

NEWPORT BEACH



±3,227 SF RETAIL SPACE AVAILABLE FOR LEASE

432 32ND STREET - 3111 VILLA WAY
NEWPORT BEACH, CA



COASTAL COMMERCIAL

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432 32ND STREET-3111 VILLA WAY NEWPORT BEACH

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1. PROPERTY DETAILS

432 32nd St - 3111 Villa Way | Newport Beach

Total Space Available: Approximately 3,227 SF

Base Rent: \$6.00/sf

NNN: \$1.51/sf

Term: Negotiable

Parking: Public Parking Only

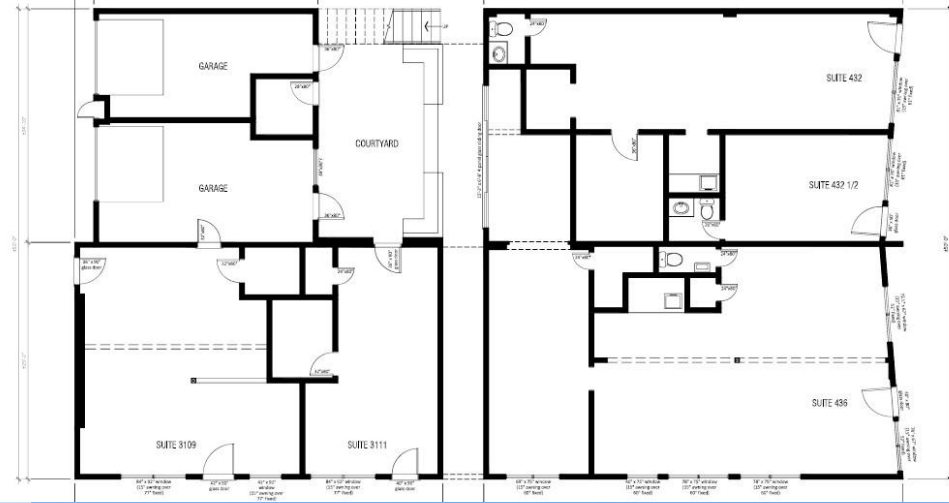
432 32nd St ±570 SF Lease Expires 7/31/2026

432.5 32nd St ±210 SF Month-to-Month

436 32nd St ±1,208 SF Month-to-Month

3109 Villa Way ±864 SF Month-to-Month

3111 Villa Way ±375 SF Month-to-Month



2. AERIAL MAPS

432 32ND STREET | 3115 VILLA WAY



Newport Beach Fire Dept.

JACK'S
Newport Beach
MOKE
Island Salon & Nail Spa

SUBWAY
SIAM STATION
1141 STREET FOOD
City Donuts

Big Cheese
Pizza

SESSIONS
WEST COAST DELI
EST. 2013

ARC BUTCHER & BAKER

HELMSMAN
ALE HOUSE

The PillowMint
LIDO
LAVONNE'S FLORALS

ARC Bottle Shop

Alta
RESTAURANT

VILLA

TROVATA
BIRDS OF PARADIS

RACKED

Muhammad's
RESTAURANT

WILD TACO

PAVILIONS

Melanie's

CHIPOTLE

NO REST FOR BRIDGET
Starbucks
GINA'S
PIZZA
CHIHUAHUA
15% BOUNTY SUPPLY
CERVEZA

Newport Blvd (29,000 VPD)

HoSan
BISTRO

LIL' BUDDHA'S

Crew Coffee & Cremerie

LIDO HOUSE
NEWPORT BEACH

HUMANITY

2. AERIAL MAPS

432 32ND STREET | 3115 VILLA WAY



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LIDO HOUSE
NEWPORT BEACH

NEWPORT BEACH, CA | EST. 1973
LIDO MARINA
VILLAGE
FAHERTY The RealReal zinqué
NOBU LOVESHACKFANCY
curl FITNESS ALOHA

A MARKET

A RESTAURANT

B M W

SKD
STUDIOS

Starbucks
Bank of America

BEAR FLAG
FISH CO.

BLUE BOTTLE
COFFEE

ETHOS ARTS INC.

FABLE & SPIRIT

SEAVEES

Newport Blvd (29,000 VPD)

Via Lido Drugs

West Marine

Crew Coffee
& Cremerie

The Mayor's
Table

VILLA

TROVATA
BIRDS OF PARADIS

LIL' BUDDHA'S

San

3. FEATURES



**APPROXIMATELY 3,227 SF OF RENTABLE SPACE AVAILABLE
IN THE HEART OF NEWPORT BEACH**



**LOCATED WITHIN ONE OF SOUTHERN CALIFORNIA'S
PREMIER SHOPPING AND DINING DESTINATIONS**



EXCELLENT EXPOSURE AND VISIBILITY



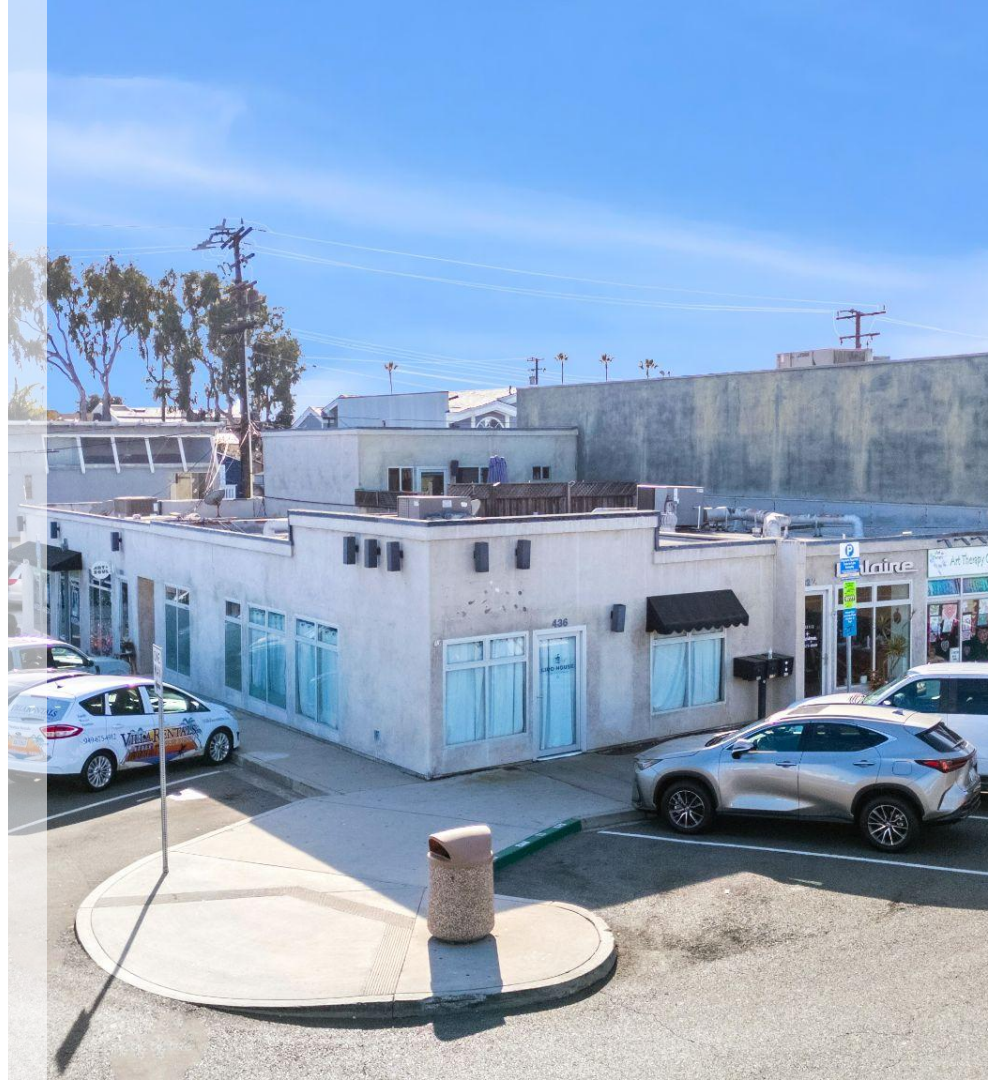
AFFLUENT DEMOGRAPHICS



PUBLIC PARKING SPACES AVAILABLE



**CURRENT OCCUPANTS ON ARE MONTH-TO-MONTH
LEASES, OFFERING SIGNIFICANT FLEXIBILITY**



4. PROPERTY PHOTOS



4. PROPERTY PHOTOS





5. NEWPORT BEACH DEMOGRAPHICS

2024 Population - Current Year Estimate	218,784
2029 Population - Five Year Projection	217,680
2020 Population - Census	222,349
2010 Population - Census	220,088
2020-2024 Annual Population Growth Rate	-0.38%
2024-2029 Annual Population Growth Rate	-0.10%
2024 Average Household Income	\$184,190
2029 Average Household Income	\$210,564
2024 Median Household Income	\$126,656
2029 Median Household Income	\$148,740
2024 Per Capita Income	\$75,823
2029 Per Capita Income	\$88,995
2024 Average Value of Owner Occ. Housing Units	\$1,411,787
2024 Households - Current Year Estimate	90,032
2029 Households - Five Year Projection	91,981
2020 Households - Census	90,080
2010 Households - Census	88,365
2020-2024 Compound Annual Household Growth Rate	-0.01%
2024-2029 Annual Household Growth Rate	0.43%
2024 Average Household Size	2.40

5. NEWPORT BEACH DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

PLACE OF WORK

2024 Businesses	1,867	7,654	19,329
2024 Employees	17,625	53,27	165,197

POPULATION

2024 Population - Current Year Estimate	12,355	97,589	218,784
2029 Population - Five Year Projection	12,165	97,704	217,680

HOUSEHOLD INCOME

2024 Households	5,767	40,547	90,032
2024 Average Household Income	\$213,421	\$184,880	\$184,190
2029 Average Household Income	\$243,124	\$211,205	\$210,564
2024 Average Value of Owner Occ. Housing Units	\$1,734,211	\$1,505,523	\$1,411,787

DAYTIME POPULATION

2024 Daytime Population	22,450	100,958	255,445
Daytime Workers	16,861 (75.1%)	58,131 (57.6%)	154,520 (60.5%)
Daytime Residents	5,589 (24.9%)	42,827 (42.4%)	100,925 (39.5%)

5. NEWPORT BEACH DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
RACE & ETHNICITY			
White	9,972 (80.7%)	61,054 (62.6%)	141,270 (64.6%)
Black or African American	84 (0.7%)	939 (1.0%)	2,214 (1.0%)
Asian	554 (4.5%)	5,337 (5.5%)	18,945 (8.7%)
Two or More Races	1,189 (9.6%)	13,114 (13.4%)	28,809 (13.2%)
American Indian or Alaska Native	71 (0.6%)	1,100 (1.1%)	1,829 (0.8%)
Other	458 (3.7%)	15,831 (16.2%)	25,115 (11.5%)
EDUCATION			
9-12th Grade - No Diploma	250 (2.5%)	3,182 (4.3%)	5,373 (3.3%)
High School Diploma	778 (7.8%)	9,299 (12.7%)	19,406 (11.8%)
GED or Alternative Credential	66 (0.7%)	1,310 (1.8%)	2,641 (1.6%)
Some College - No Degree	1,358 (13.6%)	11,333 (15.5%)	27,021 (16.5%)
Associate's Degree	885 (8.9%)	5,038 (6.9%)	12,363 (7.5%)
Bachelor's Degree	4,153 (41.6%)	26,693 (36.4%)	59,992 (36.6%)
Graduate or Professional Degree	2,400 (24.0%)	13,515 (18.4%)	32,218 (19.6%)



INVEST IN WHAT YOU LOVE

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