



**Do Not Disturb Existing Tenant**



*For Lease*

**2,160 SF Retail Space Available**

*3700 E. Coast Highway, Corona Del Mar, CA 92625*

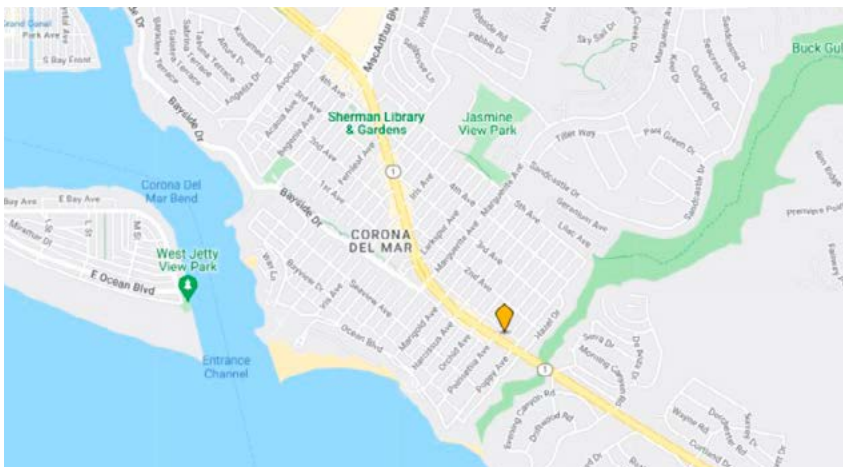
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# Property Highlights

3700 E. Coast Highway, Corona Del Mar, CA 92625

- Approximately 2,160 SF available October 1, 2022
- Located on Pacific Coast Highway in the upscale beach community of Corona del Mar
- 12 dedicated parking stalls onsite
- Excellent demographics
- Close to Fashion Island
- Dense office population nearby
- Excellent signage on Pacific Coast Highway
- High pedestrian traffic area
- 50,000 cars pass this site per day



## AREA RETAILERS



Gulfstream



## DEMOGRAPHICS

1 mile ▼

3 miles ▼

5 miles ▼



9,877

Total Population

51,156

Total Population

172,921

Total Population



4,923

No. of Households

23,754

No. of Households

67,940

No. of Households



\$261,553

Ave. HH Income

\$250,582

Ave. HH Income

\$183,851

Ave. HH Income



\$2.31 M

Median Home Value

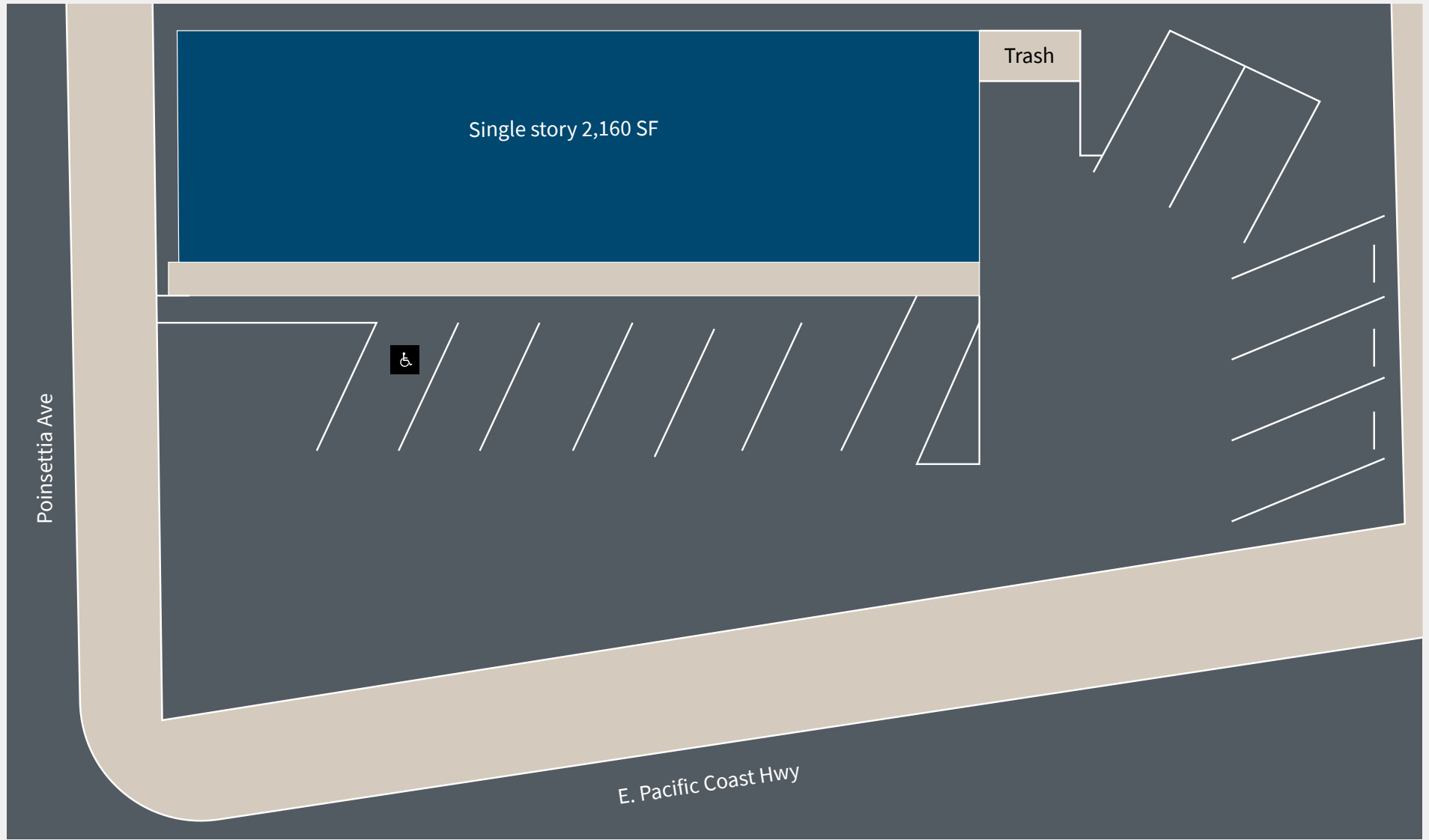
\$2.24 M

Median Home Value

\$1.65 M

Median Home Value

# Site Plan







# Amenity Aerial





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