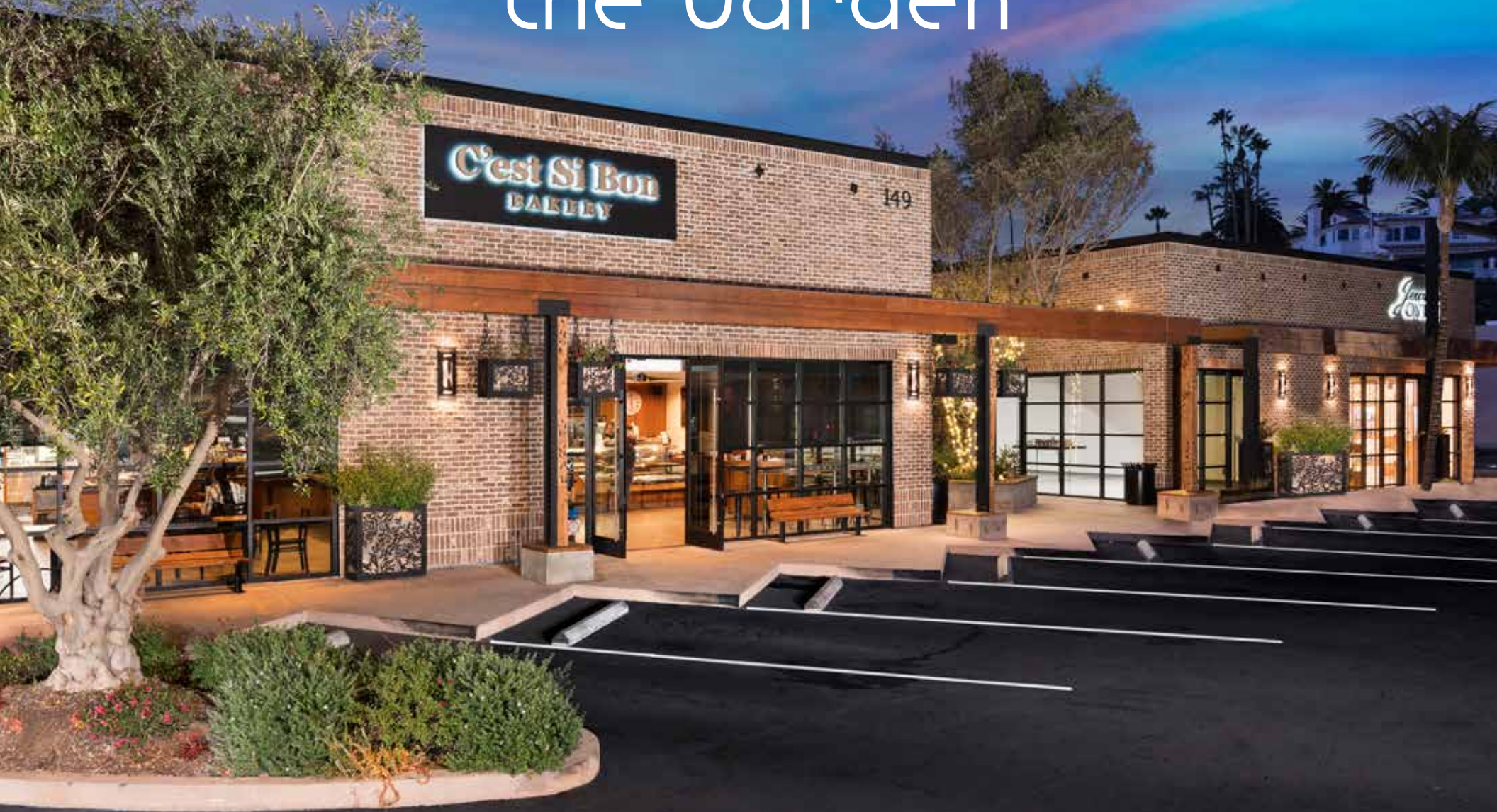


the Garden



PRIME RETAIL AVAILABLE FOR LEASE

West Pacific Coast Highway | Newport Beach, CA

www.thegardennewportbeach.com



INDULGE IN THE COASTAL LIFESTYLE

The Garden's exclusive location is on Pacific Coast Highway in the city of Newport Beach with high traffic exposure. The handcrafted flower pots, tile-lined water fountain and music throughout the courtyard offer a place for relaxation.

The rustic, modern design, give this location and the high profile consumers the best retail experience in OC.



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



FASHION ISLAND

NEWPORT BEACH, CALIFORNIA



Balboa Bay RESORT

HUNTINGTON BEACH

LAGUNA BEACH

NOBU

LIDO ISLE

RUSTY PELICAN



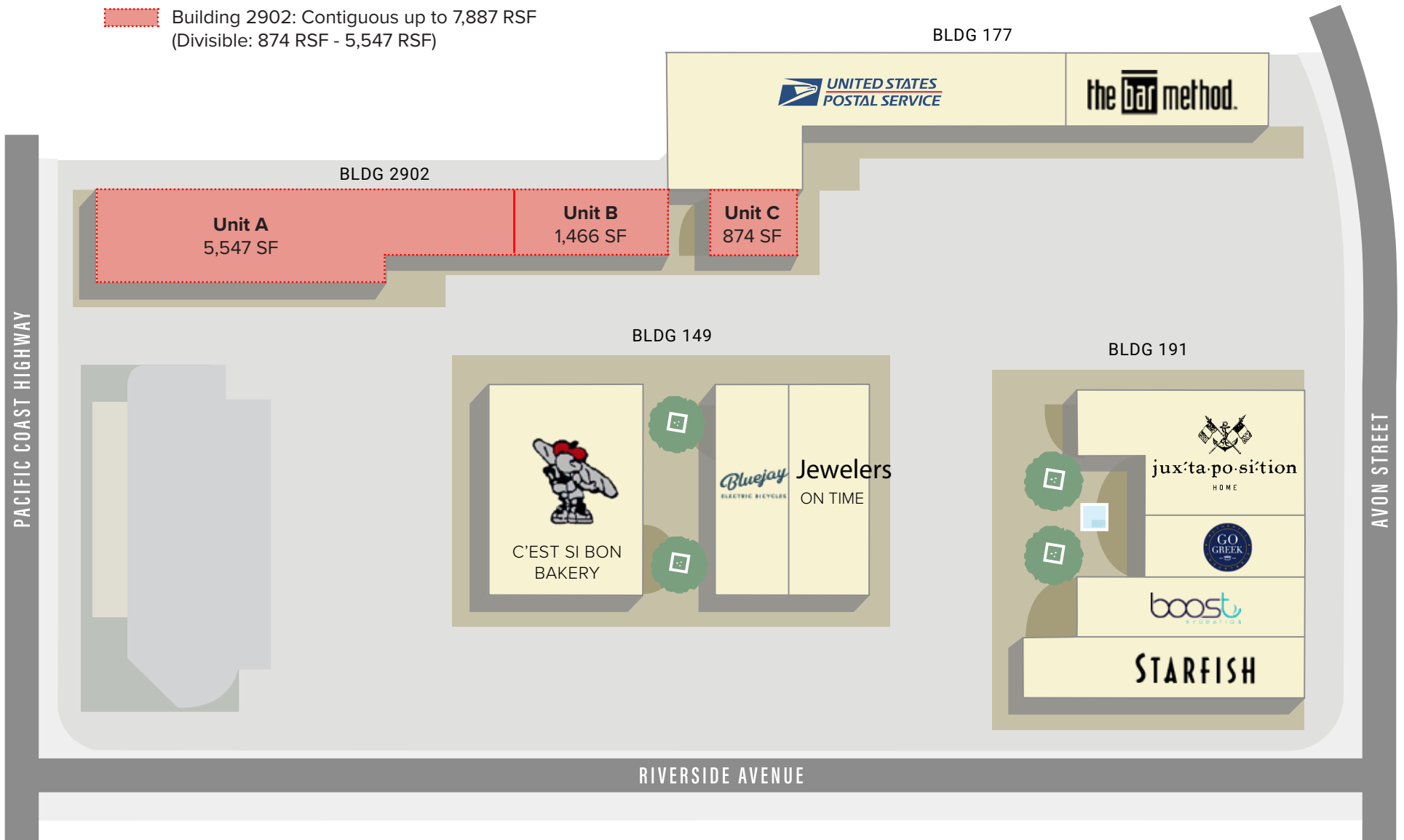
PACIFIC COAST HIGHWAY

the Garden

the Garden

SITE PLAN

 Building 2902: Contiguous up to 7,887 RSF
(Divisible: 874 RSF - 5,547 RSF)



the Garden

TENANT DIRECTORY



149 RIVERSIDE AVENUE

Tenant	Unit
C'est Si Bon Bakery	149 Riverside Unit A
Bluejay Bikes	149 Riverside Unit B
Jewelers on Time	149 Riverside Unit C

177 RIVERSIDE AVENUE

Tenant	Unit
U.S. Postal Office	177 Riverside Unit AB
The Bar Method	177 Riverside Unit C

191 RIVERSIDE AVENUE

Tenant	Unit
Starfish	191 Riverside Unit A
Boost Hydration	191 Riverside Unit B
Go Greek Yogurt	191 Riverside Unit C
Juxtaposition	191 Riverside Unit D

2902 W. COAST HIGHWAY

Tenant	Unit
Available (5,547 RSF)	2902 W. Coast Highway Unit A
Available (1,466 RSF)	2902 W. Coast Highway Unit B
Available (874 RSF)	2902 W. Coast Highway Unit C

Able to Combine up to 7,887 RSF

the Garden

DEMOGRAPHIC AND INCOME PROFILE NEWPORT BEACH, CA

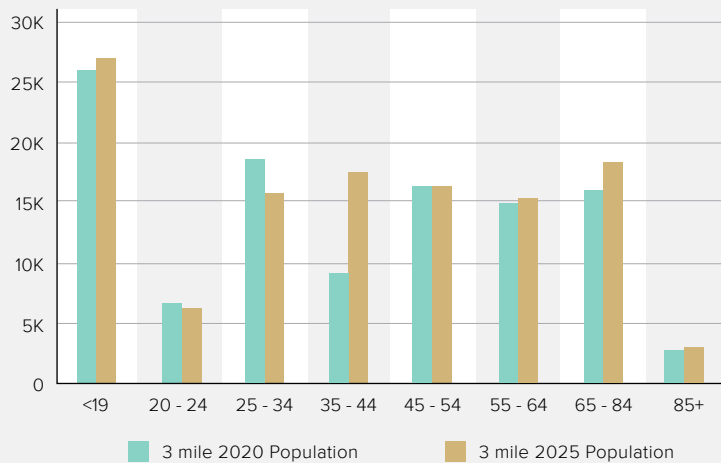
SUMMARY

	3 mile	5 mile
2010 Population	114,127	236,128
2020 Population	109,049	242,443
2025 Population Projection	120,290	244,294
Annual Growth 2010-2020	0.4%	0.3%
Annual Growth 2020-2025	0.2%	0.2%
Median Age	39.4	40.7
Bachelor's Degree or Higher	41%	43%
U.S. Armed Forces	39	135

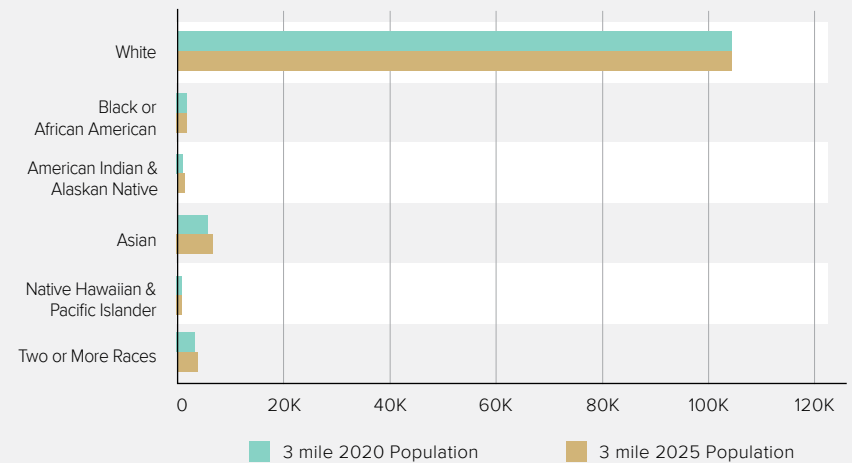
RACE & ETHNICITY

	3 mile	5 mile
White	104,942	202,733
Black	1,759	3,505
American Indian/Alaskan Native	1,065	1,887
Asian	6,943	24,526
Hawaiian & Pacific Islander	505	1,017
Two or More Races	3,834	8,774
Hispanic Origin	35,251	54,679

POPULATION BY AGE



POPULATION BY RACE



the Garden

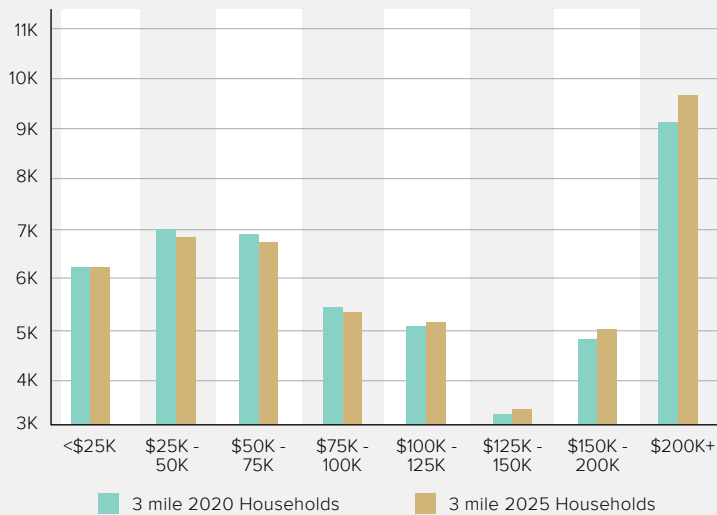
DEMOGRAPHIC AND INCOME PROFILE NEWPORT BEACH, CA

HOUSEHOLDS BY INCOME

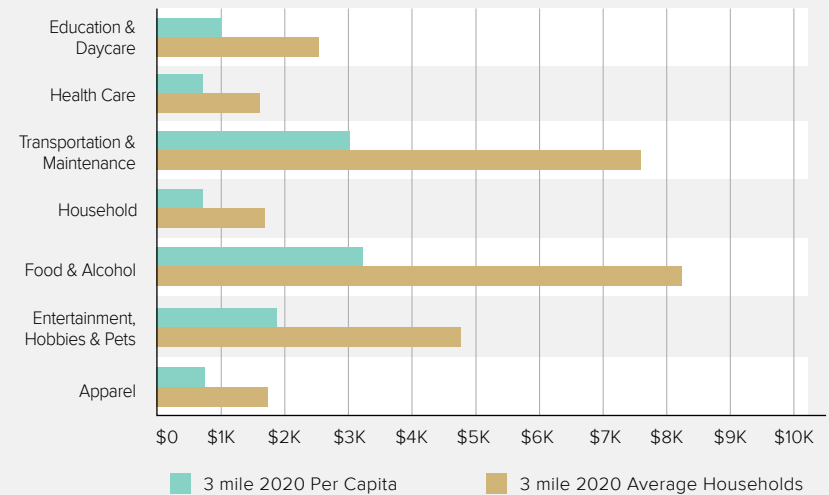
	3 mile	5 mile
Average Household Income	\$124,221	\$130,673
Median Household Income	\$92,343	\$101,534
< \$25,000	6,166	11,124
\$25,000 - 50,000	6,993	12,554
\$50,000 - 75,000	6,910	12,474

	3 mile	5 mile
\$75,000 - 100,000	5,456	11,136
\$100,000 - \$125,000	5,058	10,844
\$125,000 - 150,000	3,208	7,352
\$150,000 - 200,000	4,827	11,143
\$200,000+	9,090	19,280

HOUSEHOLD INCOME



PER CAPITA & AVERAGE HOUSEHOLD SPENDING





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BOARDWALK /  **SRS**
INVESTMENTS GROUP