

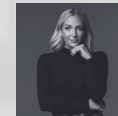
A NEW VISION FOR LIDO/CANNERY VILLAGE

Planned Retail Transformation • Delivering Early 2027 • Pre-Leasing Now

3109 & 3111 VILLA WAY, NEWPORT BEACH

Commercial Space Available | 985 SF Total

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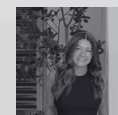
BRIDGETTE SANOSSIAN

DRE #01916065
949.724.4746
bsanossian@lee-associates.com



ASHLEY MCKINLEY

DRE #02004612
949.724.4747
amckinley@lee-associates.com



REESE DEANGELO

DRE #02352006
949.724.4748
rdeangelo@lee-associates.com



AT THE HEART OF LIDO & CANNERY VILLAGE

A boutique retail opportunity positioned between the energy of the Balboa Peninsula and the best of Lido.

Villa Way offers a rare opportunity to establish a presence in one of Newport Beach's most dynamic neighborhoods. Surrounded by established residences, the **Cannery Village live/work community**, and **popular local restaurants**, the property sits directly across from **Lido House**, **Autograph Collection**, creating a built-in audience of locals and visitors.

Just a five-minute walk from **Lido Marina Village** and moments from the **32nd Street corridor** and **Balboa Peninsula**, the property sits at the center of Newport Beach's celebrated dining, shopping, and coastal lifestyle.

Three **ultra-high-end residences** will be delivered above the ground-floor retail, creating a dynamic mix of elevated living and a built-in customer base.

Neighbor **The Room Pilates** and join a growing neighborhood of local businesses. Ideal for a café, specialty market, boutique, wellness concept, or other neighborhood-serving use.

A beautiful neighborhood. A built-in local customer base. A year-round destination for visitors.

PROPERTY OVERVIEW

A newly reimagined mixed-use property featuring three ultra-high-end residential units above flexible ground-floor retail spaces 375 SF and 610 SF, offering a unique opportunity in one of Newport Beach's most desirable coastal neighborhoods.

SPACES AVAILABLE

Two (2)

ESTIMATED COMPLETION

Early 2027

SUITE SIZE

375 & 610 SF

Opportunity to combine to a total of 985 SF

PARKING

Public Parking

LEASE RATE

With-held

ZONING

MU-CV/15TH ST

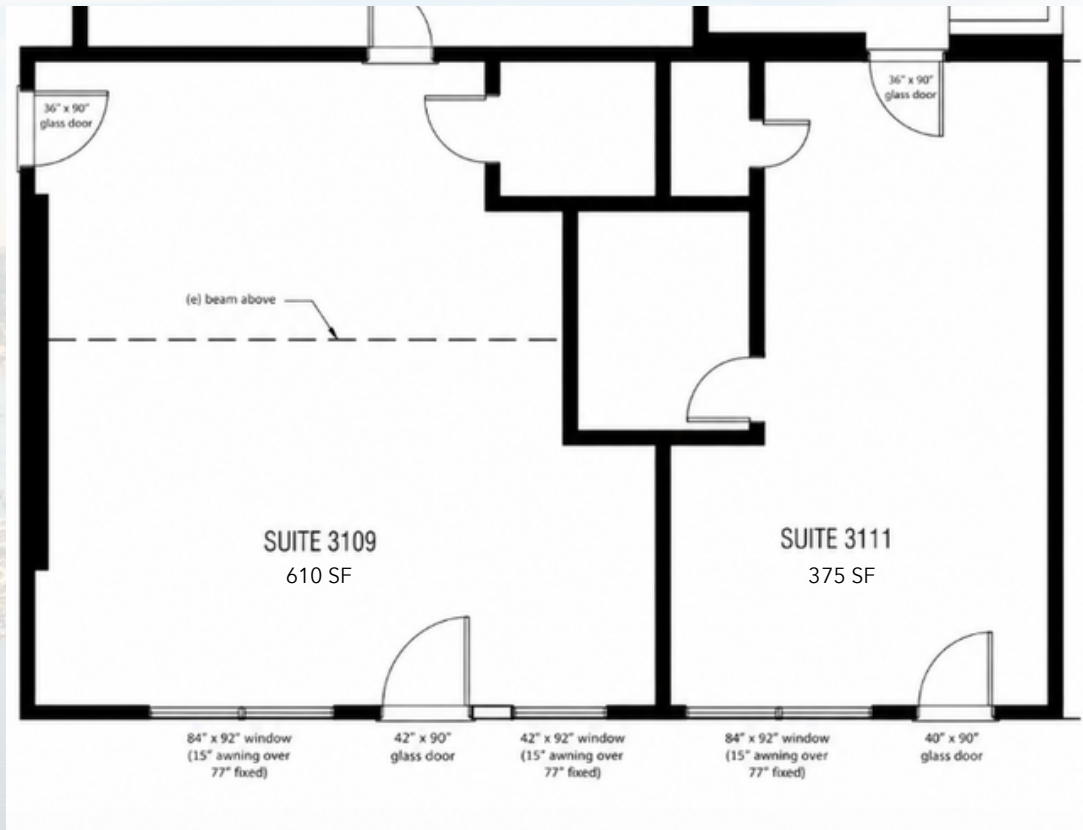
3109 & 3111 VILLA WAY NEWPORT BEACH



**For illustrative purposes, subject to change*

LEE & ASSOCIATES - NEWPORT BEACH





Available Spaces

Suite 3109 | 610 SF

Suite 3111 | 375 SF

Spaces can be combined to
accommodate a variety of concepts

Each suite includes a private restroom.



Newport Beach BY THE NUMBERS

	1 Mile	3 Miles	5 Miles
Population	17,095	105,411	230,281
Median Age	43.8	41.2	42.4
Median HH Income	\$146,102	\$122,386	\$125,920
Median Home Value	\$1.11M	\$1.11M	\$1.10M

*OCTA, 2025 Traffic Flow Map
CoStar Group, 2025 Market Report.

3109 & 3111 VILLA WAY NEWPORT BEACH





**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Now Leasing
3109 & 3111 Villa Way, Newport Beach, CA

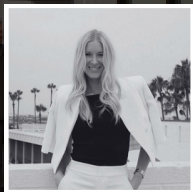


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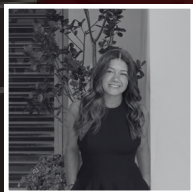


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