

RENOVATIONS UNDERWAY - FALL COMPLETION

Mariners Mile Square

2700 W. COAST HWY, NEWPORT BEACH, CA 92663

RETAIL/OFFICE SPACE AVAILABLE



RENOVATIONS UNDERWAY - FALL COMPLETION

OVERVIEW &
PROPERTY HIGHLIGHTS

RETAIL/OFFICE SPACE AVAILABLE

UNDER NEW MANAGEMENT

- Large dedicated surface parking lot provides convenient parking. In addition, the Property benefits from substantial city/metered parking contiguous to the Property
- Located on PCH with incredible frontage & flanked by two major signalized intersections (Tustin Ave & Riverside Ave)
- Platinum demographics in the surrounding area as well as regional pull
- Flexible array of spaces that can be made available & uses to be accommodated
- Multi-million dollar upgrades coming soon!



W. COAST HWY APPROXIMATELY 51,000 CPD

Floor One

TENANT		(RSF)	TENANT		(RSF)	TENANT		(RSF)
100	Prairie Interiors	2,457	120	Ekam Pilates	4,269	170	Restaurant - COMING SOON	2,020
110	DEAL PENDING	1,928	130	New Retailer - COMING SOON	1,059	180	Restaurant - COMING SOON	1,760
112	Trouvaille Imports	1,105	150	Kenneth Brown Salons	4,087	190	Birdie's Bodega - COMING SOON	2,906
115	Emeline	1,497						



Floor Two

TENANT		(USF)	(RSF)	TENANT		(USF)	(RSF)	TENANT		(USF)	(RSF)
200	Saunders & Wiant Architects, Inc.	750	915	220	Visiting Angels Living Assistance Solutions	351	428	255	Taylor Made Travel	414	505
201	L Squared Capital – COMING SOON	4,857	5,926	222	The Date Shop	901	1,099	260	Wells Fargo Advisors	409	499
202	Martinez Acupuncture	187	229	230	Le Colffeur	1,248	1,522	270	Skin Care by Jenet	1,430	1,744
210	Fine Art Brokers & Appraisers	240	293	244	Burgess Yachts - COMING SOON	1,459	1,721	280	Prairie Interiors	953	953
215	Marble Solutions	808	986								





PREMISE & SURROUNDING PARKING



59
SPACES

metered parking

12 spaces along PCH
18 spaces along Tustin Avenue
29 spaces along Avon Street



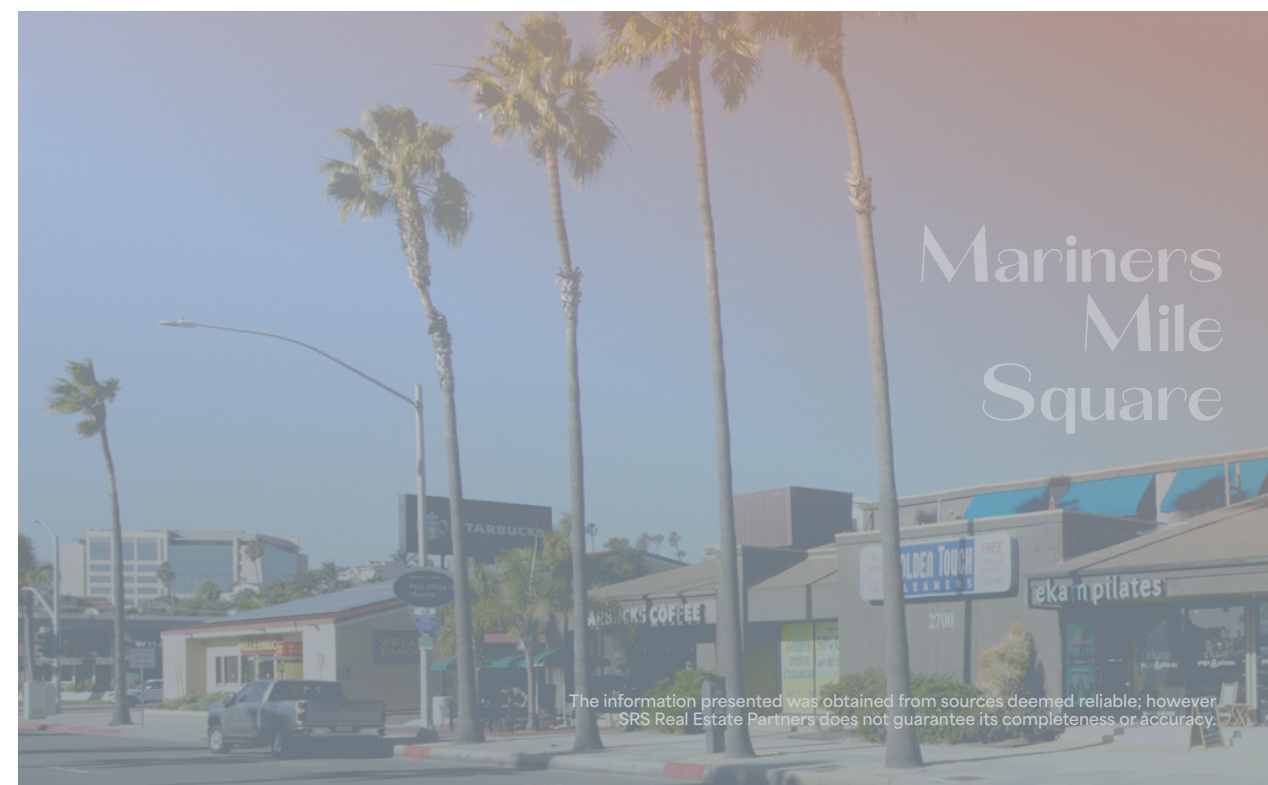
60
SPACES

public parking field (paid)



145
SPACES

surface stalls



The information presented was obtained from sources deemed reliable; however, SRS Real Estate Partners does not guarantee its completeness or accuracy.



Mariners
Mile
Square

TRADE AREA & DEMOGRAPHICS

ONE MILE
Population (2026) / **19,105**
Forecast Population (2031) / **18,951**
Daytime Population / **23,443**
Household / **9,102**
Avg HH Income / **\$204,385**
Median Income / **\$134,588**
Median Age / **41.9**

THREE MILES
Population (2026) / **109,657**
Forecast Population (2031) / **109,949**
Daytime Population / **69,396**
Household / **46,197**
Avg HH Income / **\$191,816**
Median Income / **\$125,559**
Median Age / **40.3**

FIVE MILES
Population (2026) / **229,466**
Forecast Population (2031) / **229,289**
Daytime Population / **186,328**
Household / **94,929**
Avg HH Income / **\$190,614**
Median Income / **\$129,293**
Median Age / **41.8**

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NEWPORT BEACH, CA



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