




PREMIER RESTAURANT LOCATION (FULLY IMPROVED)

2,598 SF FOR LEASE | NEC W. Coast Hwy & Orange Ave • Newport Beach, CA

HIGHLIGHTS

- Exclusive hard corner location on signalized intersection
- Iconic architecture
- Directly serving west Newport Beach trade area, as well as huge seasonal traffic
- High profile visibility and traffic exposure



 POPULATION	 AVG HOUSEHOLD INCOME	 EMPLOYEES
1-mile 5,531	1-mile \$187,907	1-mile 1,417
2-mile 43,395	2-mile \$147,232	2-mile 22,647
3-mile 106,179	3-mile \$143,265	3-mile 44,984

Source: Sites USA, 2020

TRAFFIC COUNTS

W. Coast Highway
@ Orange Ave: 48,500 cars per day

Source: OCTA, 2021



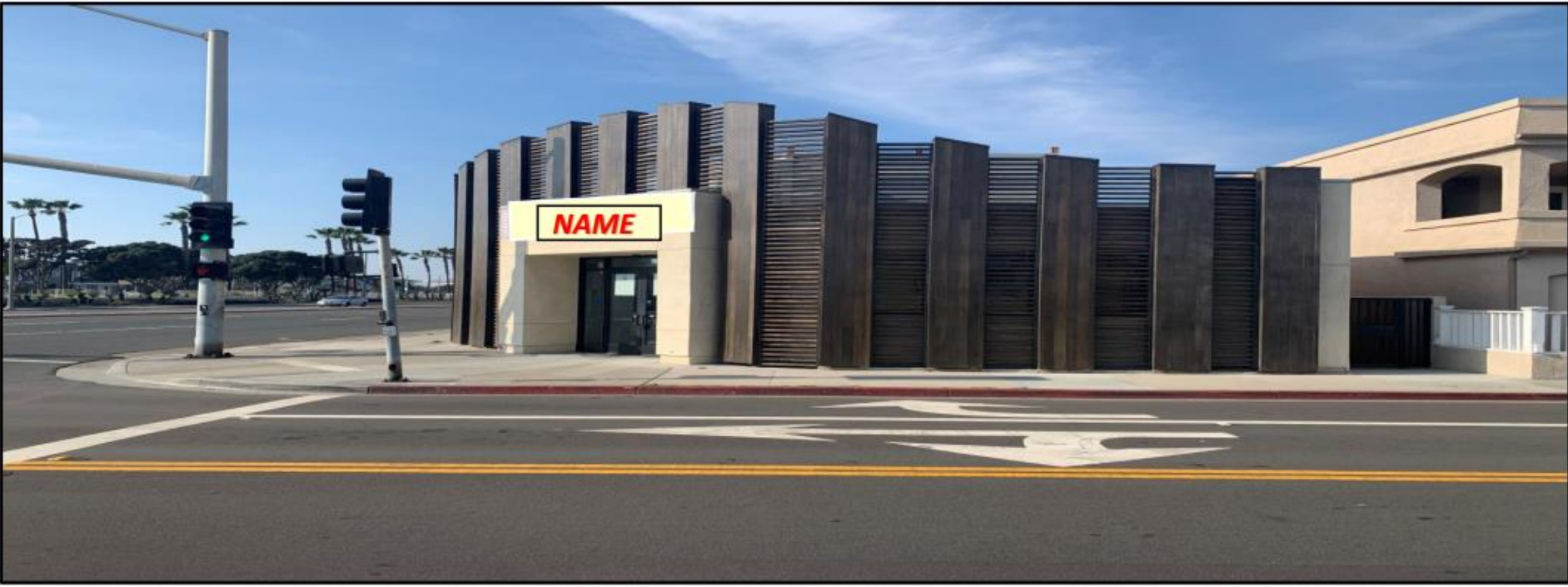
For More Information, Please Contact:

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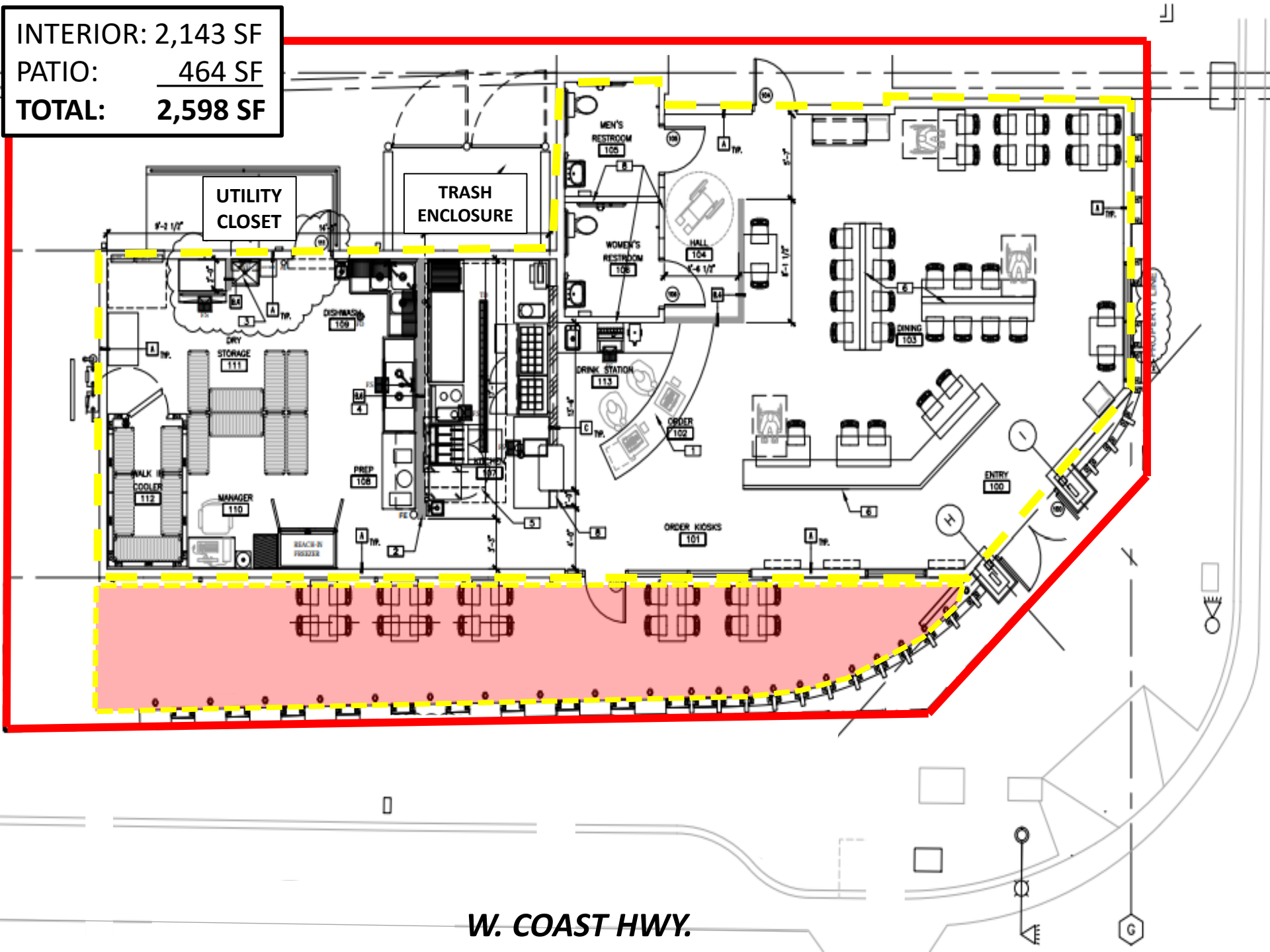
OUTDOOR PATIO



NAME



INTERIOR: 2,143 SF
PATIO: 464 SF
TOTAL: 2,598 SF





Parking
6800 W. Coast Hwy.
Newport Beach, CA

