

PORT *Plaza*

PREMIER OFFICE/RETAIL SPACE
IN THE HEART OF CORONA DEL MAR



*Concept photo (upgrades planned)

2865-2867 E COAST HIGHWAY, CORONA DEL MAR, CA 92625

CBRE



FEATURES



5,271 SF Office
(divisible to 1,500 SF)
3,262 SF Retail



Numerous food options
in walking distance



World Class Location



Free Parking



PROPERTY PHOTOS

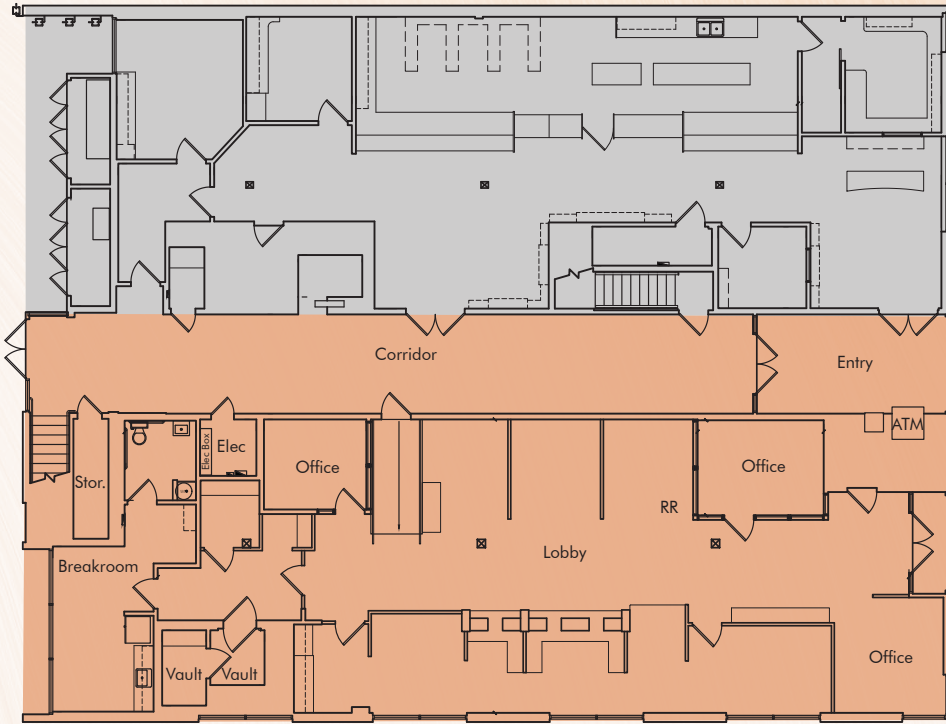


CONCEPT PHOTOS



Pictures shown are renderings based on Landlord's planned building upgrades

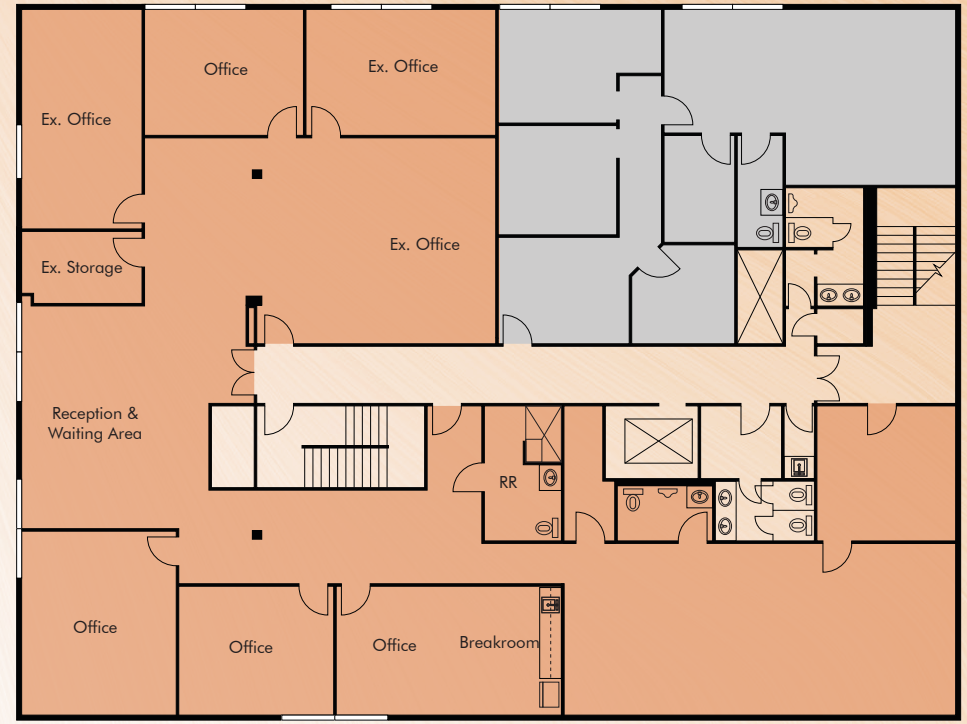
FLOOR PLANS



FIRST FLOOR

Suite 100 - 3,262 RSF
(Retail/Bank Space)

Available Leased



SECOND FLOOR

Suite 200 - 5,271 RSF
(Divisible to 1,500 SF)

Available Leased

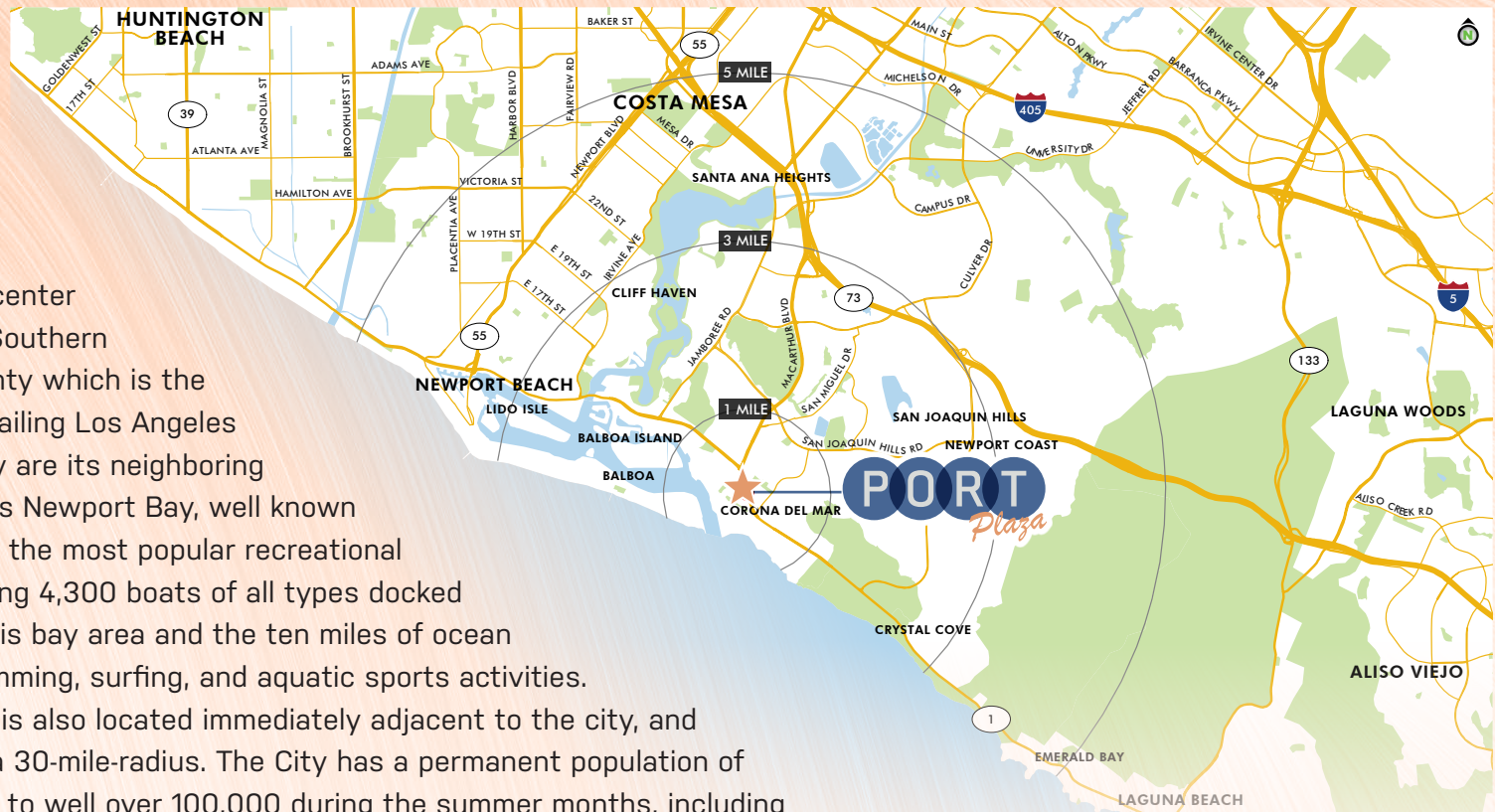




Newport Beach is home to
over 4.6 million square feet
of retail space

NEWPORT BEACH

The City of Newport Beach is a community located in the coastal center of Orange County, in the heart of Southern California. It is part of Orange County which is the third largest county in California trailing Los Angeles and San Diego which coincidentally are its neighboring counties. Newport Beach surrounds Newport Bay, well known for its charming islands and one of the most popular recreational harbors in the world, accommodating 4,300 boats of all types docked within its 21-square-mile harbor. This bay area and the ten miles of ocean beach offer renowned fishing, swimming, surfing, and aquatic sports activities. The University of California, Irvine, is also located immediately adjacent to the city, and eight other colleges are all within a 30-mile-radius. The City has a permanent population of over 90,000 which typically grows to well over 100,000 during the summer months, including 20,000 to 120,000 daily tourists. Newport Beach is home to beautiful residential areas, multiple modern shopping facilities, a prospering economy, and a quality school system.





ECONOMY

Housing prices in Newport Beach rank among the highest in the United States with average home values of \$1.7 million and residents possessing household incomes of nearly \$190,000. Newport Beach is home to one Fortune 500 company, insurer Pacific Life. Other companies based in Newport Beach include Acacia Research, Conexant, Galardi Group, Jazz Semiconductor, and PIMCO. The city supports a thriving economy with an unemployment rate of only 2.4%, compared to the state of California at 4.2%. Future job growth over the next ten years is predicted to be 38.2% as Newport Beach remains a premiere destination for visitors and companies.

As a top tourist destination with over 7 million annual visitors, along the California Coast, Newport Beach maintains a flourishing economy from both its resident and business base as well as its tourism. The city is filled with popular dining and shopping options, and with recreational harbor and proximity to the ocean, Newport Beach has attracted visitors for more than 100 years. Based on data from the city's local destination marketing organization, Newport Beach & Co., Newport Beach booked 159,975 hotel rooms in the city during the 2016 fiscal year, a 17% increase over the prior fiscal year.

TOP EMPLOYERS IN NEWPORT BEACH

Rank	Employer	# of Employees
1	Hoag Memorial Hospital-Presbyterian	4,284
2	James R Glidewell Dental Cera	2,470
3	Resort At Pelican Hill/Hotel	750
4	Pacific Investment Management	709
5	Jazz Semiconductor	554
6	Fletcher Jones Motor Cars Inc	456
7	Conexant Systems, Inc	448
8	Mindspeed Technologies Inc	427
9	Marriott Hotel Newport Beach	319
10	Bloomingtons	300

Newport Beach is home to over 4.6 million square feet of retail space accompanied with strong rents and low vacancies. It is also houses 41 major retail centers with the largest and most noteworthy of these centers being the 1.3 million square foot Fashion Island. Fashion Island is home to 170 shopping, dining, and entertainment tenants with over 13 million annual visitors, Fashion Island offers a sophisticated yet relaxed atmosphere that is distinctively Southern California.



TOURISM

As a huge tourist destination in Southern California, Newport Beach is home to numerous activities and attractions. Some of the most popular are listed below;

- Fashion Island
- Orange County Museum of Art
- Newport Back Bay or Upper Newport Bay
- Newport Pier
- The Boardwalk
- Balboa Pier
- Balboa Pavilion
- Balboa Fun Zone
- Newport Harbor Nautical Museum
- Balboa Inn
- Balboa Island Ferry
- Balboa Island
- Newport Sports Museum
- Dory Fish Market
- Newport Aquatic Center
- The Crab Cooker
- Corona del Mar State Beach
- Crystal Cove State Park
- The Wedge
- Lovell Beach House
- Wooden Boat Festival



CORONA DEL MAR

Perched above the cliffs of the Pacific Ocean, Corona del Mar lives up to its name, "Crown of the Sea." Locals call it "CdM," and though the chic hamlet is part of Newport Beach, it has an aesthetic all its own, with vintage cottages and stunning new houses side-by-side on flower-named residential streets. Visitors can enjoy restaurants like the Quiet Woman, Pirozzi Corona Del Mar and Zinc Cafe & Market, or stroll the expansive grounds at Sherman Library and Gardens. There's plenty of shopping to be done along PCH as well. Brides-to-be will want to visit The White Dress while those with a taste for luxury should check out On Que Style, the insider's spot for flawless resale.

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