available

2. AERIAL MAPS

3734 E Coast Hwy



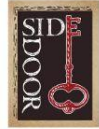
Happy D's
Pet Salon



CROWN COVE



FIVE
CROWNS



VISPRING
Luxury Beds - London 1911

Botanica Floral



WELL



Gabriel
Tailoring



COLUMBIA
BANK



AB THE ALTMAN
BROTHERS

DouglasElliman

EAST COAST HWY

3734 E Coast Hwy



2. AERIAL MAPS



3. FEATURES



IMMEDIATELY AVAILABLE FOR LEASE



ALLOWABLE USES: RETAIL, OFFICE, MIXED-USE



AMPLE STREET PARKING



CONVENIENTLY LOCATED IN THE HEART OF CORONA DEL MAR



WALKING DISTANCE TO MANY RESTAURANTS, RETAILERS AND THE PACIFIC OCEAN



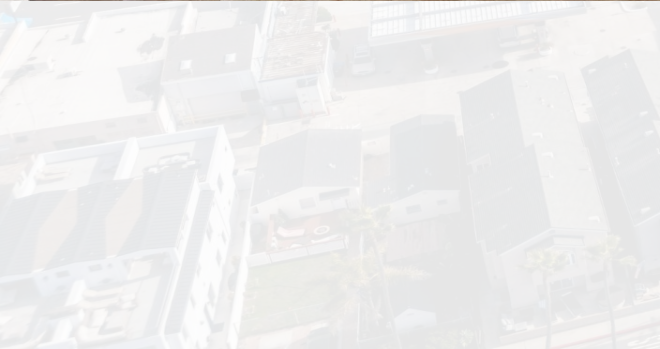
EXCELLENT TRAFFIC COUNTS & GREAT VISIBILITY

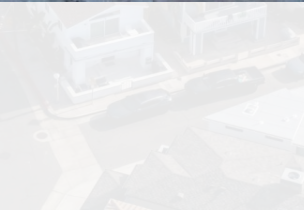
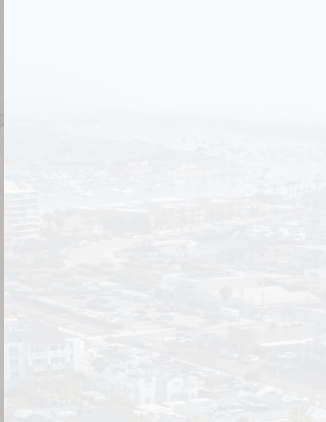


4. PROPERTY PHOTOS



4. PROPERTY PHOTOS















5. DEMOGRAPHICS

2025 Population - Current Year Estimate	197,614
2030 Population - Five Year Projection	198,279
2020 Population - Census	199,047
2010 Population - Census	187,079
2025 Average Household Income	\$201,771
2030 Average Household Income - Projection	\$218,524
2025 Median Household Income	\$130,255
2030 Median Household Income - Projection	\$149,644
2025 Per Capita Income	\$79,415
2030 Per Capita Income - Projection	\$88,154
2025 Average Value of Owner Occ. Housing Units	\$1,634,448
2025 Households - Current Year Estimate	78,590
2030 Households - Five Year Projection	80,242
2020 Households - Census	76,902
2010 Households - Census	75,258
2020-2025 Compound Annual Household Growth Rate	0.41%
2025-2030 Annual Household Growth Rate - Projection	0.42%
2025 Average Household Size	2.28

Demographics are based off a 5-mile radius

5. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	2,047	5,582	17,562
2025 Employees	15,690	47,860	171,254
POPULATION			
2025 Population - Current Year Estimate	10,904	62,002	197,614
2030 Population - Five Year Projection	10,802	61,418	198,279
DAYTIME POPULATION			
2025 Daytime Population	20,120	83,136	270,989
Daytime Workers	14,462 (71.9%)	52,808 (63.5%)	172,343 (63.6%)
Daytime Residents	5,658 (28.1%)	30,328(36.5%)	98,646 (36.4%)
GENERATIONS			
2025 Population	10,904	62,002	197,614
Generation Alpha (Born 2017 or Later)	681 (6.3%)	4,081 (6.6%)	14,236 (7.2%)
Generation Z (Born 1999-2016)	1,446 (13.3%)	11,366 (18.3%)	54,416 (27.5%)
Millennials (1981-1998)	2,033 (18.6%)	12,580 (20.3%)	49,638 (25.1%)
Generation X (Born 1965-1980)	2,208 (20.3%)	12,973 (20.9%)	35,069 (17.8%)
Baby Boomers (Born 1946-1964)	3,361 (30.8%)	15,781 (25.5%)	34,208 (17.3%)
Greatest Generations (Born 1945 or Earlier)	1,175 (10.8%)	5,222 (8.40%)	10,047 (5.1%)

5. DEMOGRAPHICS

RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	9,176 (84.2%)	48,196 (77.7%)	116,977 (59.2%)
Black or African American	50 (0.5%)	496 (0.8%)	3,416 (1.7%)
Asian	580 (5.3%)	6,004 (9.7%)	30,956 (15.7%)
Two or More Races	905 (8.3%)	5,730 (9.2%)	23,494 (11.9%)
American Indian or Alaska Native	19 (0.2%)	131 (0.2%)	1,289 (0.7%)
Other	166 (1.5%)	1,387 (2.2%)	21,194 (10.7%)

EDUCATION

9-12th Grade - No Diploma	88 (1.0%)	468 (1.0%)	3,679 (2.7%)
High School Diploma	521 (5.8%)	2,935 (6.1%)	12,470 (9.2%)
GED or Alternative Credential	71 (0.8%)	560 (1.2%)	1,797 (1.3%)
Some College - No Degree	933 (10.4%)	5,934 (12.4%)	18,308 (13.5%)
Associate's Degree	507 (5.7%)	2,671 (5.6%)	8,558 (6.3%)
Bachelor's Degree	4,088 (45.7%)	20,944 (43.6%)	52,490 (38.6%)
Graduate or Professional Degree	2,726 (30.5%)	14,265 (29.7%)	34,818 (25.6%)

HOUSEHOLD INCOME

2025 Households	5,510	28,916	78,590
2025 Average Household Income	\$286,652	\$263,122	\$201,771
2030 Average Household Income - Projection	\$311,222	\$286,108	\$218,524
2025 Average Value of Owner Occ. Housing Units	\$1,977,464	\$1,911,372	\$1,634,448



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INVEST IN WHAT YOU LOVE

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