

RENOVATIONS UNDERWAY - FALL COMPLETION

Mariners Mile Square

2700 W. COAST HWY, NEWPORT, CA 92663

RETAIL/OFFICE SPACE AVAILABLE



RENOVATIONS UNDERWAY - FALL COMPLETION

OVERVIEW & PROPERTY HIGHLIGHTS

RETAIL/OFFICE SPACE AVAILABLE

UNDER NEW MANAGEMENT

- Large dedicated surface parking lot provides convenient parking. In addition, the Property benefits from substantial city/metered parking contiguous to the Property
- Located on PCH with incredible frontage & flanked by two major signalized intersections (Tustin Ave & Riverside Ave)
- Platinum demographics in the surrounding area as well as regional pull
- Flexible array of spaces that can be made available & uses to be accommodated
- Multi-million dollar upgrades coming soon!



* CONCEPTUAL RENDERINGS

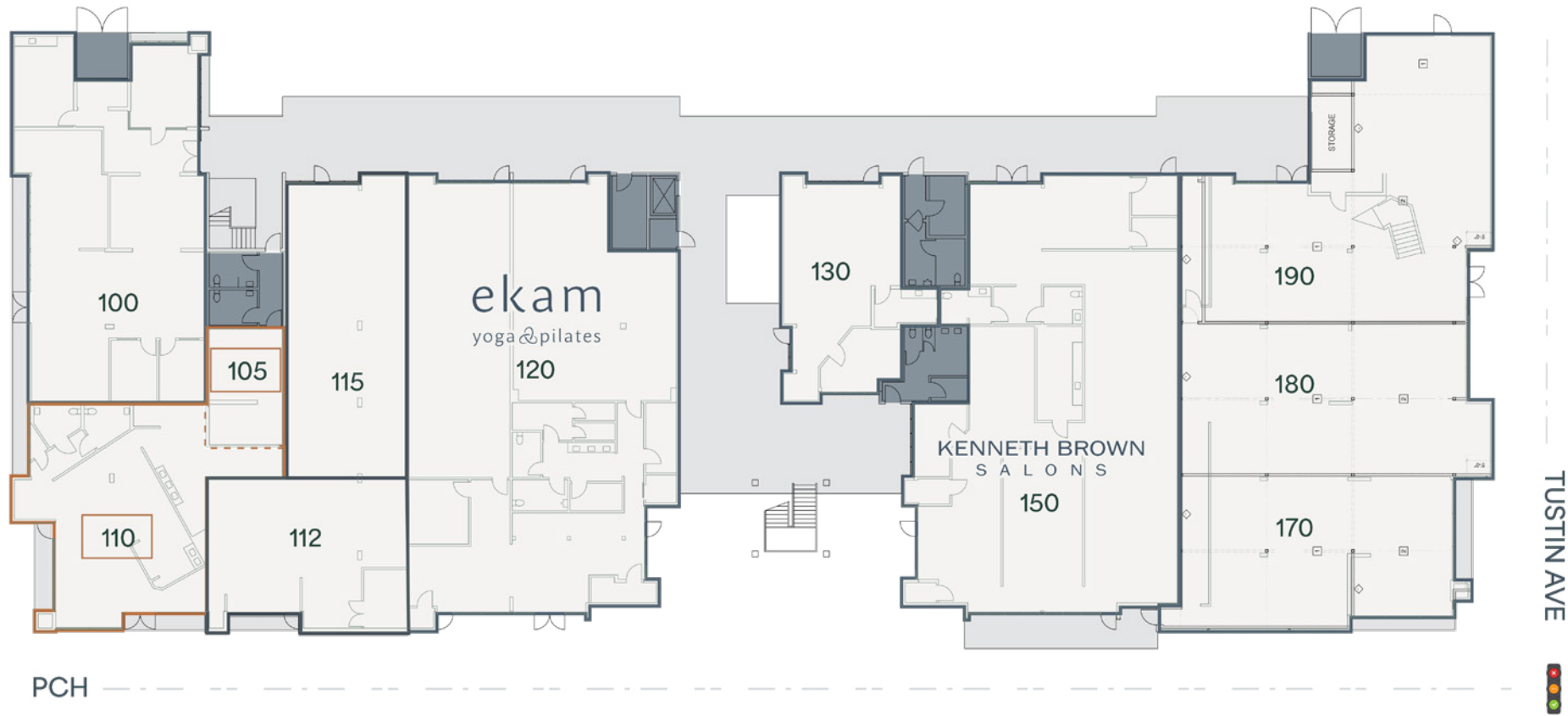
W. COAST HWY APPROXIMATELY 51,000 CPD

Mariners Mile Square

The information presented was obtained from sources deemed reliable, however SRS Real Estate Partners does not guarantee its completeness or accuracy.

Floor One

TENANT	(RSF)	TENANT	(RSF)	TENANT	(RSF)			
100	Prairie Interiors	2,529	115	Emeline	1,497	170	Restaurant - COMING SOON	2,630
105 + 110	AVAILABLE - 1,928 RSF	353	120	Ekam Pilates	4,269	180	Restaurant - COMING SOON	1,760
		1,575	130	New Retailer - COMING SOON	1,059	190	Birdie's Bodega - COMING SOON	1,660
112	Trouvaille Imports	1,105	150	Kenneth Brown Salons	4,087			



Floor Two

TENANT	(USF)	(RSF)	TENANT	(USF)	(RSF)	TENANT	(USF)	(RSF)			
200	Saunders & Wiant Architects, Inc.	750	915	220	Visiting Angels Living Assistance Solutions	351	428	255	Taylor Made Travel	414	505
201	L Squared Capital - COMING SOON	4,857	5,926	222	The Date Shop	901	1,099	260	Wells Fargo Advisors	409	499
202	Martinez Acupuncture	187	229	230	Le Colffeur	1,248	1,522	270	Skin Care by Jenet	1,430	1,744
210	Fine Art Brokers & Appraisers	240	293	244	Burgess Yachts - COMING SOON	1,260	1485	280	Prairie Interiors	1,278	1,278
215	Marble Solutions	808	986								





PREMISE & SURROUNDING PARKING



59
SPACES metered parking

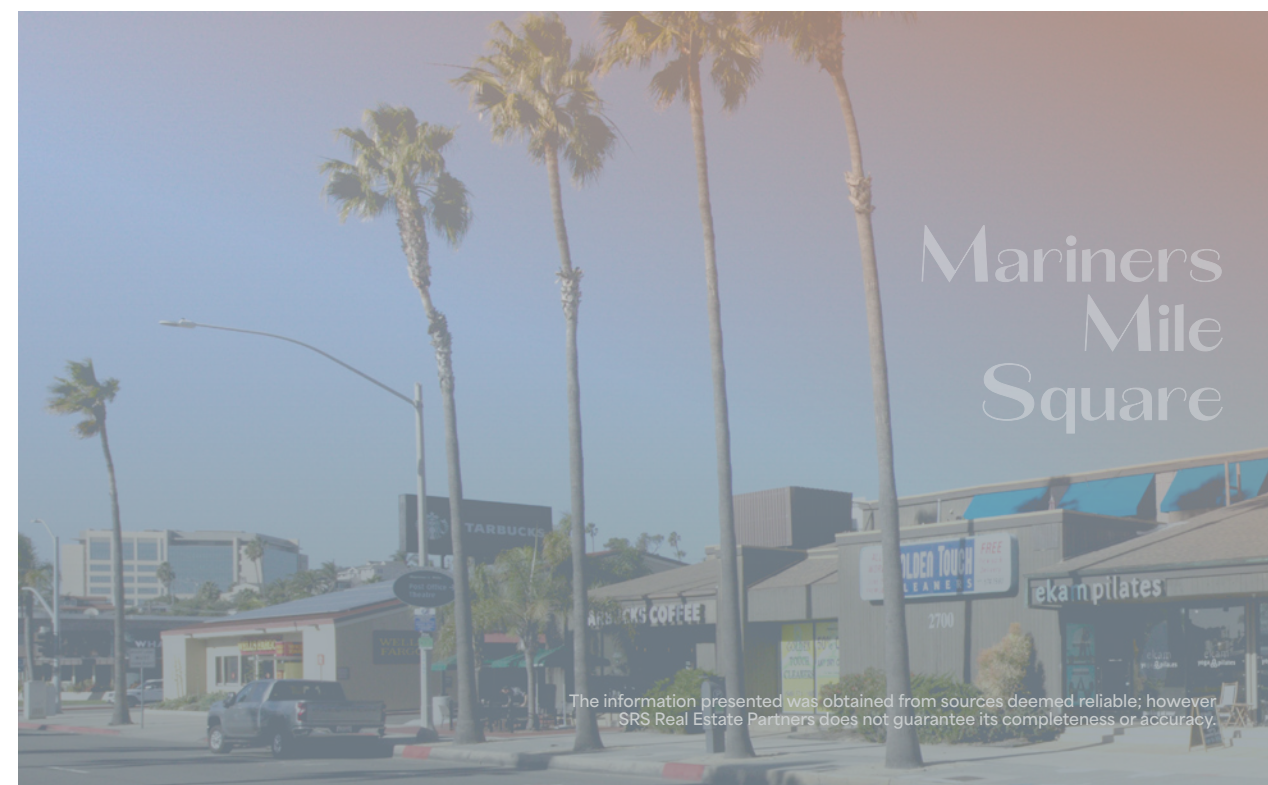
12 spaces along PCH
18 spaces along Tustin Avenue
29 spaces along Avon Street



60
SPACES public parking field (paid)



145
SPACES surface stalls



Mariners
Mile
Square

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TRADE AREA & DEMOGRAPHICS

ONE MILE

Population (2025) / **19,105**
 Forecast Population (2030) / **18,951**
 Daytime Population / **23,443**
 Household / **9,102**
 Avg HH Income / **\$204,385**
 Median Income / **\$134,588**
 Median Age / **41.9**

THREE MILES

Population (2025) / **109,657**
 Forecast Population (2030) / **109,949**
 Daytime Population / **69,396**
 Household / **46,197**
 Avg HH Income / **\$191,816**
 Median Income / **\$125,559**
 Median Age / **40.3**

FIVE MILES

Population (2025) / **229,466**
 Forecast Population (2030) / **229,289**
 Daytime Population / **186,328**
 Household / **94,929**
 Avg HH Income / **\$190,614**
 Median Income / **\$129,293**
 Median Age / **41.8**

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NEWPORT BEACH



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