



LEASE

6 Upper Newport Plz

6 UPPER NEWPORT PLZ

Newport Beach, CA 92660

PRESENTED BY:

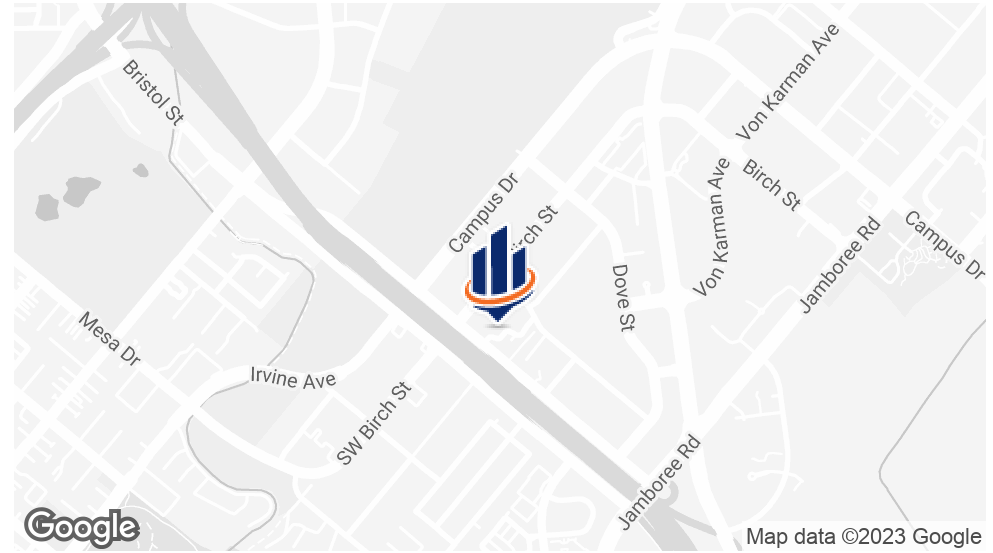
SOPHIA MEHR

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CalDRE #02024106

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3.75 SF/month (Full Service)
BUILDING SIZE:	14,650 SF
AVAILABLE SF:	208 SF - 4,000 SF
APN:	427-231-22

PROPERTY OVERVIEW

SVN Vanguard is pleased to present 6 Upper Newport Plaza, a modern take to office space. Tenants get direct access to the lower level exclusive cigar club which will have networking events, wine pairing dinners, and temperature controlled storage lockers, providing a perfect mix of a work/social atmosphere.

PROPERTY HIGHLIGHTS

- All Utilities Included
- High Speed Wifi
- Mail Center
- Security Cameras
- 24/7 Fob Access
- Discounted Cigar Club Membership
- FREE PARKING

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ADDITIONAL PHOTOS



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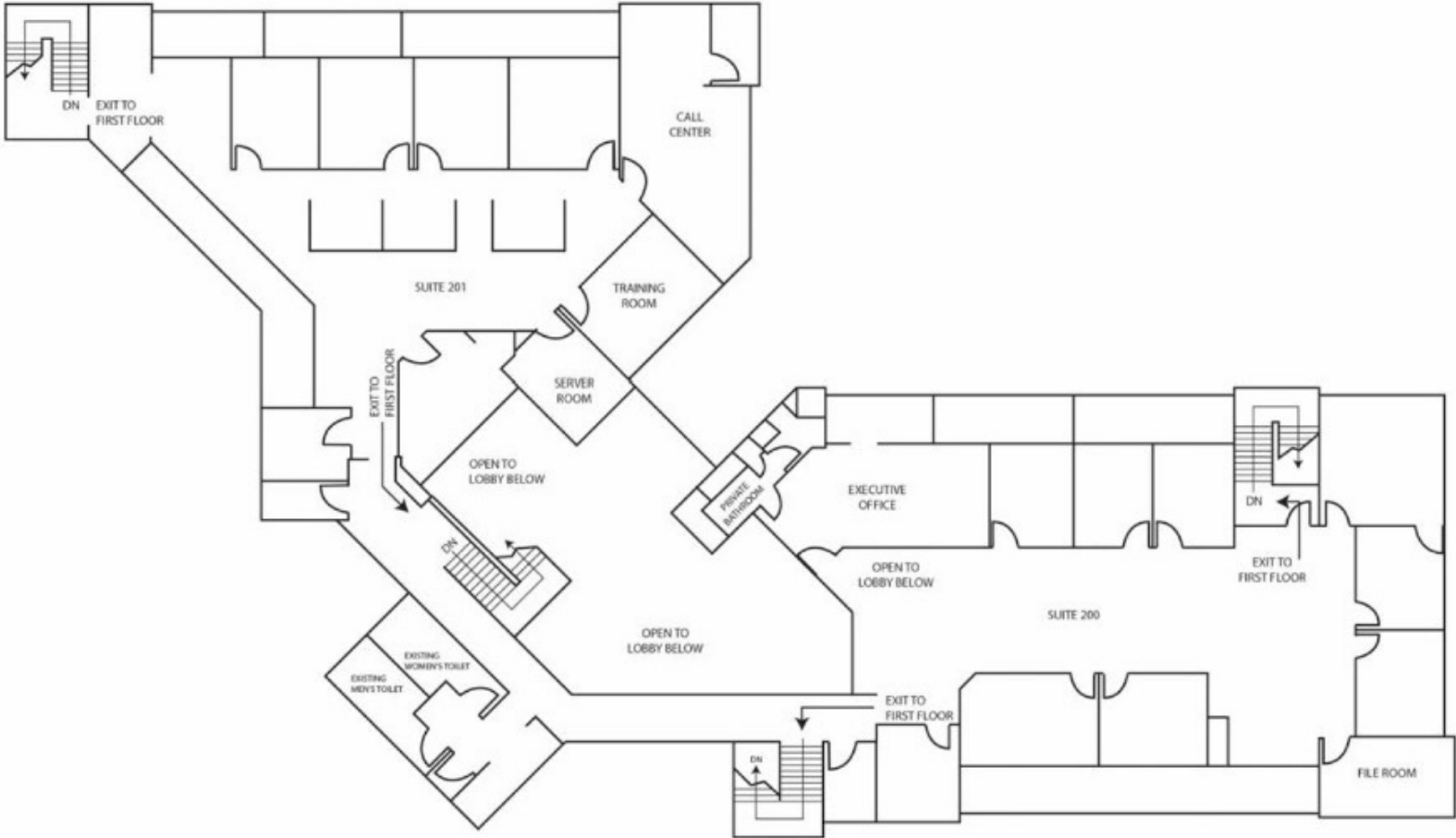
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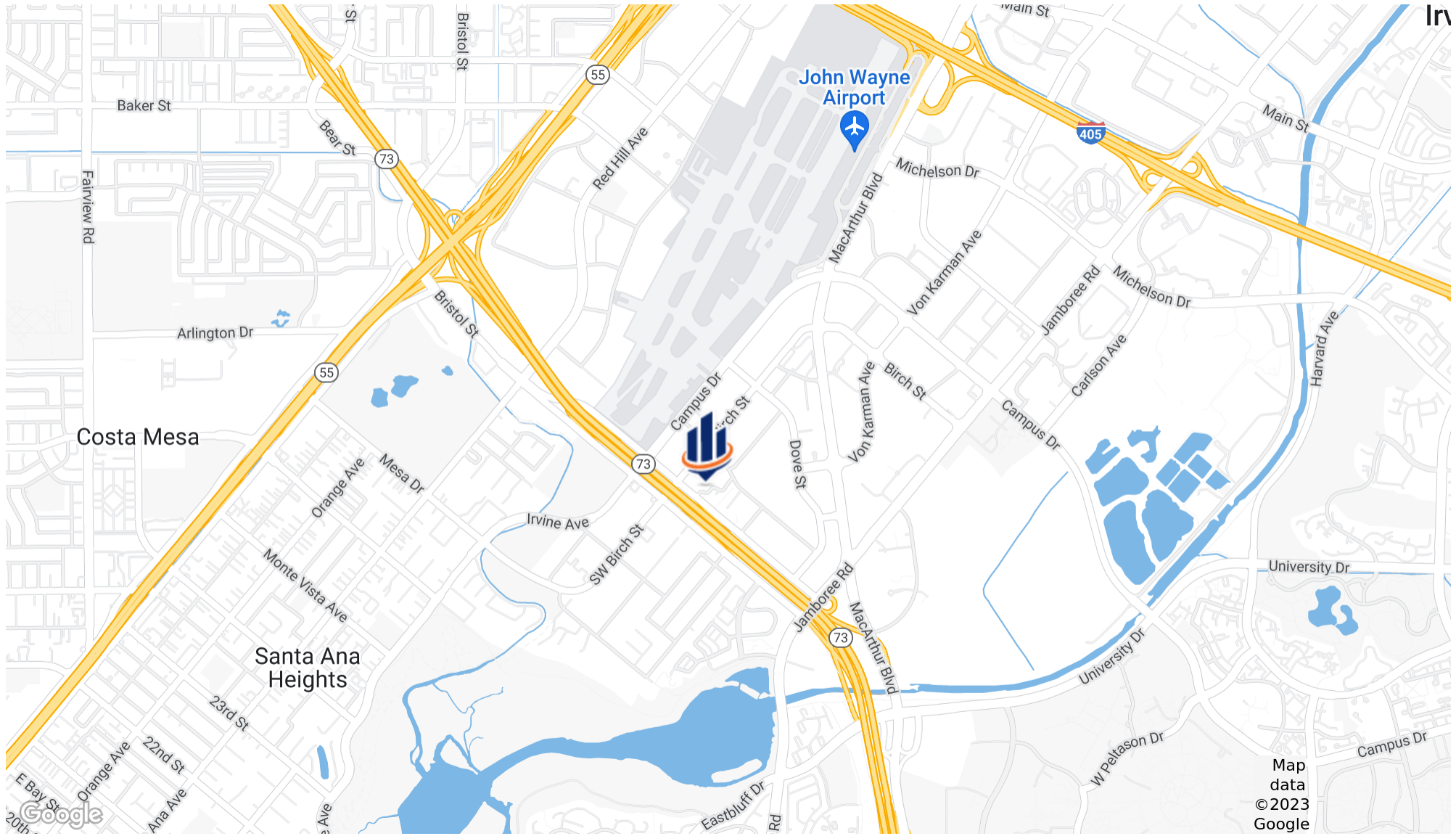
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FLOOR PLAN



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LOCATION MAP



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Map data
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Google

DEMOGRAPHICS MAP & REPORT

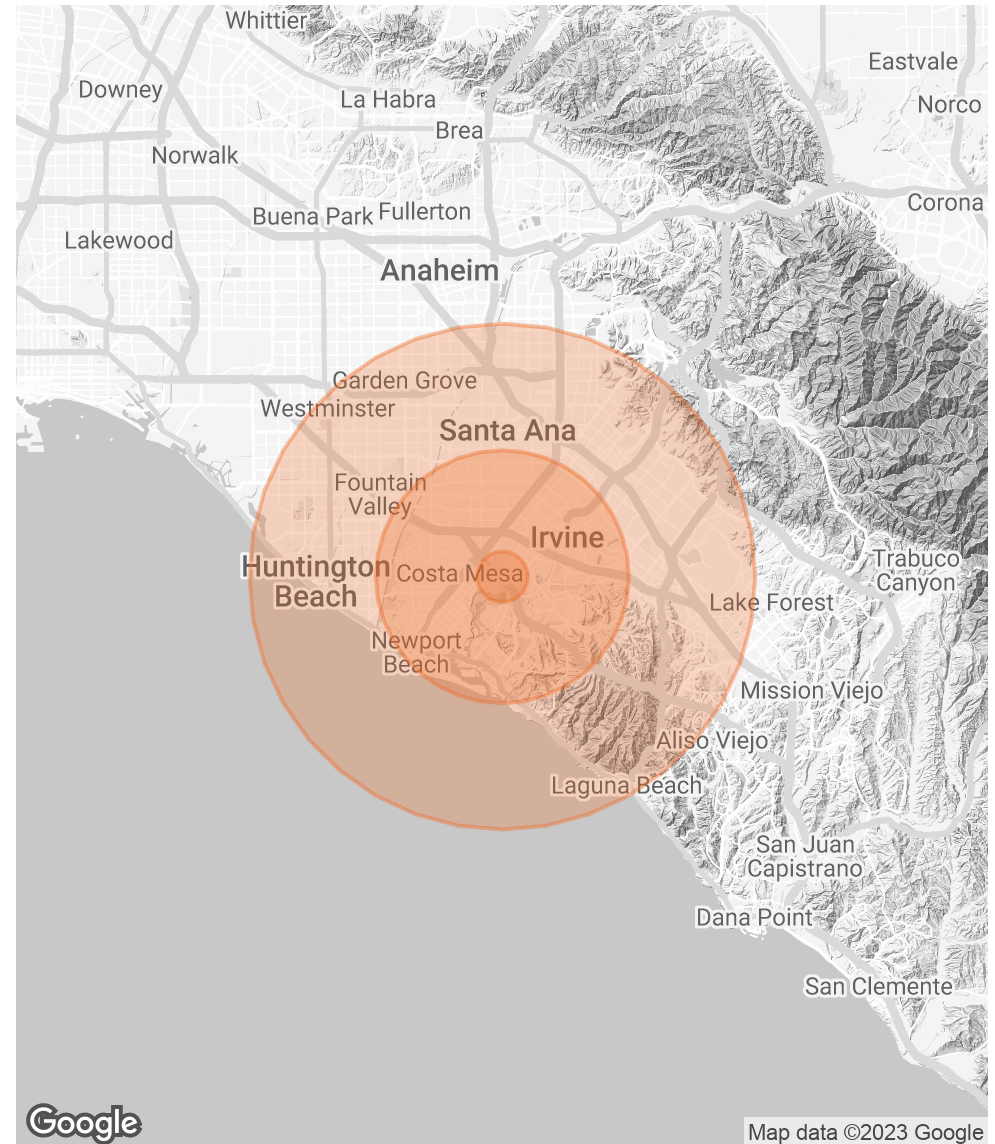
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,319	446,017	1,478,908
AVERAGE AGE	37.3	37.8	38.4
AVERAGE AGE (MALE)	37.2	37.1	37.5
AVERAGE AGE (FEMALE)	36.3	38.6	39.2

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

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TOTAL HOUSEHOLDS	2,673	166,363	511,542
# OF PERSONS PER HH	2.0	2.7	2.9
AVERAGE HH INCOME	\$125,165	\$130,274	\$117,121
AVERAGE HOUSE VALUE	\$824,573	\$819,013	\$688,886

* Demographic data derived from 2020 ACS - US Census



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