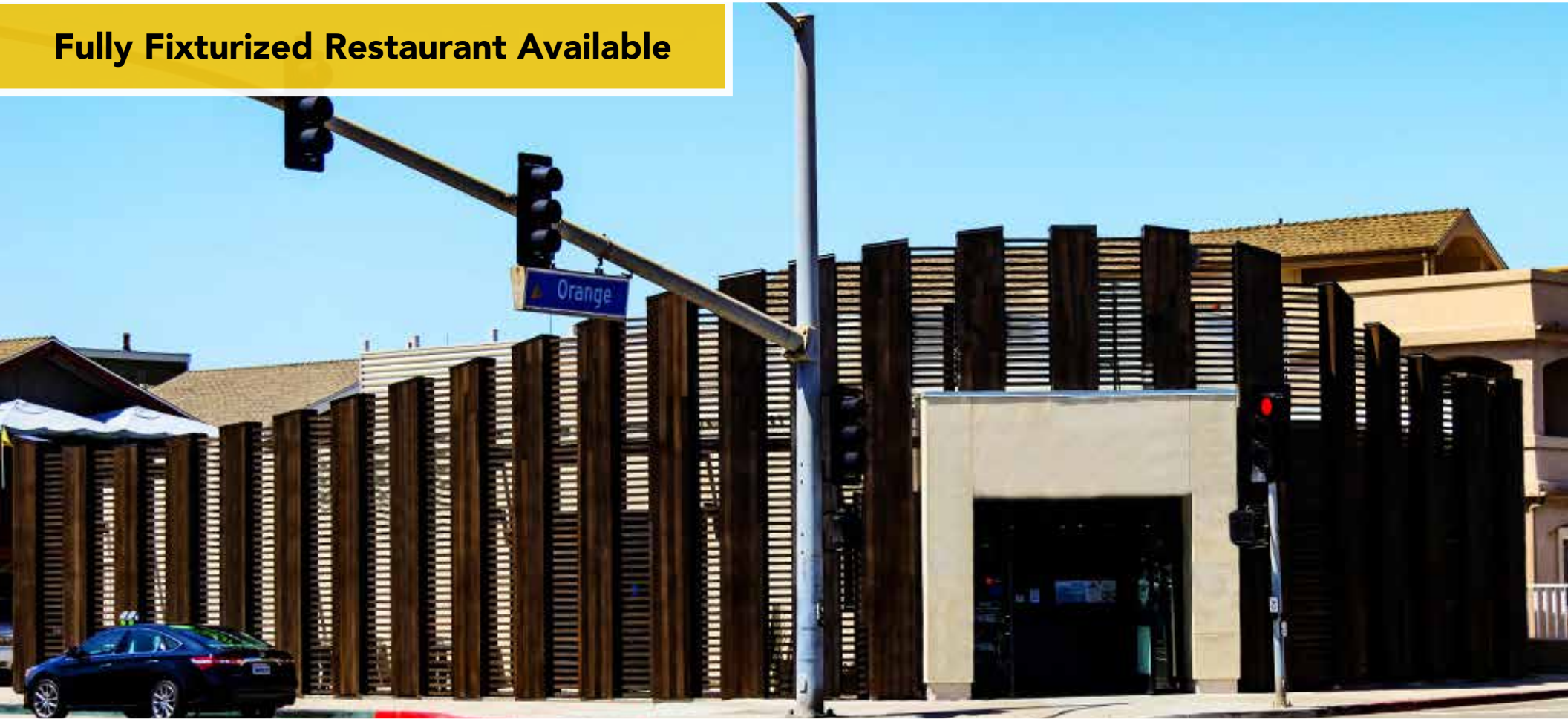


Newport Retail Center

6800 W. Pacific Coast Highway
NWC Orange Street & W. Pacific Coast Highway

Newport Beach, California

Fully Fixturized Restaurant Available



- Rare Newport Beach Restaurant (2,134 SF) Opportunity
- Highly Visible Signalized Corner Location on Pacific Coast Highway
- Positioned on Main Arterial Between Newport Beach and Huntington Beach

For more information:

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ANYTHING IS POSSIBLE

PROPERTY HIGHLIGHTS

Features

- Signalized Corner Location of Orange Avenue and Pacific Coast Highway - Over 37,000 CPD
- Newport Beach is Rated one of the Best Beaches in the United States - Approximately 19 Million Tourists Yearly (Newport Beach and Huntington Beach)
- Affluent Best Demographics in the Nation - Over \$107k HHI within 5 Mile
- Across the Street from the Pacific Ocean - High Daytime Car and Foot Traffic

Traffic Counts

West End of Pacific Coast Highway (north of site)	42,920 ADT
Far East End of Pacific Coast Highway	43,871 ADT

Demographics

	1 mile	3 mile	5 mile
2020 Estimate Population	5,036	106,644	261,299
2020 Estimated Median Household Income	\$108,318	\$98,675	\$100,634

Source: Applied Geographic Solutions 2020



This information is provided without warranty or representation to its accuracy.

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AERIAL



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