

FOR LEASE

982 W PACIFIC COAST HWY, NEWPORT BEACH, CA 92663

Newport Beach Trophy PCH Frontage

2,500 SF · Retail / Commercial · Second Floor

ASKING RATE

\$5.00 PSF

Full Service Gross

DAILY TRAFFIC

±45,000 CPD

Direct PCH Frontage

LEASE TERM

Negotiable

Immediate Occupancy

PARKING

Free Surface

On-Site Available

VOIT
REAL ESTATE SERVICES

www.voitco.com

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THE SPACE

Secure a rare foothold along West Coast Highway—one of Orange County's most coveted and supply-constrained coastal corridors. This 2,500 SF second-floor retail/commercial suite delivers unmatched street presence, premium-finishes, and immediate access to Newport Beach's highest-spending consumer base. The space features an expansive open floor plate bathed in natural light, glass-partitioned private offices, a designer kitchen/bar area, covered outdoor patio, and premium restrooms—all move-in ready.

KEY FEATURES

- **Direct PCH Frontage** ±45,000 cars/day — SoCal's premier coastal route
- **High-Impact Signage** Maximum brand visibility along West Coast Hwy
- **Immediate Occupancy** Plug in and operate — no downtime
- **Lease Term** Negotiable — immediate occupancy available
- **Parking** Complimentary surface parking on-site
- **Outdoor Patio** Activated courtyard for seating or brand experience
- **Premier Location** Opposite Balboa Bay Resort — year-round luxury demand
- **Accessibility** 5 min to Hoag Hospital · 7 min to Fashion Island



Glass-partitioned offices with open floor plate & natural light



Glass-Partitioned Private Offices



Premium Restroom Finishes



Outdoor Patio & Colonnade

TRADE AREA DEMOGRAPHICS

AVG. HH INCOME	POPULATION	POPULATION
\$174,926	118,948	239,431
1-Mile Radius	3-Mile Radius	5-Mile Radius

LOCATION ADVANTAGES

5 min	Hoag Hospital	7 min	Fashion Island
Across	Balboa Bay Resort	Steps	Newport Bayfront

FLOOR PLAN

982 W PCH HWY, Newport Beach, CA | 2,500 SF | For Lease

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