

221½ MARINE AVENUE

Retail For Lease

221½ Marine Avenue, Newport Beach, CA 92662



RARE LEASING OPPORTUNITY ON BALBOA ISLAND

± 780 SF Retail Space Available

Description:

- Balboa Island is one of the densest communities in Orange County with approximately 3,000 residents within 0.2 square miles.
- Tenants benefit from local residents, year round visitors and tourism on the Island.

Demographics:

	1 MILE	3 MILES	5 MILES
Population '15	10,660	81,942	208,457
Population '20	11,102	84,732	215,374
Average H.H. Income	\$161,710	\$159,135	\$125,981
Daytime Population	10,245	62,238	159,220

Source: ESRI



Newmark Grubb Knight Frank

Retail

For further information, please contact our exclusive agents:

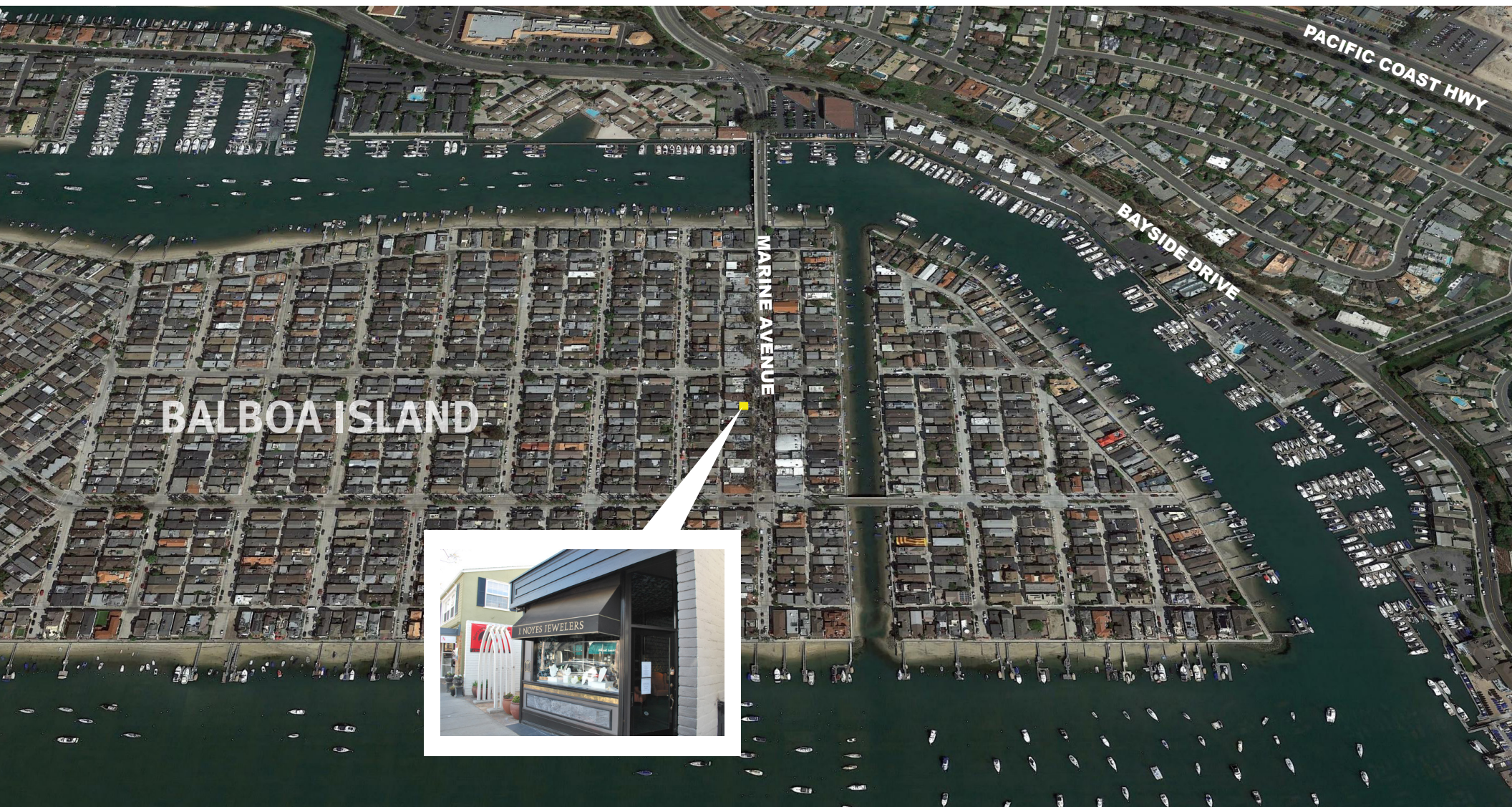
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Executive Summary

221 1/2 Marine Avenue
221 Marine Ave, Newport Beach, California, 92662
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.60650
Longitude: -117.88985

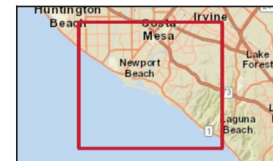
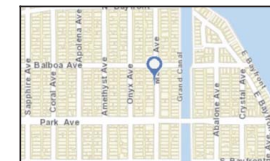
	1 mile	3 miles	5 miles
Population			
2000 Population	11,197	76,731	186,479
2010 Population	10,298	79,671	202,246
2015 Population	10,660	81,942	208,457
2020 Population	11,102	84,732	215,374
2000-2010 Annual Rate	-0.83%	0.38%	0.81%
2010-2015 Annual Rate	0.66%	0.54%	0.58%
2015-2020 Annual Rate	0.82%	0.67%	0.66%
2015 Male Population	48.2%	49.2%	49.9%
2015 Female Population	51.8%	50.8%	50.1%
2015 Median Age	54.4	44.9	35.9
Households			
2000 Households	6,026	35,783	73,980
2010 Households	5,515	36,532	81,012
2015 Total Households	5,684	37,328	82,878
2020 Total Households	5,918	38,553	85,760
2000-2010 Annual Rate	-0.88%	0.21%	0.91%
2010-2015 Annual Rate	0.58%	0.41%	0.43%
2015-2020 Annual Rate	0.81%	0.65%	0.69%
2015 Average Household Size	1.87	2.18	2.40
Median Household Income			
2015 Median Household Income	\$113,064	\$107,062	\$81,827
2020 Median Household Income	\$131,109	\$123,118	\$92,972
2015-2020 Annual Rate	3.01%	2.83%	2.59%
Average Household Income			
2015 Average Household Income	\$161,710	\$159,135	\$125,981
2020 Average Household Income	\$189,218	\$183,965	\$144,573
2015-2020 Annual Rate	3.19%	2.94%	2.79%
Per Capita Income			
2015 Per Capita Income	\$85,906	\$72,711	\$51,110
2020 Per Capita Income	\$100,505	\$83,911	\$58,591
2015-2020 Annual Rate	3.19%	2.91%	2.77%



Site Map

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CONTACT:

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Procurring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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