

# FOR LEASE

## 1,729 SF AVAILABLE

Balboa Peninsula in Newport Beach!



**NEWMARK**

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1920 W BALBOA BOULEVARD, NEWPORT BEACH, CA

# Property Highlights

- Located in the heart of Balboa Peninsula near Newport Pier, Balboa Pier, and Balboa Fun Zone
- Great street visibility close to dense Balboa Peninsula residential
- High traffic weekend beach tourists
- Adjacent to Lido Marina Village (Nobu, Warby Parker, Aesop, Blue Bottle, Zinque, Cynthia Rowley)



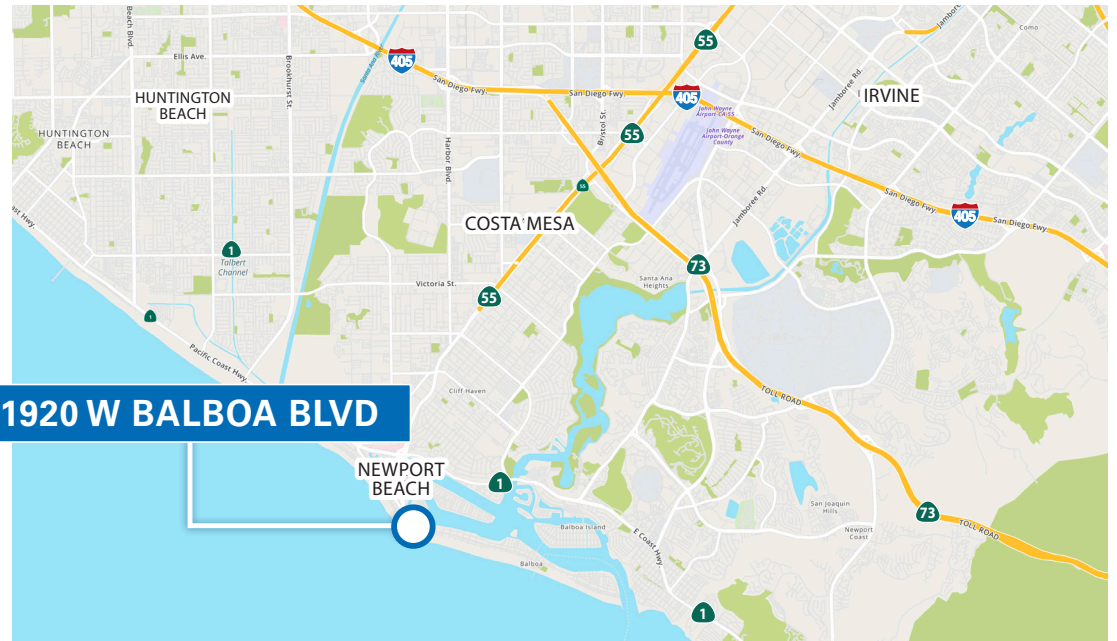
±1,729 SF  
BUILDING SF



1975  
YEAR BUILT



047-161-138  
APN



1920 W BALBOA BOULEVARD, NEWPORT BEACH, CA

# Subject Aerial



**21,000**  
CARS PER DAY

**1920 W BALBOA BLVD**

## Demographics

### POPULATION

1 mile	7,560
3 miles	79,255
5 miles	196,173

### EMPLOYEE POPULATION

1 mile	10,114
3 miles	54,953
5 miles	135,315

### AVERAGE HOUSEHOLD INCOME

1 mile	\$232,820
3 miles	\$183,199
5 miles	\$179,154

CHIHUAHUA  
CERVEZA



ARC  
Butcher  
& Baker



PAVILIONS



SESSIONS  
WEST COAST DELI  
EST. 2012

LA TERRAZA



MUTT LYNCH'S



Shorebird  
COASTAL KITCHEN

LIGHTHOUSE



1920 W BALBOA BLVD



**UCI** University of California, Irvine



# FASHION ISLAND

NEWPORT BEACH



Bath & Body Works



Ocean 48



URBAN OUTFITTERS

CUCINAenotec@ Newport Beach

ZADIG & VOLTAIRE



NORDSTROM

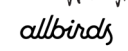


bløomingdale's

Neiman Marcus

ANTHROPOLOGIE

Tommy Bahama



ALLSAINTS

JAMBOREE RD



PAVILIONS



COAST HWY



NEWPORT BEACH, CA | EST. 1971  
**LIDO MARINA VILLAGE**

zinqué



**HERST**  
COFFEE ROASTERS

elysewalker



*Bad Birdie*

The Real Real



**ALOHA**

Rye Goods

curl FITNESS

Jenni kayne



*Rusty Pelican*

GuacAmigos



hoag.



LIDO HOUSE



Shorebird



1920 W BALBOA BLVD

NEWPORT BLVD

BEAR FLAG FISH CO.



SESSIONS

WILA'S EL RANCHITO MEXICAN RESTAURANT

LA TERRAZA



MUTT LYNCH'S

COAST HWY

W BALBOA BLVD

V BALBOA BLVD



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FOR MORE INFORMATION, PLEASE CONTACT:

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