

# 123-125 23RD ST.

*Newport Beach, California*



**\$3,000,000**  
LIST PRICE



**Value Add**  
BELOW MARKET RENTS



**2,000**  
SQUARE FEET



**8 Spaces**  
4:1 PARKING RATIO

A HIGH-VISIBILITY RETAIL ASSET IN ONE OF THE MOST COVETED COASTAL MARKETS IN SOUTHERN CALIFORNIA

WEST BALBOA BLVD  
NEWPORT BLVD

Situated just one block from the sand in the heart of Newport Beach, the property offers a unique blend of immediate cash flow, "value-add" potential, and long-term redevelopment upside.

EXCLUSIVELY LISTED BY:

## PAUL BITONTI

Senior Managing Director Investments  
Paul.Bitonti@marcusmillichap.com  
D: 949.419.3246 | M: 714.267.8582  
License: CA 01325027

Marcus & Millichap  
THE BITONTI GROUP

