

FOR LEASE

High Visibility Retail/Restaurant/Office Opportunity on East Coast Highway

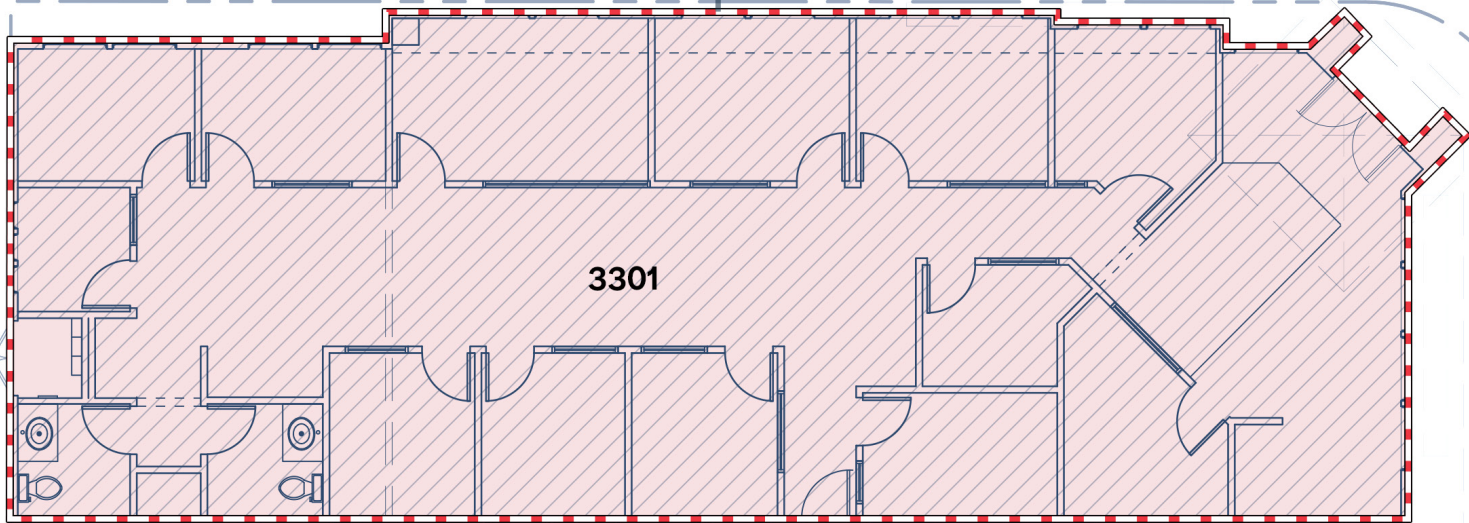
3301 E. COAST HWY, CORONA DEL MAR, CA 92625

2,688 SF
Retail/Restaurant/Office
Available

E. COAST HWY (±46,500 CPD)

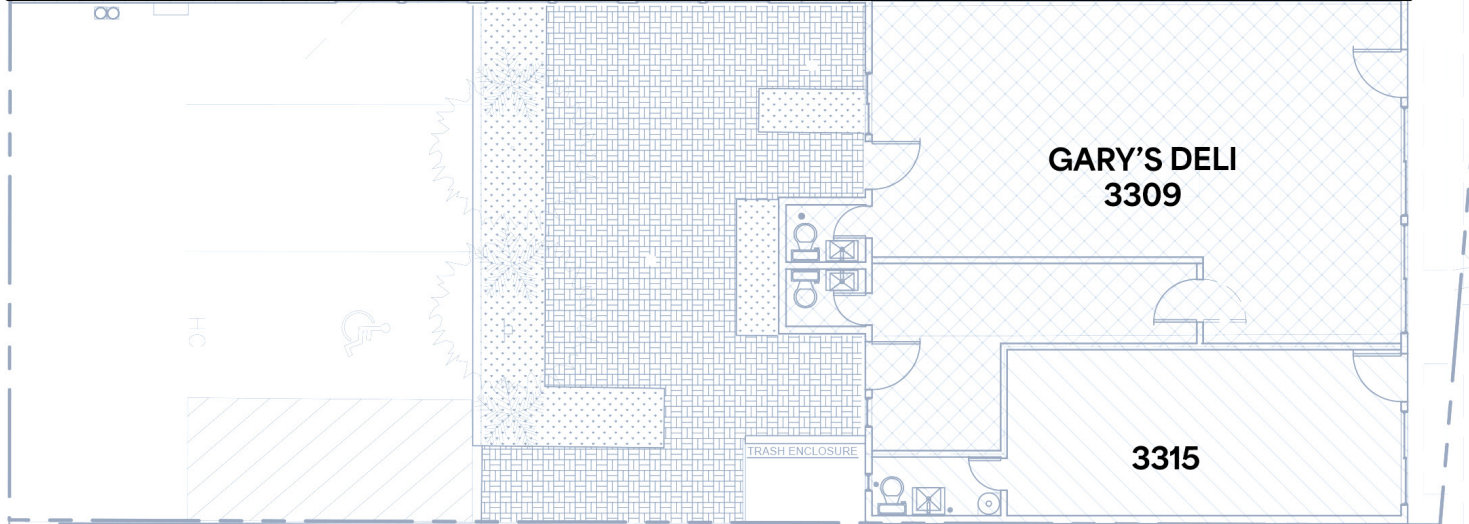
MARGUERITE AVE

2,688 SF Available



3301

BAYSIDE DR



GARY'S DELI
3309

3315

E. COAST HWY (#46,500 CPD)

Property Owned and Managed By:





2,688 SF Retail/Restaurant/Office Available

FOR LEASE

High Visibility Retail/Restaurant/Office Opportunity

3301 E. COAST HWY, CORONA DEL MAR, CA 92625

Rare leasing opportunity along one of Newport Beach's most trafficked and prestigious corridors. Located in the heart of Corona del Mar, the property benefits from strong daily vehicle counts, affluent surrounding demographics, and proximity to residential neighborhoods.



Building Signage

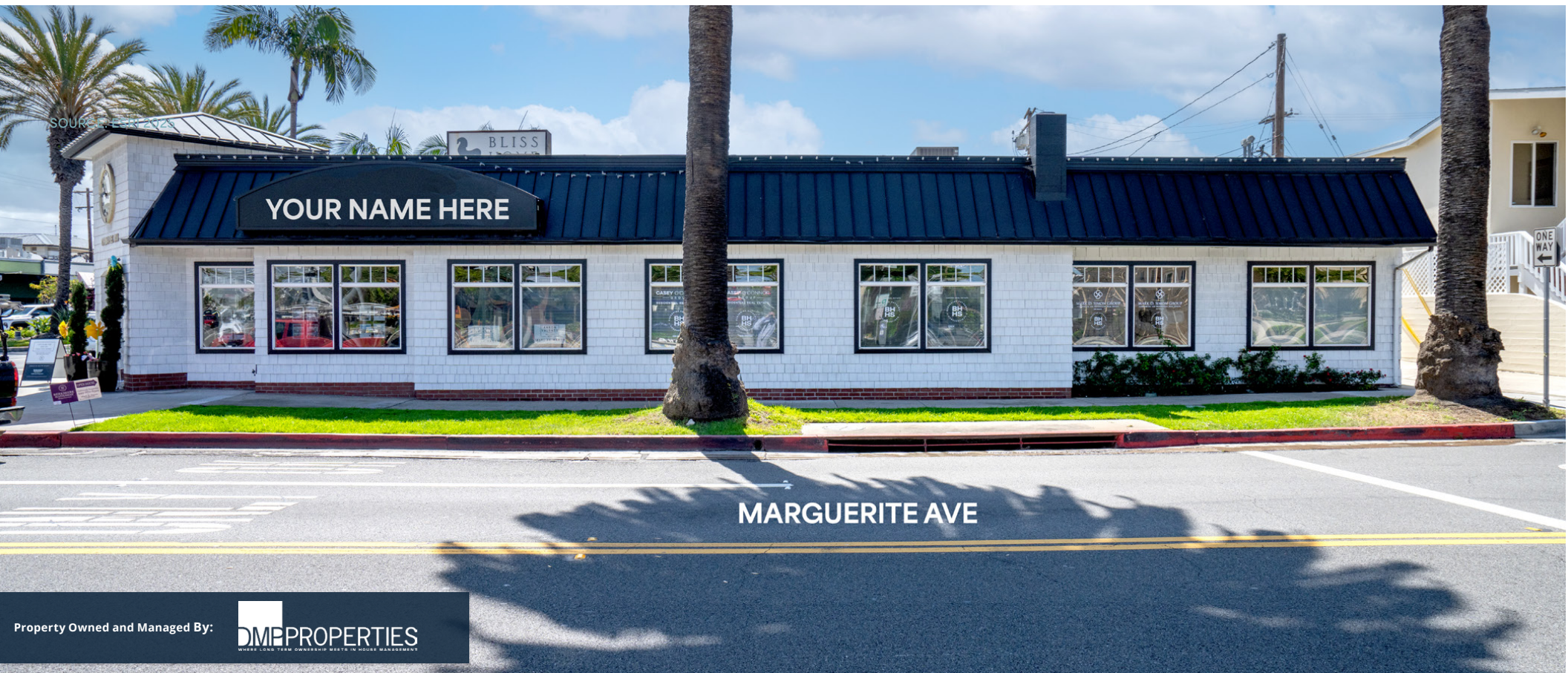
E. COAST HWY (±46,500 CPD)

- Located in Corona del Mar, a highly desirable Newport Beach submarket known for strong retail demand and limited availability
- Positioned on East Coast Highway, a primary north-south coastal route with consistent daily traffic and visibility
- Surrounded by boutique retail, dining, and professional services, creating a synergistic environment that drives foot and vehicle traffic

SRS REAL ESTATE PARTNERS

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

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	10,492	53,259	178,647
Median Age	55.3	50.5	37.3
Total Daytime Population	8,561	41,178	154,617
Average Household Income	\$285,866	\$267,217	\$208,946



MARGUERITE AVE

Farmers & Merchants Bank

The Bungalow

AVILA'S EL RANCHITO

SUGARFISH BY SUSHI NO ZAWA
Bamboo

BRUEGGER'S BAKED FRESH



SUMMER HOUSE CORONA DEL MAR
JOHNNY BRONX

REBORN COFFEE
SUBWAY F45

CORONA DEL MAR ANIMAL HOSPITAL

CHIPOTLE MEXICAN GRILL

CVS pharmacy
Mother's Market & Kitchen
Jan's HEALTH BAR
Orangetheory FITNESS



THE OPPENHEIM GROUP REAL ESTATE NEWPORT BEACH

BANDERA



SITE

Rendez Vous Cafe

BLISS HOME & DESIGN

CHASE

EL CHOLO
ROSE BAKERY CAFE

See's CANDIES

THE ALTMAN BROTHERS

CORONA DEL MAR

FIVE CROWNS



3301 E. COAST HWY, CORONA DEL MAR, CA 92625

Positioned along E. Coast Highway, one of Newport Beach's primary coastal corridors, the property benefits from strong daily traffic volume ±46,500 cars per day range along this stretch and exceptional visibility in the heart of Corona del Mar. The site is surrounded by a dense, affluent residential base and a curated mix of high-performing national and boutique retailers, creating a highly active and desirable coastal trade area. Its central location provides seamless connectivity between Newport Beach and Laguna Beach.



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