

# OFFERING MEMORANDUM



**FOR  
SALE** | **1520 COAST HIGHWAY**  
NEWPORT BEACH, CA 92663

# 1520 COAST HIGHWAY, NEWPORT BEACH, CA 92649

|                             |                          |
|-----------------------------|--------------------------|
| <b>LIST PRICE:</b>          | \$2,000,000              |
| <b>TOTAL BUILDING SIZE:</b> | 2,880 SF                 |
| <b>TOTAL LAND SIZE:</b>     | 14,221 SF                |
| <b>ZONED:</b>               | CG                       |
| <b>YEAR BUILT:</b>          | 2006                     |
| <b>APN:</b>                 | 049-280-64<br>049-280-65 |

## PROPERTY HIGHLIGHTS

- Prime Newport Beach Location along W. Coast Highway in the highly desirable Mariners Mile commercial district.
- Free-Standing Commercial Building totaling approximately 2,880 SF with a mix of ground floor retail/commercial space and second-floor office area.
- Situated on approximately 13,068 SF of land with 14 parking spaces distributed on both sides of the property.
- Long-Term Ground Lease in place with twelve (12) five-year renewal options, extending through 2078.
- Exceptional visibility and signage potential along Pacific Coast Highway with convenient access to the 55, 73, and 405 freeways.
- Located among a vibrant mix of retail, dining, and service businesses, including Billy's at the Beach and Sol Grill.
- Wide range of permitted commercial uses
- Vacant and ready for occupancy, with flexibility for remodeling, customization, or potential redevelopment to suit buyer's business model or investment strategy



## FOR MORE INFORMATION CONTACT:

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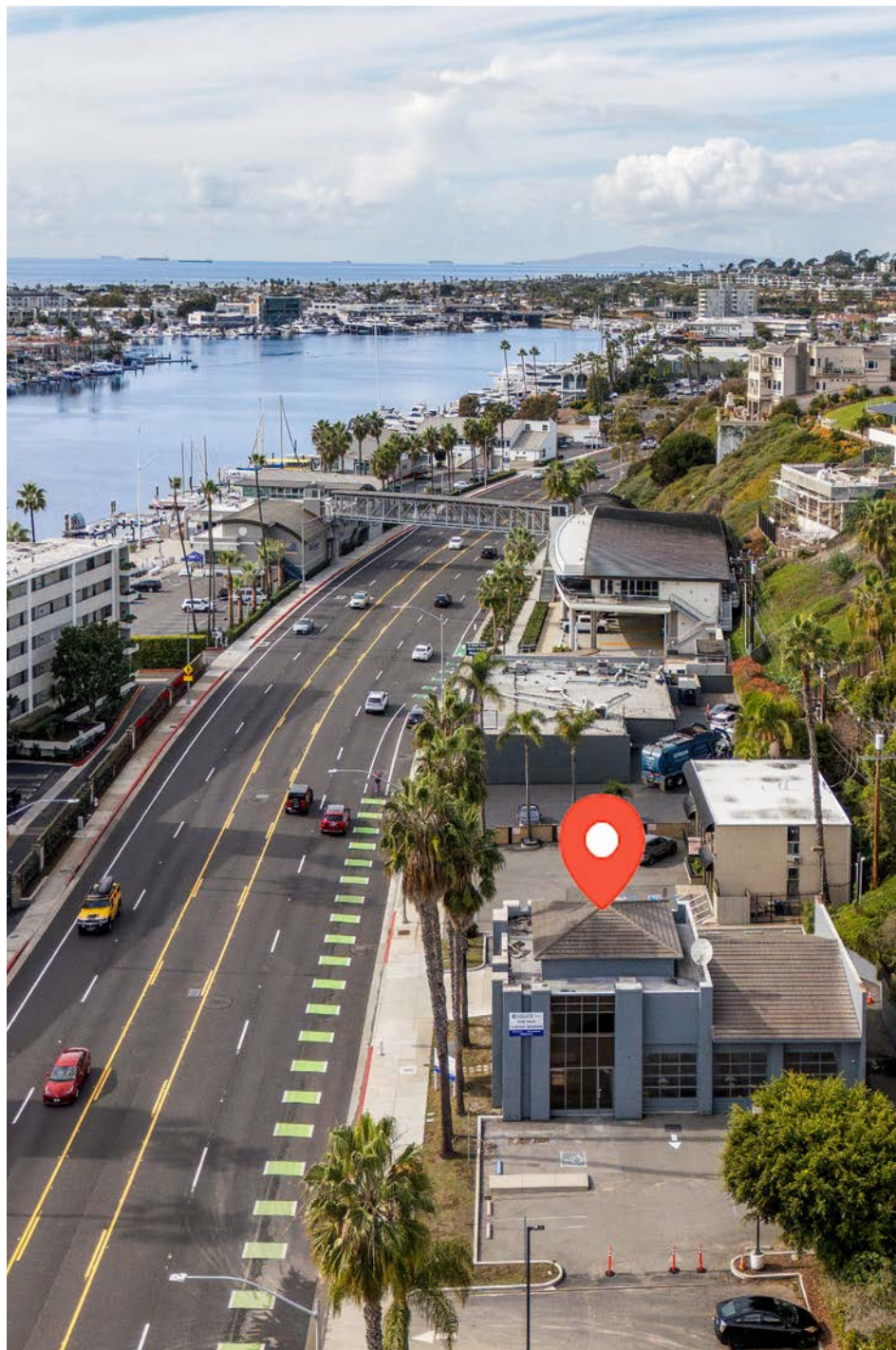
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\*Allocation of sales price at discretion of seller



## PROPERTY DESCRIPTION

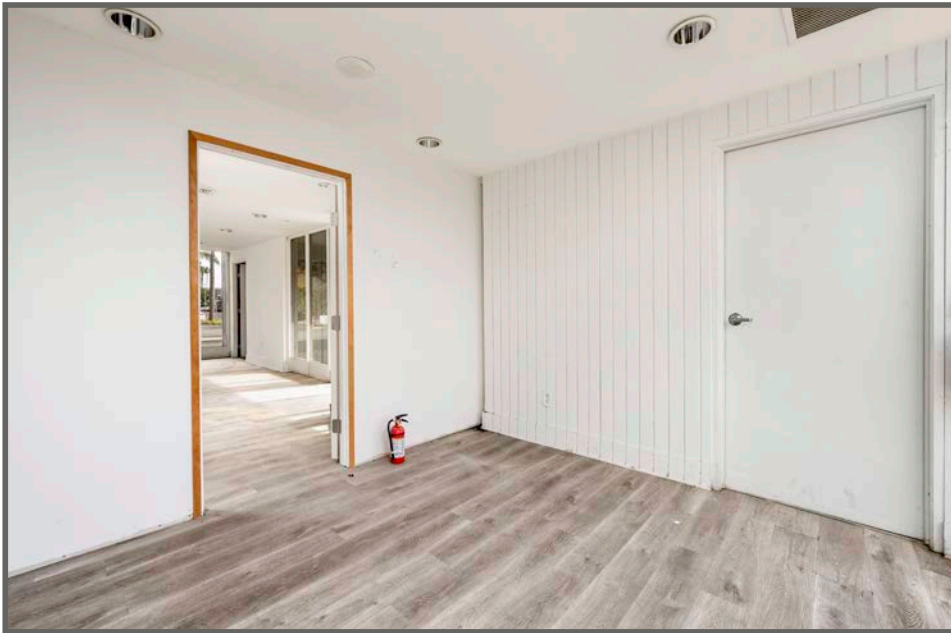
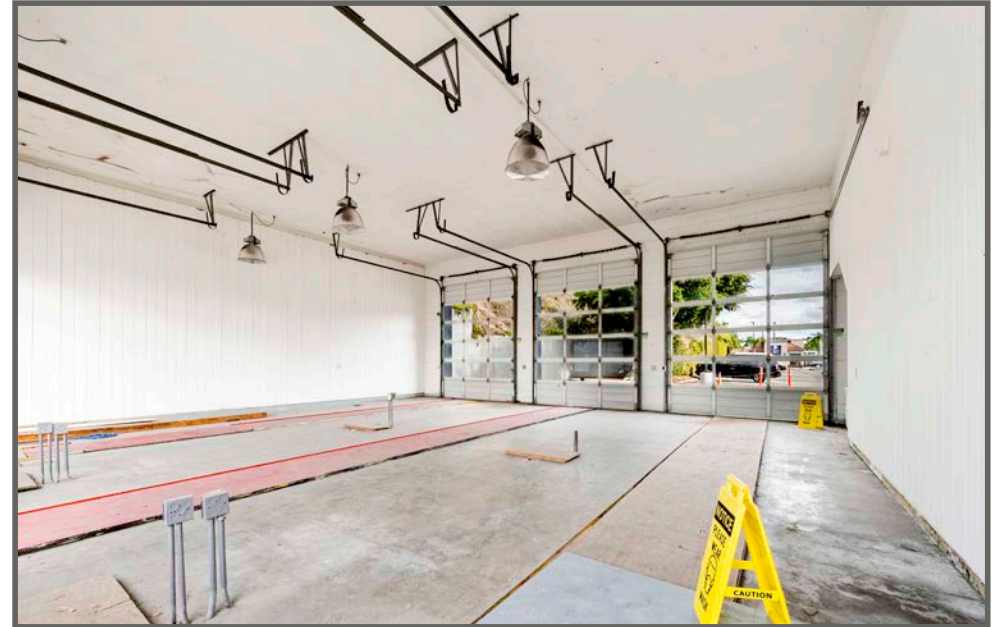
Coldwell Banker Commercial BLAIR is pleased to present the property available for sale at 1520 W. Coast Highway in Newport Beach, California. This property is a free-standing, commercial building with approximately 2,880 SF of space, with a smaller portion of the second floor dedicated to office use while the majority of the space is on the ground floor, suitable for a wide range of commercial uses. The building sits on approximately 13,068 SF of land and is positioned on a ground lease with a long-term land lease in place, which includes twelve (12) five-year renewal options extending the sublease to the year 2078. Currently the ground lease monthly rent is set at \$7,900 per month with a 15% increase on the first day of each option term. The property includes 14 parking spaces evenly distributed on both sides and offers excellent visibility and access via West Coast Highway (Pacific Coast Highway/State Route 1) and nearby major freeways, including the 55, 73, and 405. Located in the vibrant Mariners Mile district, the property is surrounded by a diverse mix of retail, dining, and service-oriented businesses, such as Billy's at the Beach, Sol Grill, and Thermador Repair Group, creating a dynamic commercial environment. The ground floor offers wide-ranging potential uses, including medical and dental offices, ambulance services, animal grooming, catering services, auto sales, repair, and washing, barber shops, beauty salons, restaurants, retail, health and fitness centers, outpatient surgery centers, and banking facilities, making this property highly adaptable for professional offices, retail, hospitality, and other commercial ventures. The property is vacant and may be remodeled or redeveloped to meet a buyer's specific needs.

## ZONING

The CG (Commercial General) Zoning District is intended to provide areas for a wide variety of commercial activities that primarily serve citywide and regional needs. This zoning designation allows for retail, service, and other business-related uses that support the local economy, while offering flexibility for a mix of commercial opportunities.

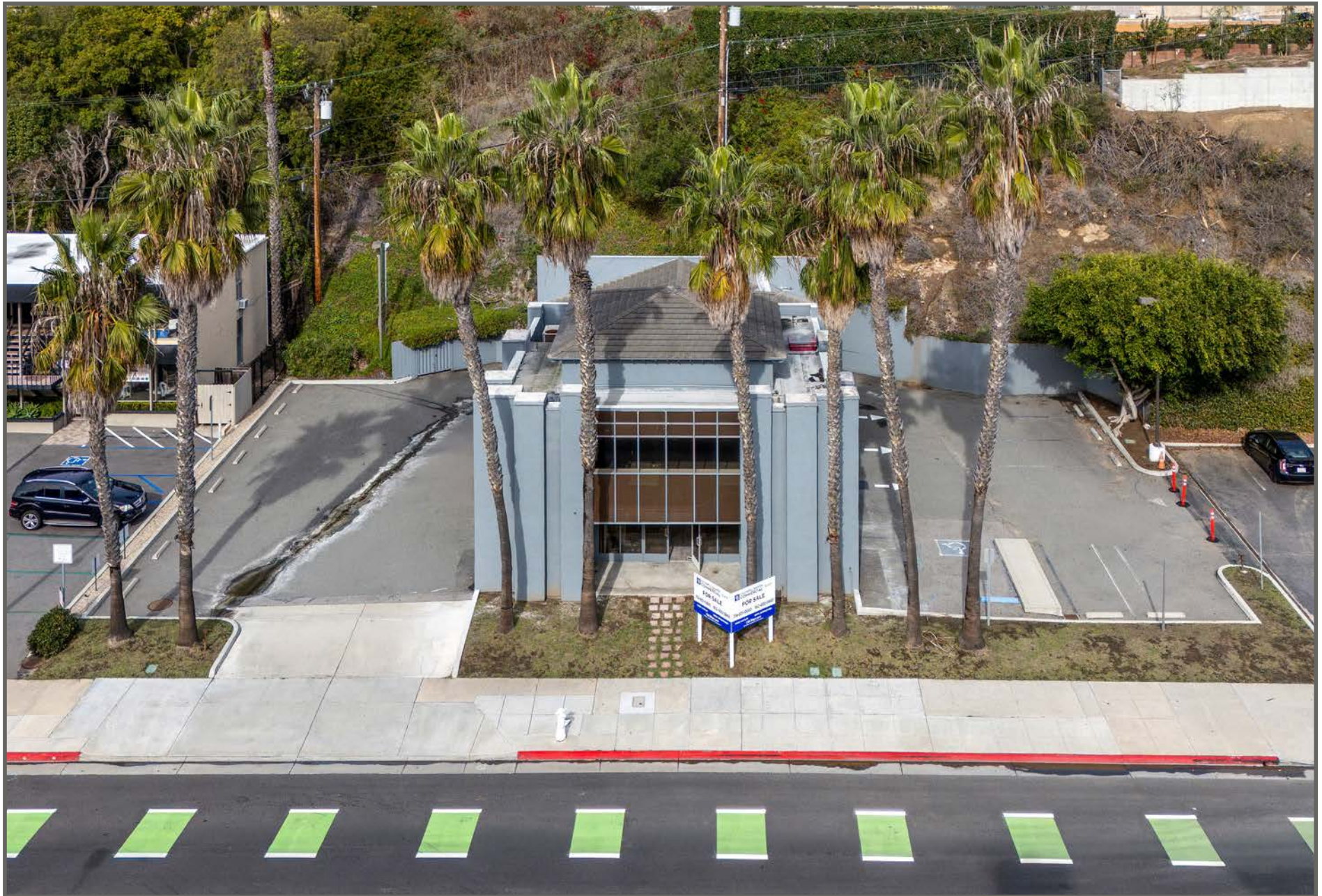


# INTERIOR PHOTOS



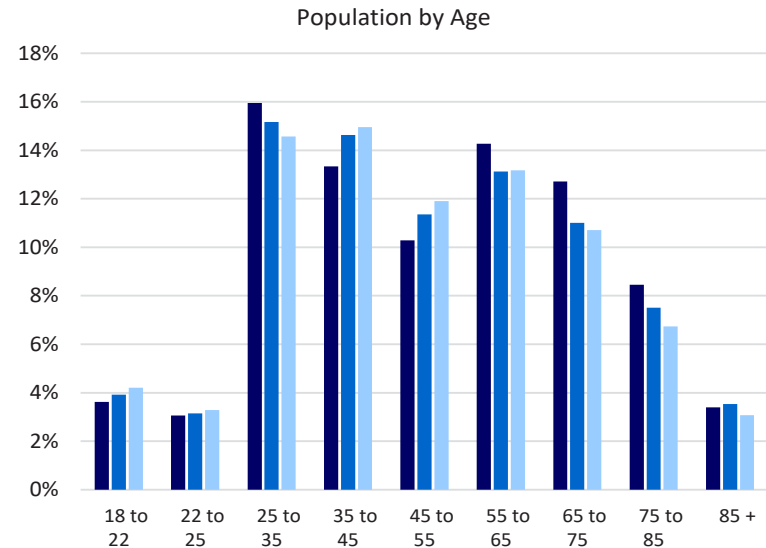
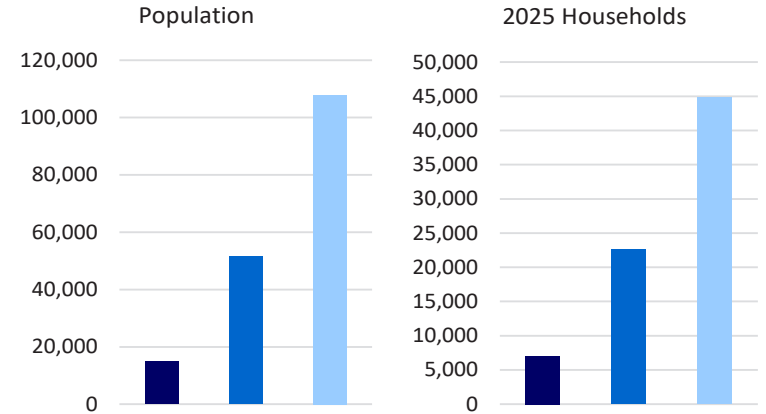
## SECOND FLOOR - INTERIOR PHOTOS





# DEMOGRAPHICS

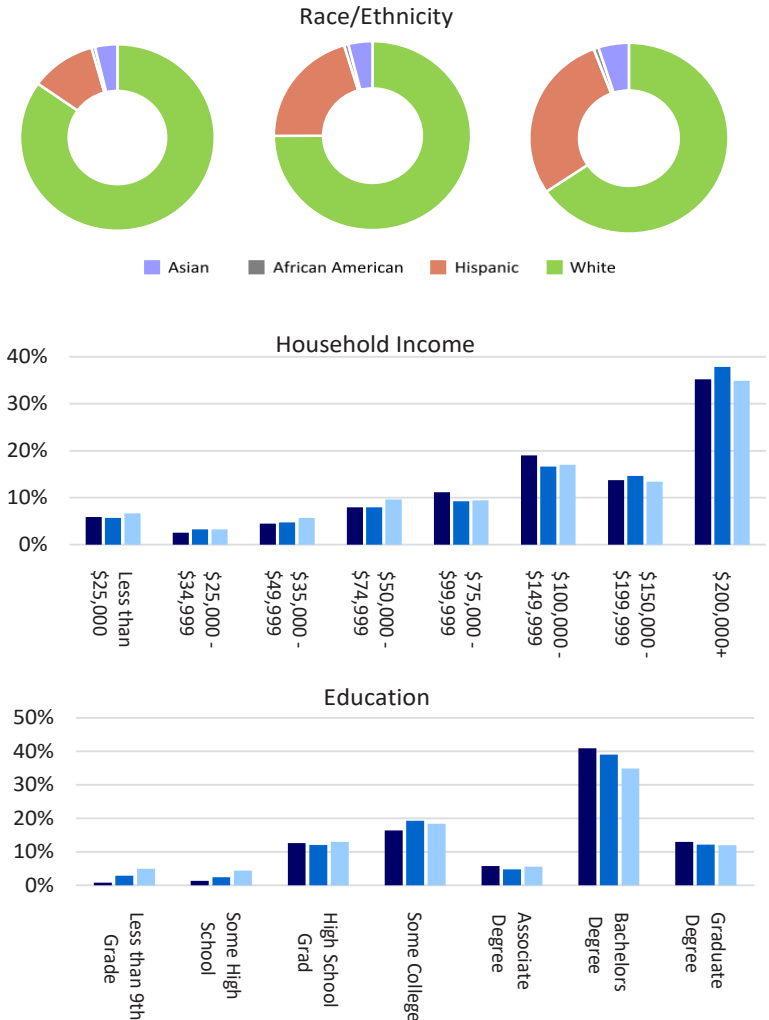
|                                | 1 Mile |       | 2 Miles |       | 3 Miles |       |
|--------------------------------|--------|-------|---------|-------|---------|-------|
| <b>Current</b>                 |        |       |         |       |         |       |
| 2025 Population                | 14,901 | ---   | 51,554  | ---   | 107,860 | ---   |
| 2030 Projected Population      | 14,766 | ---   | 51,145  | ---   | 106,709 | ---   |
| Pop Growth (%)                 | -0.9%  | ---   | -0.8%   | ---   | -1.1%   | ---   |
| 2025 Households                | 7,023  | ---   | 22,546  | ---   | 44,868  | ---   |
| 2030 Projected Households      | 6,958  | ---   | 22,361  | ---   | 44,390  | ---   |
| HH Growth (%)                  | -0.9%  | ---   | -0.8%   | ---   | -1.1%   | ---   |
| <b>Census Year</b>             |        |       |         |       |         |       |
| 2010 Population                | 15,654 | ---   | 53,198  | ---   | 109,658 | ---   |
| 2020 Population                | 14,957 | ---   | 52,365  | ---   | 109,816 | ---   |
| Pop Growth (%)                 | -4.4%  | ---   | -1.6%   | ---   | 0.1%    | ---   |
| 2010 Households                | 7,404  | ---   | 23,345  | ---   | 44,876  | ---   |
| 2020 Households                | 7,043  | ---   | 22,850  | ---   | 45,575  | ---   |
| HH Growth (%)                  | -4.9%  | ---   | -2.1%   | ---   | 1.6%    | ---   |
| <b>Total Population by Age</b> |        |       |         |       |         |       |
| Average Age (2025)             | 45.1   |       | 43.7    |       | 42.9    |       |
| <b>Children (2025)</b>         |        |       |         |       |         |       |
| 0 - 4 Years                    | 840    |       | 2,953   |       | 6,064   |       |
| 5 - 9 Years                    | 514    |       | 2,060   |       | 4,551   |       |
| 10-13 Years                    | 423    |       | 1,743   |       | 3,952   |       |
| 14-17 Years                    | 447    |       | 1,805   |       | 4,188   |       |
| <b>Adults (2025)</b>           |        |       |         |       |         |       |
| 18 to 22                       | 540    | 3.6%  | 2,019   | 3.9%  | 4,536   | 4.2%  |
| 22 to 25                       | 456    | 3.1%  | 1,626   | 3.2%  | 3,541   | 3.3%  |
| 25 to 35                       | 2,376  | 15.9% | 7,819   | 15.2% | 15,718  | 14.6% |
| 35 to 45                       | 1,988  | 13.3% | 7,539   | 14.6% | 16,126  | 15.0% |
| 45 to 55                       | 1,532  | 10.3% | 5,856   | 11.4% | 12,845  | 11.9% |
| 55 to 65                       | 2,126  | 14.3% | 6,767   | 13.1% | 14,210  | 13.2% |
| 65 to 75                       | 1,894  | 12.7% | 5,675   | 11.0% | 11,544  | 10.7% |
| 75 to 85                       | 1,259  | 8.4%  | 3,872   | 7.5%  | 7,270   | 6.7%  |
| 85 +                           | 505    | 3.4%  | 1,819   | 3.5%  | 3,315   | 3.1%  |



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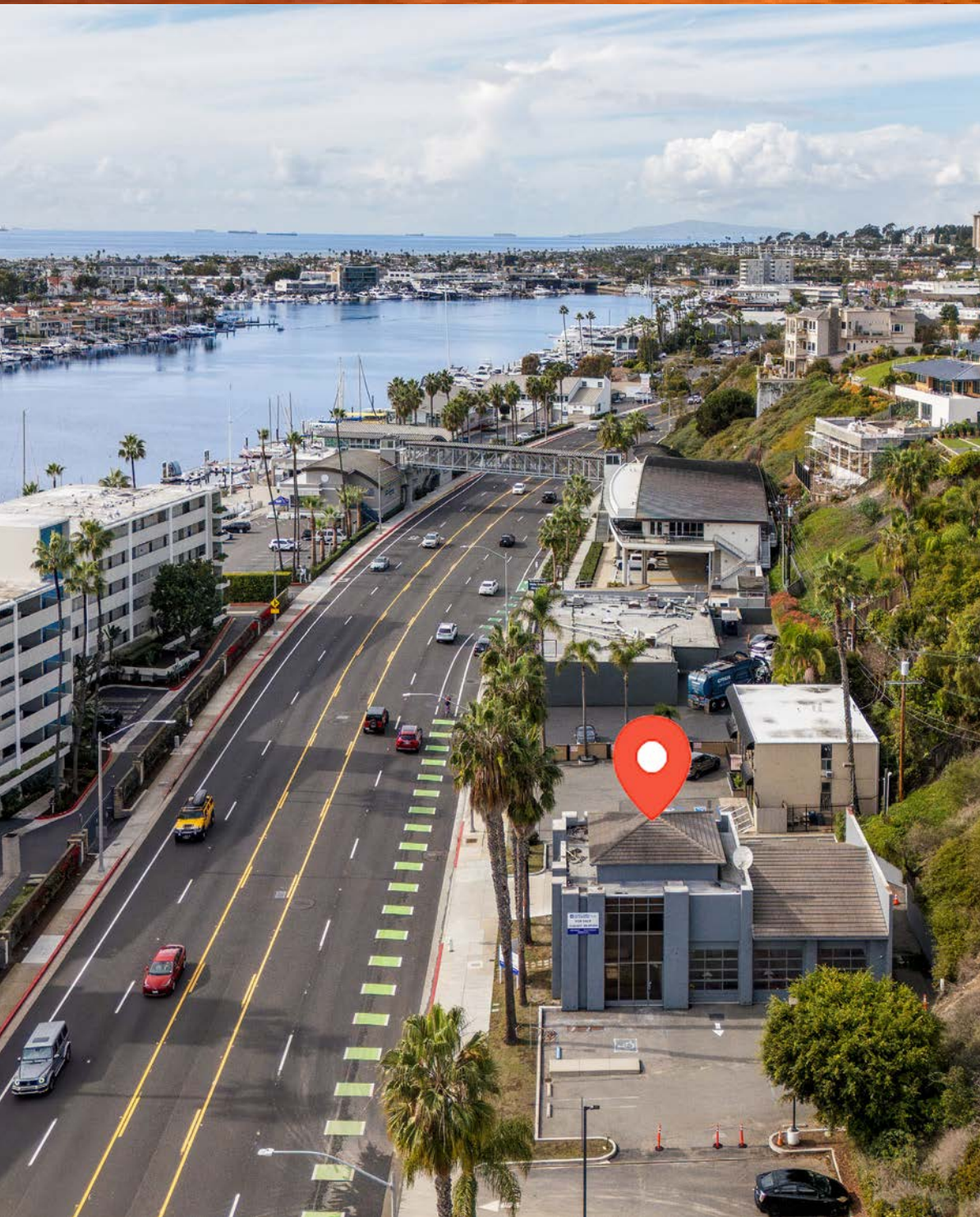
# DEMOGRAPHICS

|                                     | 1 Mile    |       | 2 Miles   |       | 3 Miles   |       |
|-------------------------------------|-----------|-------|-----------|-------|-----------|-------|
|                                     |           |       |           |       |           |       |
| Population by Race/Ethnicity (2025) |           |       |           |       |           |       |
| White, Non-Hispanic                 | 11,998    | 80.5% | 36,722    | 71.2% | 67,026    | 62.1% |
| Hispanic                            | 1,542     | 10.3% | 9,987     | 19.4% | 29,369    | 27.2% |
| Black                               | 83        | 0.6%  | 343       | 0.7%  | 823       | 0.8%  |
| Asian                               | 524       | 3.5%  | 1,932     | 3.7%  | 5,062     | 4.7%  |
| Language at Home (2025)             |           |       |           |       |           |       |
| Spanish                             | 707       | 5.0%  | 6,354     | 13.1% | 20,186    | 19.8% |
| Asian Language                      | 264       | 1.9%  | 811       | 1.7%  | 2,337     | 2.3%  |
| Ancestry (2025)                     |           |       |           |       |           |       |
| American Indian (ancestry)          | 16        | 0.1%  | 65        | 0.1%  | 179       | 0.2%  |
| Hawaiin (ancestry)                  | 22        | 0.2%  | 66        | 0.1%  | 193       | 0.2%  |
| Household Income (2025)             |           |       |           |       |           |       |
| Per Capita Income                   | \$112,707 | ---   | \$105,431 | ---   | \$91,822  | ---   |
| Average HH Income                   | \$239,128 | ---   | \$241,084 | ---   | \$220,734 | ---   |
| Median HH Income                    | \$146,965 | ---   | \$158,167 | ---   | \$144,586 | ---   |
| Less than \$25,000                  | 416       | 5.9%  | 1,284     | 5.7%  | 2,990     | 6.7%  |
| \$25,000 - \$34,999                 | 178       | 2.5%  | 734       | 3.3%  | 1,459     | 3.3%  |
| \$35,000 - \$49,999                 | 314       | 4.5%  | 1,065     | 4.7%  | 2,550     | 5.7%  |
| \$50,000 - \$74,999                 | 559       | 8.0%  | 1,787     | 7.9%  | 4,315     | 9.6%  |
| \$75,000 - \$99,999                 | 785       | 11.2% | 2,090     | 9.3%  | 4,224     | 9.4%  |
| \$100,000 - \$149,999               | 1,334     | 19.0% | 3,746     | 16.6% | 7,633     | 17.0% |
| \$150,000 - \$199,999               | 964       | 13.7% | 3,300     | 14.6% | 6,033     | 13.4% |
| \$200,000+                          | 2,476     | 35.2% | 8,539     | 37.9% | 15,664    | 34.9% |
| Education (2025)                    |           |       |           |       |           |       |
| Less than 9th Grade                 | 91        | 0.8%  | 1,125     | 2.9%  | 3,975     | 4.9%  |
| Some High School                    | 156       | 1.3%  | 937       | 2.4%  | 3,552     | 4.4%  |
| High School Grad                    | 1,475     | 12.6% | 4,750     | 12.1% | 10,512    | 13.0% |
| Some College                        | 1,916     | 16.4% | 7,567     | 19.2% | 14,867    | 18.3% |
| Associate Degree                    | 669       | 5.7%  | 1,882     | 4.8%  | 4,499     | 5.6%  |
| Bachelors Degree                    | 4,780     | 40.9% | 15,359    | 39.0% | 28,241    | 34.9% |
| Graduate Degree                     | 1,510     | 12.9% | 4,791     | 12.2% | 9,684     | 12.0% |



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