

NEWPORT BEACH



±864 SF RETAIL SPACE AVAILABLE NOW FOR LEASE

3109 VILLA WAY
NEWPORT BEACH, CA



COASTAL COMMERCIAL

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3109 VILLA WAY NEWPORT BEACH

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5. DEMOGRAPHICS

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1. PROPERTY DETAILS

3109 Villa Way | Newport Beach

Total Space Available: Approximately 864 SF

Base Rent: \$6.00/sf

NNN: \$1.51/sf

Term: Negotiable (Short-Term Preferred)

Parking: Public Parking Only

Availability: September 1, 2025





GARAGE

SUITE 3109

36" x 30" glass door

32" x 36"

15'2" x 10'8" 4 panel glass sliding door

81" x 70" window (15' swinging over 81" base)

38" x 76" window (15' swinging over 60" base)

glass door

stop over (21' x 12' x 10')

stop over (28' x 40')

stop over (11' from 25' and floor 10' x 10')

84" x 32" window (15' swinging over 71" base)

42" x 30" glass door

41" x 30" window (15' swinging over 77" base)

84" x 32" window (15' swinging over 77" base)

40" x 30" glass door

68" x 70" window (15' swinging over 60" base)

42" x 72" window (15' swinging over 60" base)

36" x 72" window (20' swinging over 60" base)

38" x 76" window (15' swinging over 60" base)

2. AERIAL MAPS

432 32ND STREET | 3115 VILLA WAY



Newport Beach Fire Dept.

JACK'S
Newport Beach
MOKE
Island Salon & Nail Spa

SUBWAY
SIAM STATION
THAI STREET FOOD
City Donuts

LAZZARINI'S
Big Cheese
PIZZA

SESSIONS
WEST COAST DELI
EST. 2013

ARC BUTCHER & BAKER

HELMSHAW
ALE HOUSE
EST. 1982

The Pillow Mint
LIDO
LAVONNE'S FLORALS

NO REST FOR BRIDGET
STARBUCKS
GINA'S OF PIZZA
CHIHUAHUA
15% SURF SUPPLY

CHIPOTLE

PAVILIONS

MALAR'S
THAI RESTAURANT

HO SAN
BISTROT

Crew Coffee & Cremerie

HUMANITY

LIDO HOUSE
NEWPORT BEACH

LIL' BUDDHA'S

Newport Blvd (29,000 VPD)

ARC BOTTLE SHOP

ALTA
COUNTRY WINE HOUSE
RESTAURANT

VILLA

RACKED

MAMA MIA'S
ITALIAN RESTAURANT

WILD TACO

TROVATA
BIRDS OF PARADISE

2. AERIAL MAPS

432 32ND STREET | 3115 VILLA WAY



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LIDO HOUSE
NEWPORT BEACH

NEWPORT BEACH, CA | EST. 1921
LIDO MARINA
VILLAGE
FAHERTY The Real Real zinqué
NOBU LOVESHACKFANCY
curl FITNESS ALOHA

A
MARKET

A
RESTAURANT

B M W

Starbucks
Bank of America

SKD
STUDIOS

ETHOS ARTS INC.

BEAR FLAG
FISH CO.

BLUE BOTTLE
COFFEE

FABLE & SPIRIT

SEAVEES

Newport Blvd (29,000 VPD)

Via Lido Drugs

West Marine

Crew Coffee
& Cremerie

The Mayor's
Table

LIL' BUDDHA'S

mEan

VILLA

TROVATA
BIRDS OF PARADIS

3. FEATURES



**APPROXIMATELY ±864 SF OF RENTABLE SPACE AVAILABLE
IN THE HEART OF NEWPORT BEACH**



**LOCATED WITHIN ONE OF SOUTHERN CALIFORNIA'S
PREMIER SHOPPING AND DINING DESTINATIONS**



EXCELLENT EXPOSURE AND VISIBILITY



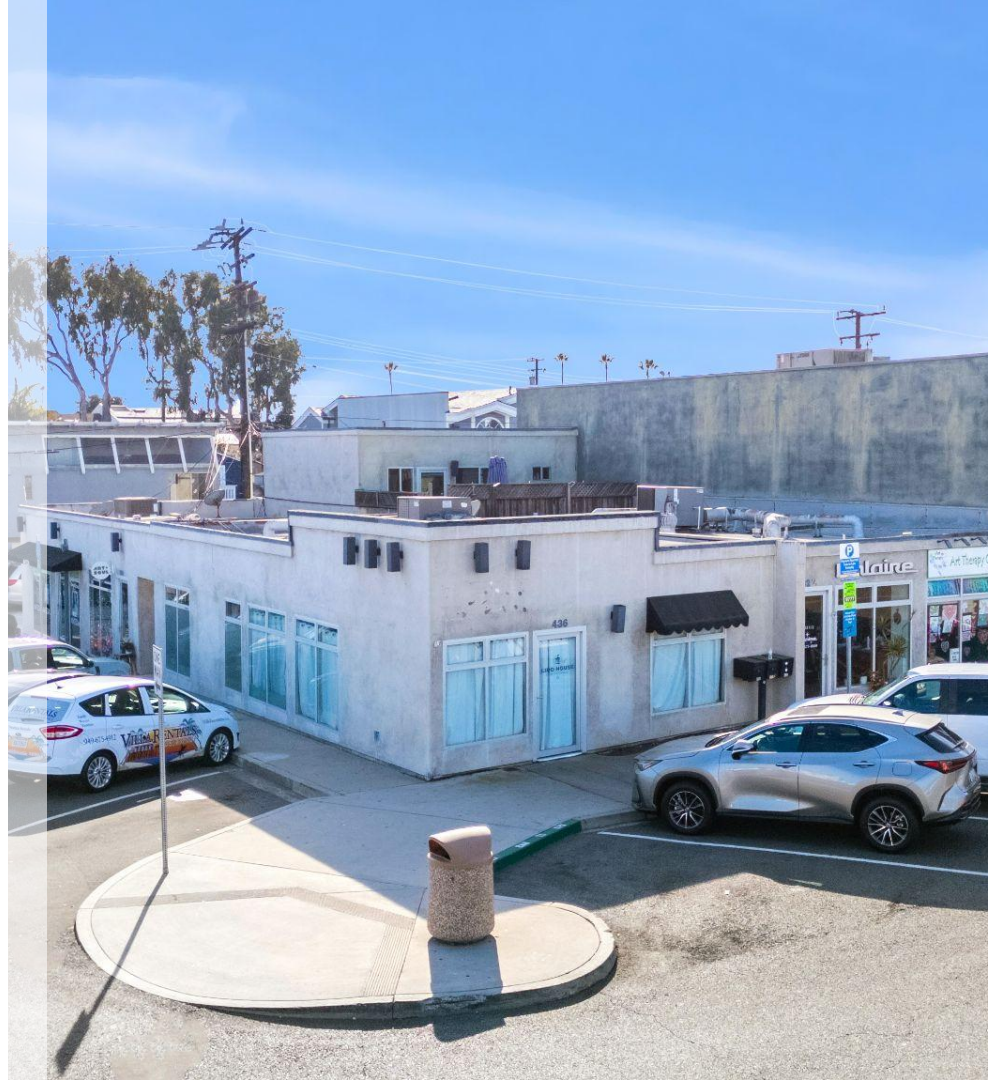
AFFLUENT DEMOGRAPHICS



PUBLIC PARKING SPACES AVAILABLE



**FORMER HAIR SALON ON THE CORNER UNIT WITH A
SINGLE SPACE GARAGE**



4. PROPERTY PHOTOS



4. PROPERTY PHOTOS





5. NEWPORT BEACH DEMOGRAPHICS

| | |
|---|-------------|
| 2024 Population - Current Year Estimate | 218,784 |
| 2029 Population - Five Year Projection | 217,680 |
| 2020 Population - Census | 222,349 |
| 2010 Population - Census | 220,088 |
| 2020-2024 Annual Population Growth Rate | -0.38% |
| 2024-2029 Annual Population Growth Rate | -0.10% |
| 2024 Average Household Income | \$184,190 |
| 2029 Average Household Income | \$210,564 |
| 2024 Median Household Income | \$126,656 |
| 2029 Median Household Income | \$148,740 |
| 2024 Per Capita Income | \$75,823 |
| 2029 Per Capita Income | \$88,995 |
| 2024 Average Value of Owner Occ. Housing Units | \$1,411,787 |
| 2024 Households - Current Year Estimate | 90,032 |
| 2029 Households - Five Year Projection | 91,981 |
| 2020 Households - Census | 90,080 |
| 2010 Households - Census | 88,365 |
| 2020-2024 Compound Annual Household Growth Rate | -0.01% |
| 2024-2029 Annual Household Growth Rate | 0.43% |
| 2024 Average Household Size | 2.40 |

5. NEWPORT BEACH DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--|----------------|----------------|-----------------|
| PLACE OF WORK | | | |
| 2024 Businesses | 1,867 | 7,654 | 19,329 |
| 2024 Employees | 17,625 | 53,27 | 165,197 |
| POPULATION | | | |
| 2024 Population - Current Year Estimate | 12,355 | 97,589 | 218,784 |
| 2029 Population - Five Year Projection | 12,165 | 97,704 | 217,680 |
| HOUSEHOLD INCOME | | | |
| 2024 Households | 5,767 | 40,547 | 90,032 |
| 2024 Average Household Income | \$213,421 | \$184,880 | \$184,190 |
| 2029 Average Household Income | \$243,124 | \$211,205 | \$210,564 |
| 2024 Average Value of Owner Occ. Housing Units | \$1,734,211 | \$1,505,523 | \$1,411,787 |
| DAYTIME POPULATION | | | |
| 2024 Daytime Population | 22,450 | 100,958 | 255,445 |
| Daytime Workers | 16,861 (75.1%) | 58,131 (57.6%) | 154,520 (60.5%) |
| Daytime Residents | 5,589 (24.9%) | 42,827 (42.4%) | 100,925 (39.5%) |

5. NEWPORT BEACH DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|---------------|----------------|-----------------|
| RACE & ETHNICITY | | | |
| White | 9,972 (80.7%) | 61,054 (62.6%) | 141,270 (64.6%) |
| Black or African American | 84 (0.7%) | 939 (1.0%) | 2,214 (1.0%) |
| Asian | 554 (4.5%) | 5,337 (5.5%) | 18,945 (8.7%) |
| Two or More Races | 1,189 (9.6%) | 13,114 (13.4%) | 28,809 (13.2%) |
| American Indian or Alaska Native | 71 (0.6%) | 1,100 (1.1%) | 1,829 (0.8%) |
| Other | 458 (3.7%) | 15,831 (16.2%) | 25,115 (11.5%) |
| EDUCATION | | | |
| 9-12th Grade - No Diploma | 250 (2.5%) | 3,182 (4.3%) | 5,373 (3.3%) |
| High School Diploma | 778 (7.8%) | 9,299 (12.7%) | 19,406 (11.8%) |
| GED or Alternative Credential | 66 (0.7%) | 1,310 (1.8%) | 2,641 (1.6%) |
| Some College - No Degree | 1,358 (13.6%) | 11,333 (15.5%) | 27,021 (16.5%) |
| Associate's Degree | 885 (8.9%) | 5,038 (6.9%) | 12,363 (7.5%) |
| Bachelor's Degree | 4,153 (41.6%) | 26,693 (36.4%) | 59,992 (36.6%) |
| Graduate or Professional Degree | 2,400 (24.0%) | 13,515 (18.4%) | 32,218 (19.6%) |



INVEST IN WHAT YOU LOVE

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