

FOR LEASE

Iconic Building + Pylon Sign in Heart of CDM

3141 E. Coast Hwy | Corona Del Mar, CA 92625



Retail/Restaurant + Patio & Drive-Thru Endcap Opportunity

±**8,873 SF (Divisible)**

Freestanding Building with Divisible Options

Demising Options

2,329 RSF to 4,537 RSF

Property Owned and
Managed By:



CONTACT

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610 Newport Center Dr., Ste. 1500, Newport Beach, CA 92660



DESCRIPTION

- Extraordinary freestanding building in Corona Del Mar with unique convenience
- Dedicated parking field + bonus city parking immediately behind premises
- Drive-thru opportunity + side loading
- Rare convenient CDM access via left-in and right-in access from PCH and Larkspur Ave
- Superior positioning along PCH (over 50K CPD) provides “hard to miss” visibility + pylon sign
- Platinum demographics in the surrounding Newport neighborhoods

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Freestanding Building/Parcel Opportunity (Divisible)

±8,873 SF Freestanding Building with Drive-Thru Opportunity

0.56 AC (approx. 23,664 SF of Parcel) / APN: 459-191-14



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Conceptual Elevation

Property Owned and
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TENANT 2

PYLON SIGN

TENANT 1

E. COAST HWY (APPROX. 50,200 CPD)

±8,873 SF (Divisible)

Freestanding Building with Divisible
Options

Demising Options

±2,329 RSF to ±4,537 RSF

Exclusive Dining Patio Opportunities

TENANT 1

±4,537 RSF Restaurant + Patio Opportunity

Direct entrance on E. Coast Hwy with exclusive dining patio

TENANT 2

±2,329 RSF Endcap Opportunity

Strong opportunity for a coffee user with potential drive-thru or large patio

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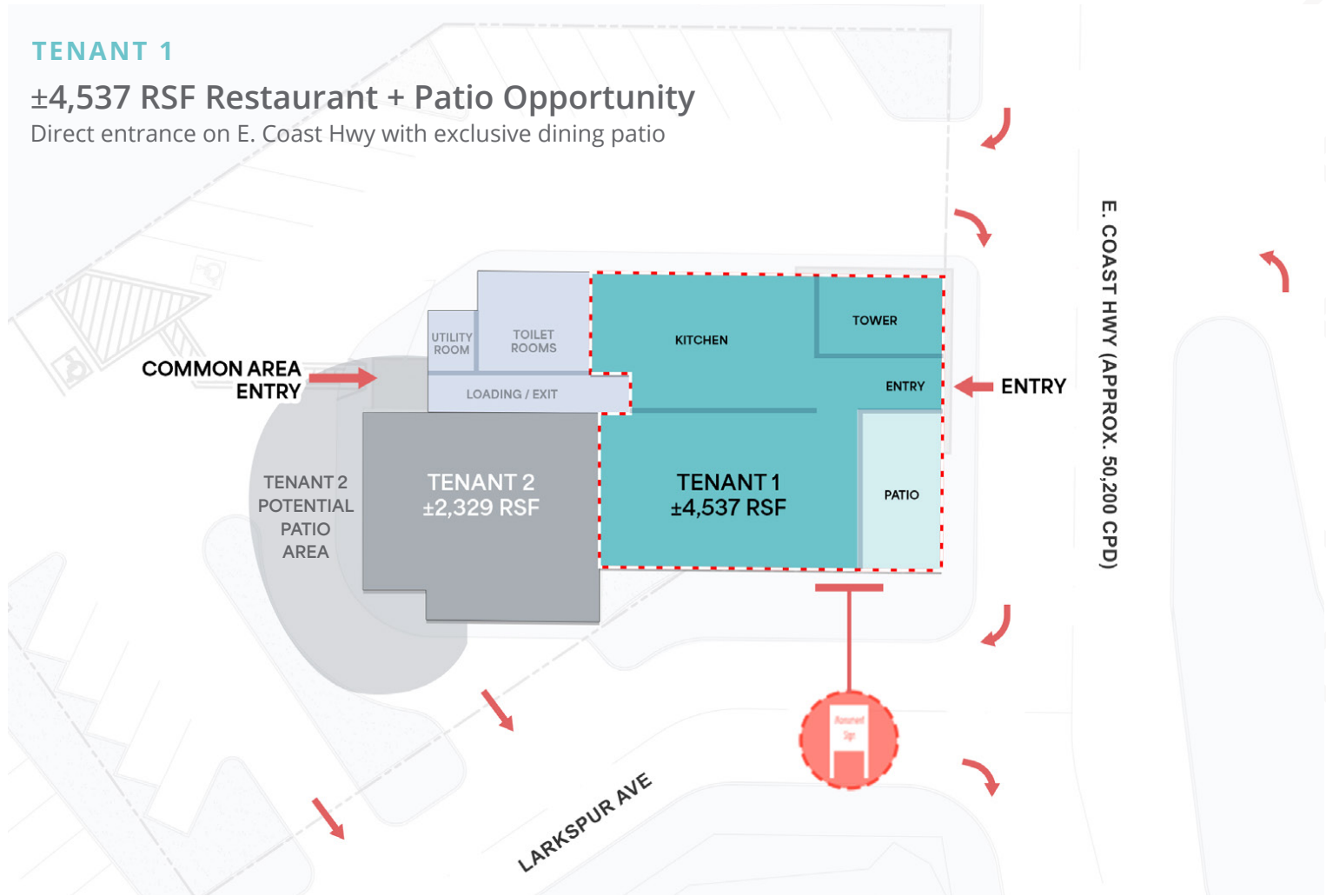
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TENANT 1

±4,537 RSF Restaurant + Patio Opportunity

Direct entrance on E. Coast Hwy with exclusive dining patio



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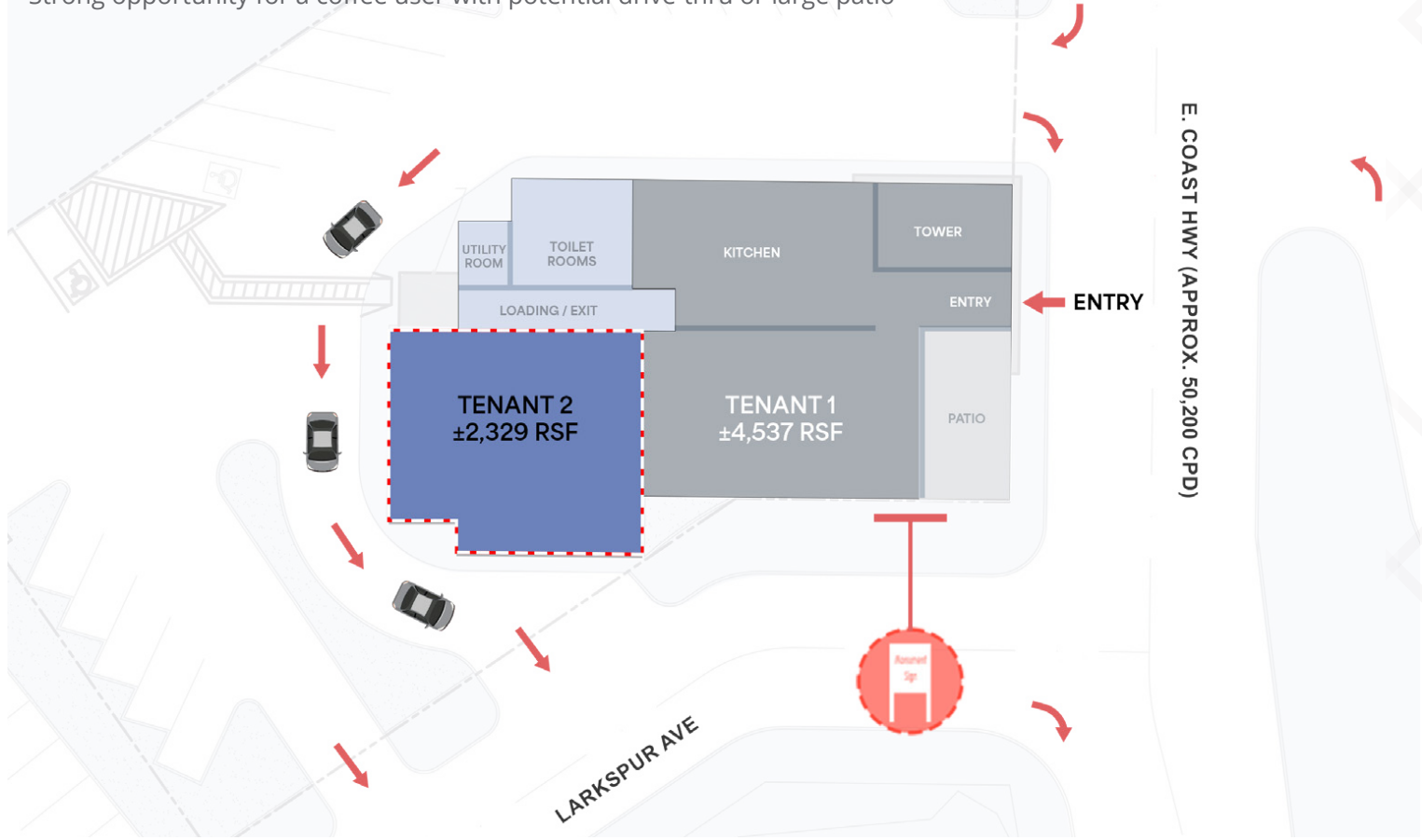
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TENANT 2

±2,329 RSF Endcap with Drive-Thru or Large Patio Opportunity

Strong opportunity for a coffee user with potential drive-thru or large patio



TENANT 2: POTENTIAL DRIVE-THRU OR LARGE PATIO OPPORTUNITY

PYLON SIGN



Conceptual Elevation

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2025 DEMOGRAPHICS

1 Mile

Population	10,336
Avg Household Income	\$249,947
Daytime Population	8,745

3 Miles

Population	55,125
Avg Household Income	\$236,669
Daytime Population	43,883

5 Miles

Population	182,388
Avg Household Income	\$196,608
Daytime Population	154,407

*Source: Esri



This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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