



3838 East Coast Highway

Corona Del Mar, California 92625

Property Description

Two, 900 SF Units Available with private restrooms. This location is strategically situated, ensuring high street visibility and accessibility. Over 40,000 passing cars daily with an affluent neighborhood adjacent to the property. The proximity to other up-scale businesses ensures a steady flow of traffic and potential customers.

Property Highlights

- Two (2) 900 SF Retail Spaces Available. Private restrooms.
- 1,800 SF Contiguous
- Private Parking in Rear & Street Parking
- Excellent Street Visibility - Building Signage Facing PCH
- Affluent Neighborhood of Corona Del Mar - \$200K+ Average HH Income
- Minutes From Fashion Island, Balboa Peninsula & Other Attractions.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,158	26,177	69,615
Total Population	9,513	49,674	156,114
Average HH Income	\$233,748	\$204,567	\$163,593

OFFERING SUMMARY

Lease Rate:	\$5.50 (\$0.80 NNN)
Number of Units:	2
Available SF:	900 SF

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FOR LEASE



STREET RETAIL



**900 SF TO 1,800
SF**



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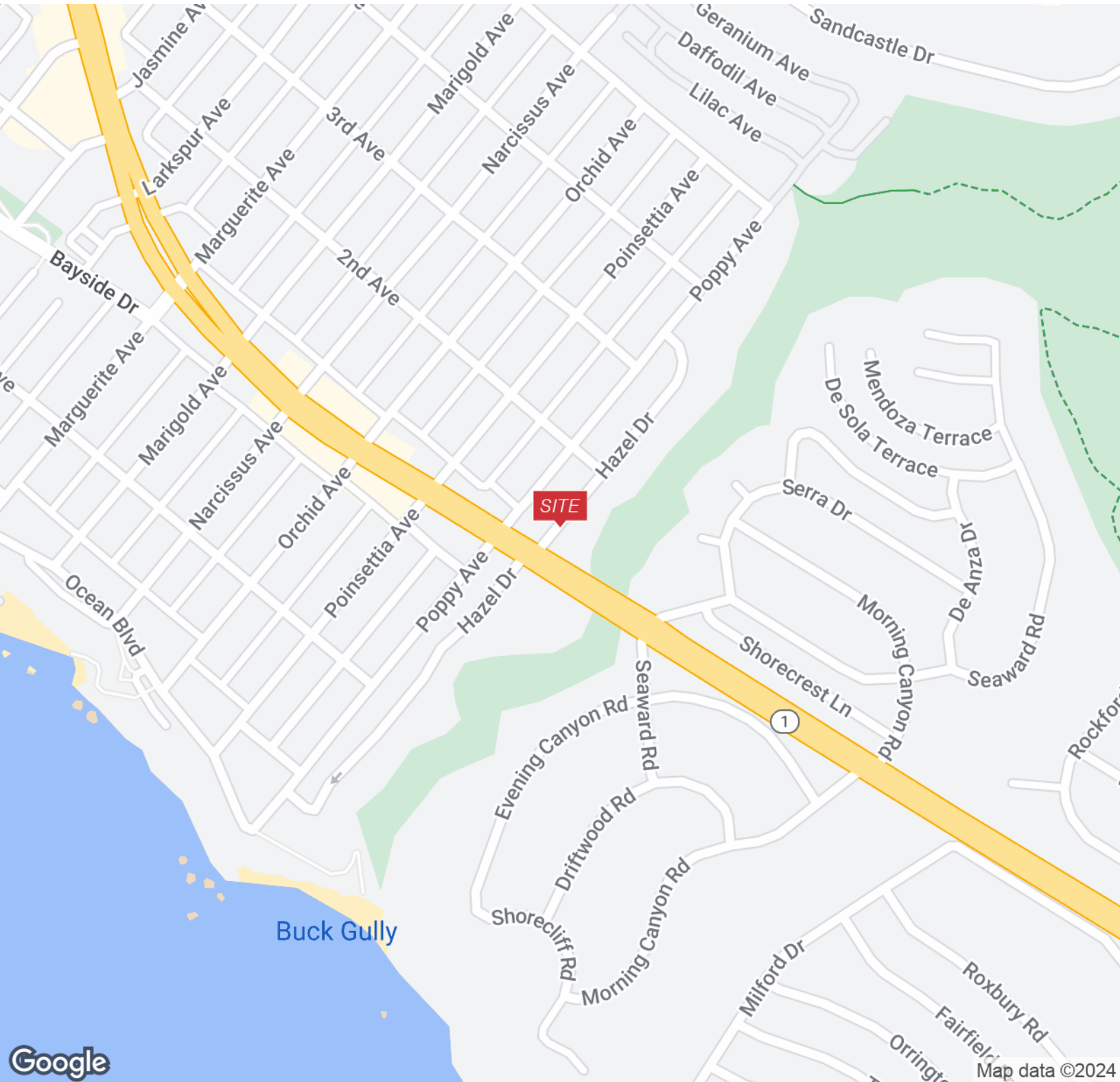
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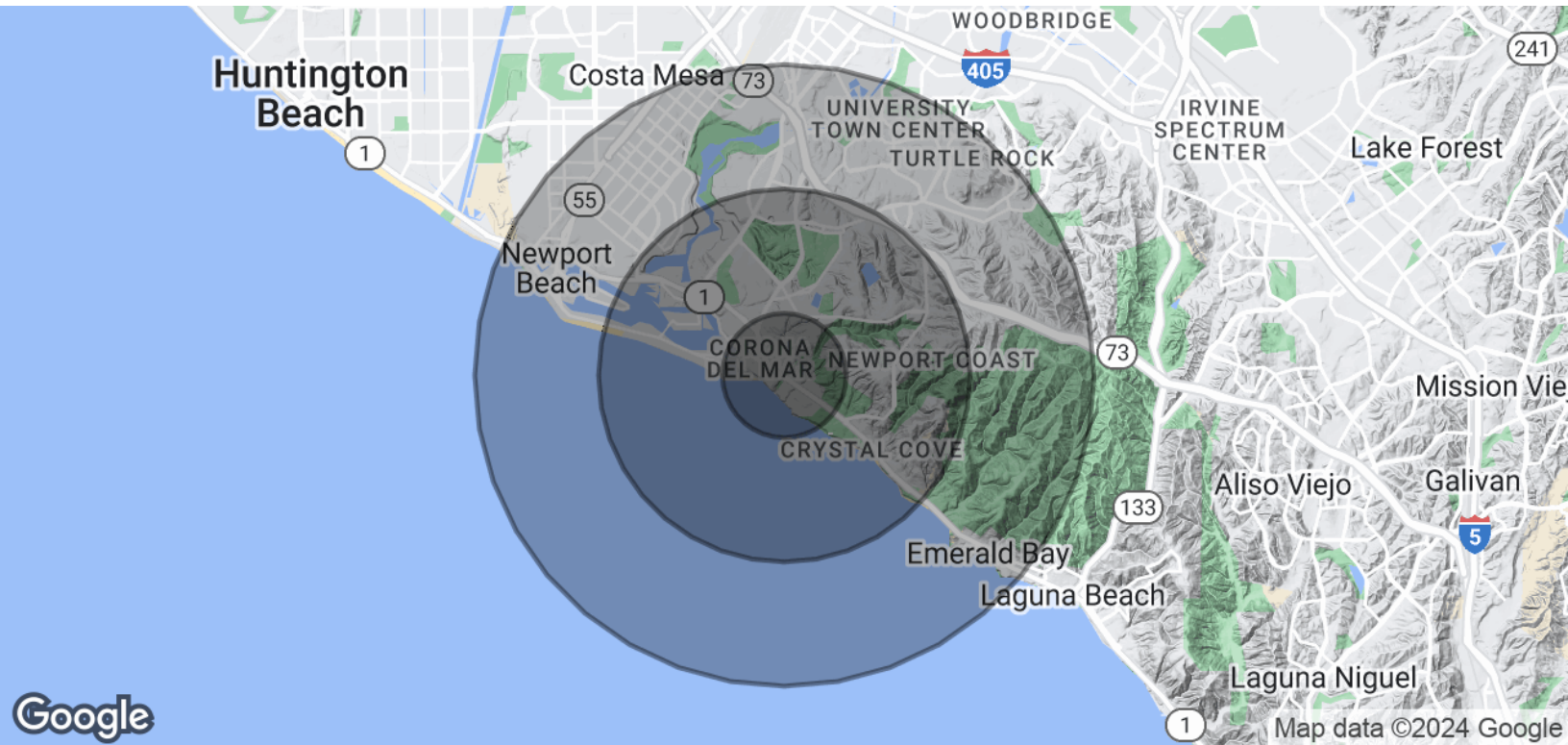
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,513	49,674	156,114
Average Age	53.3	50.4	41.1
Average Age (Male)	53.9	50.4	41.0
Average Age (Female)	50.4	49.9	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,158	26,177	69,615
# of Persons per HH	1.8	1.9	2.2
Average HH Income	\$233,748	\$204,567	\$163,593
Average House Value	\$2,548,312	\$1,876,056	\$1,315,799

2020 American Community Survey (ACS)

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