

RI

*2nd Generation Salon For Lease*

# 3409 East Coast Hwy

CORONA DEL MAR, CALIFORNIA

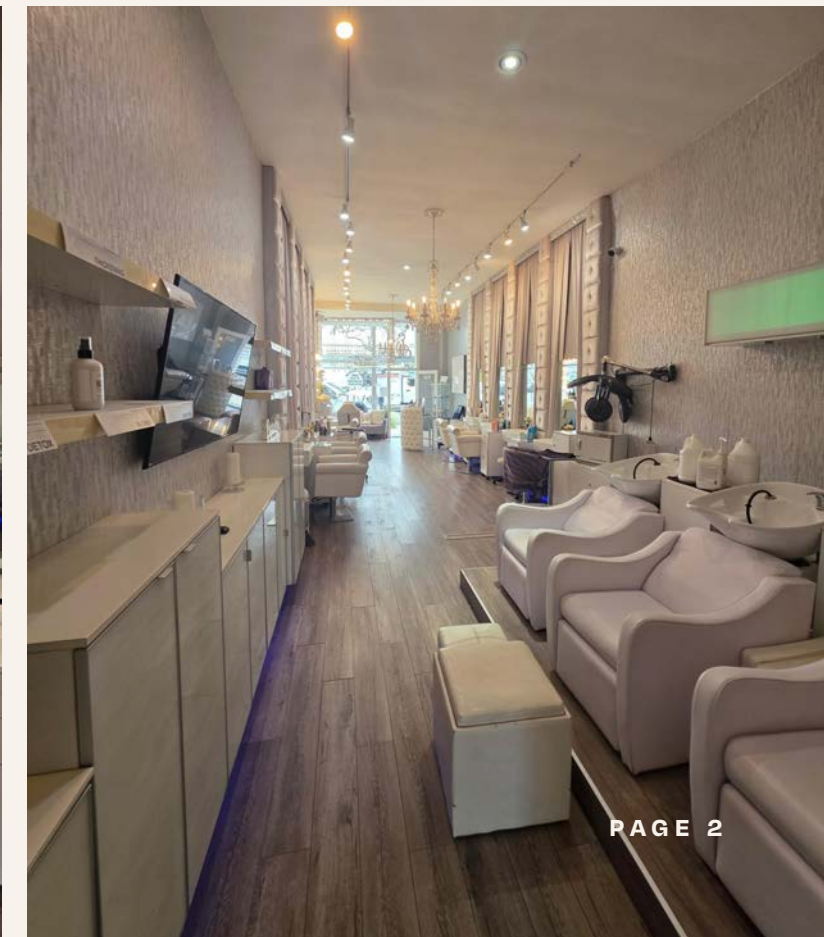
Social/dry lounge

ANTHONY'S

NOTICE  
THIS AREA IS UNDER

# The Opportunity

- 741 SF 2nd generation salon space available
- Highly visible location on Coast Hwy
- Located in the high-income Newport Beach neighborhood of Corona Del Mar
- Close proximity to Balboa Island, Fashion Island, and Corona Del Mar State Beach Park



# Neighborhood Aerial



CORONA DEL MAR

# Meet the Neighbors

SOL STUDIOS



RI

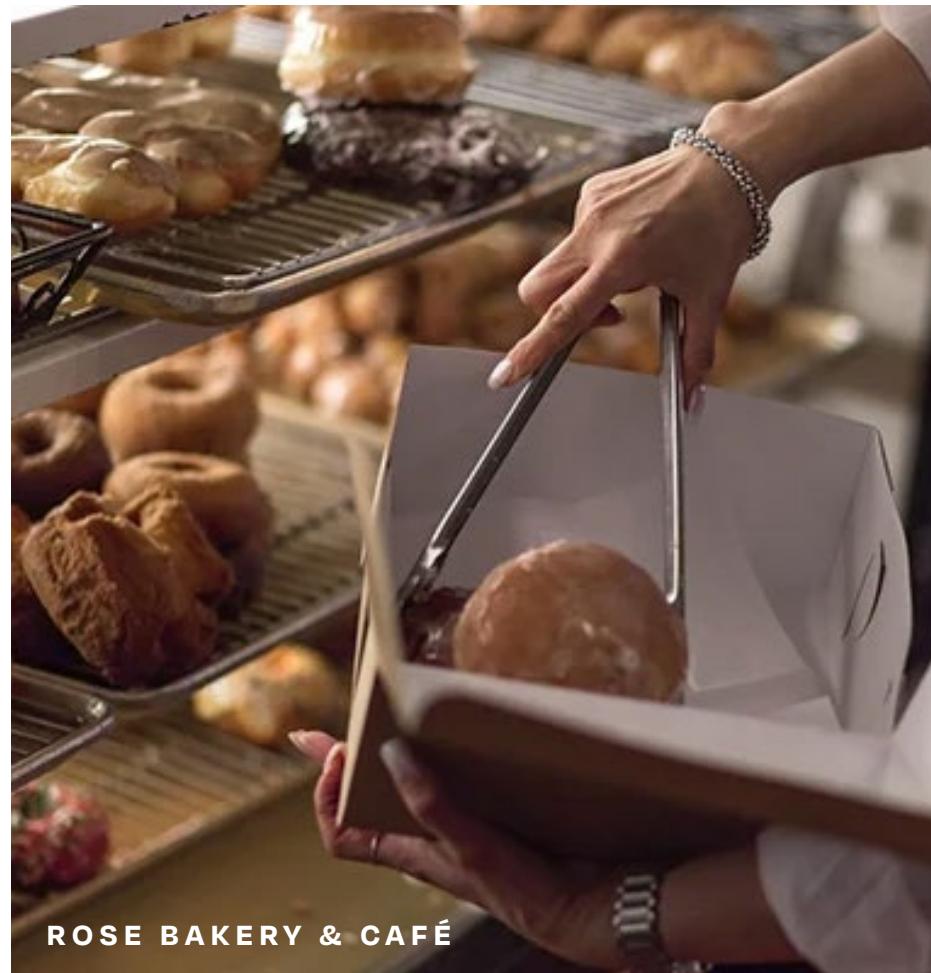


JAN'S HEALTH BAR



3409 E COAST HWY

MOTHER'S MARKET



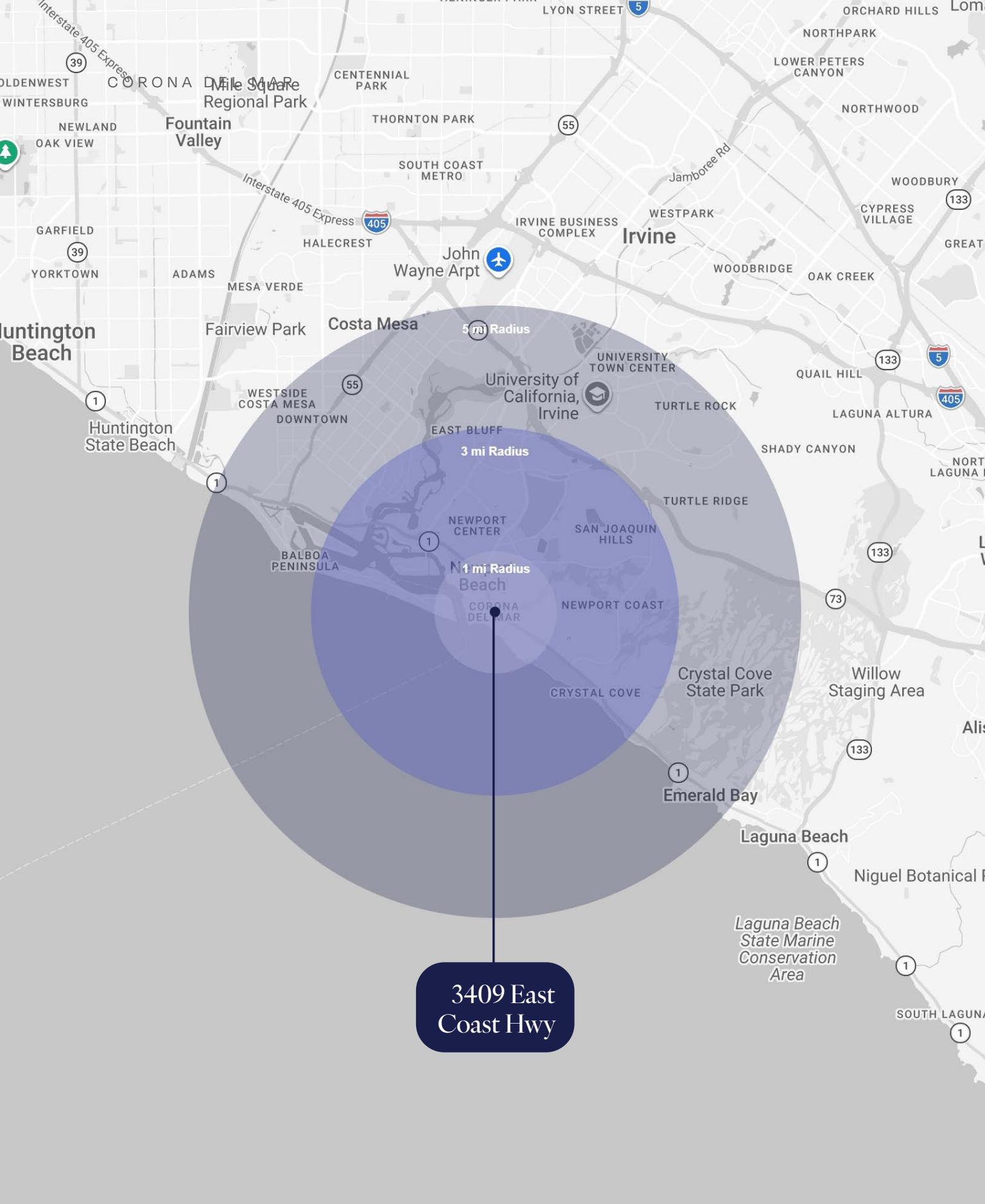
ROSE BAKERY & CAFÉ

FACIAL LOUNGE



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# Area Demographics



3409 East Coast Hwy

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	11,089	54,217	182,125
EMPLOYEE POPULATION	8,451	40,845	137,452
AVG HOUSEHOLD INCOME	\$313,485	\$287,524	\$223,230
MED HOUSEHOLD INCOME	\$196,282	\$187,461	\$154,448
MEDIAN AGE	54.4	50.9	40.7



# 3409 East Coast Hwy

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