

304 Main St

304 Main St, Newport Beach, CA 92661

RE/MAX Presented By:
CHAMPIONS Re/Max Champions



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Property Details

Prime Balboa Village Retail Opportunity

Rare opportunity to lease approximately 1,557 square feet of highly visible retail space in the heart of Newport Beach's iconic Balboa Village. Located just steps from Newport Harbor, the Balboa Ferry, Balboa Fun Zone, waterfront restaurants, marinas and the Balboa Pier, this location benefits from exceptional year-round pedestrian traffic generated by both locals and visitors.

The space features an inviting storefront with expansive display windows along Main Street and a versatile floor plan offering approximately 1,557 square feet of combined retail, showroom and office space. The front of the suite provides an open retail environment with outstanding visibility, while the rear includes multiple private offices, administrative space, storage and support areas, making the property well suited for a wide variety of retail and service-oriented businesses.

Ideal uses include boutique retail, apparel, gifts, specialty foods, marine-related businesses, gallery, wellness, professional services, showroom, real estate, financial services, and other destination-oriented concepts.

This is a rare opportunity to establish your business in one of Southern California's most recognizable waterfront retail districts.

Price: Upon Request

- Prime Main Street storefront in Balboa Village
- Steps from Newport Harbor, Balboa Ferry, Fun Zone
- Exceptional pedestrian traffic throughout the year
- Large storefront windows with outstanding visibility
- Flexible retail and office configuration
- Multiple private offices and storage areas

View the full listing here: <https://www.loopnet.com/Listing/304-Main-St-Newport-Beach-CA/41220421/>

Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Gross Leasable Area:	5,836 SF
Year Built:	1910
Walk Score ®:	60 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	Upon Request

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Listing space

1st Floor	Space Available:	1,557 SF
	Rental Rate:	Upon Request
	Date Available:	30 Days
	Service Type:	Modified Gross
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	Negotiable

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Location



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Property Photos



Aerial view



Exterior view

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Property Photos



Aerial view 2



Aerial view 3

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Property Photos



Exerior view 2



Storefront 1

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Property Photos



Street view



Exterior view 2

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Property Photos



Storefront 2



Office 1

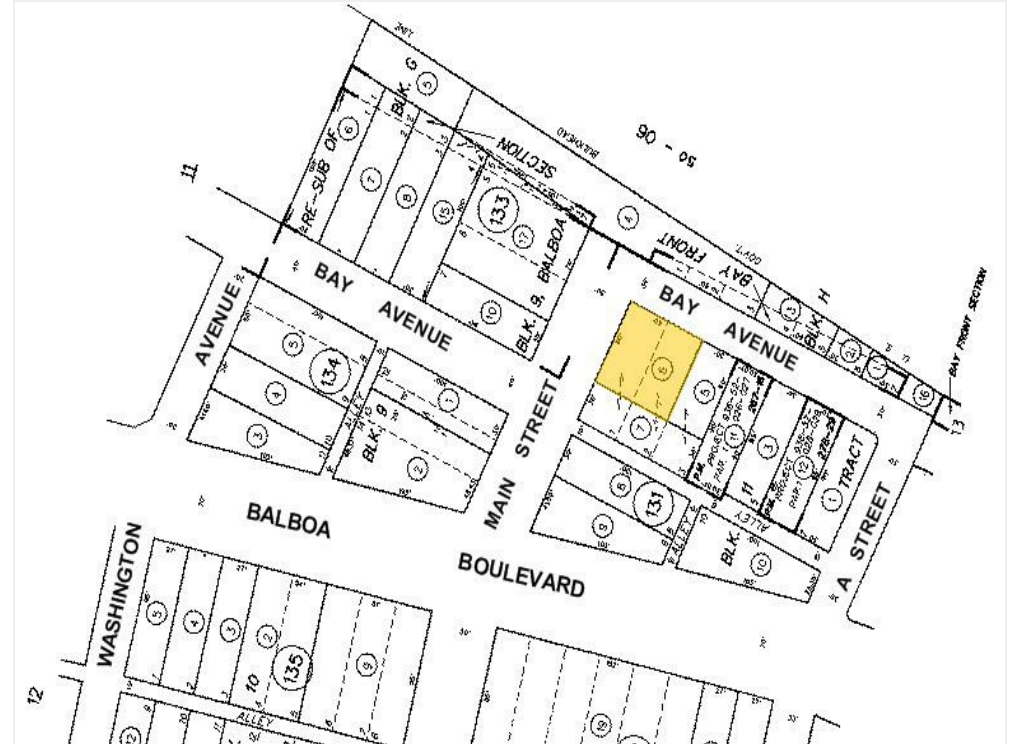
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Property Photos



Office 2



Plat Map

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