



1,111 SF FOR LEASE

229 Marine Ave
Balboa Island CA 92662

THE SPACE

Location	229 Marine Ave, Balboa Island, CA, 92662
RSF	1,111 SF
Monthly Rent	\$7,221.00
Lease Type	MG

Notes USF 970 SF

HIGHLIGHTS

- Best Location on Marine Ave. Balboa Island
- Corner Location
- ADA Compliant Restroom
- Lots of Windows Providing Natural Light
- Potential to Expand Another 468 USF



POPULATION

1 MILE	3 MILE	5 MILE
11,301	86,799	218,806



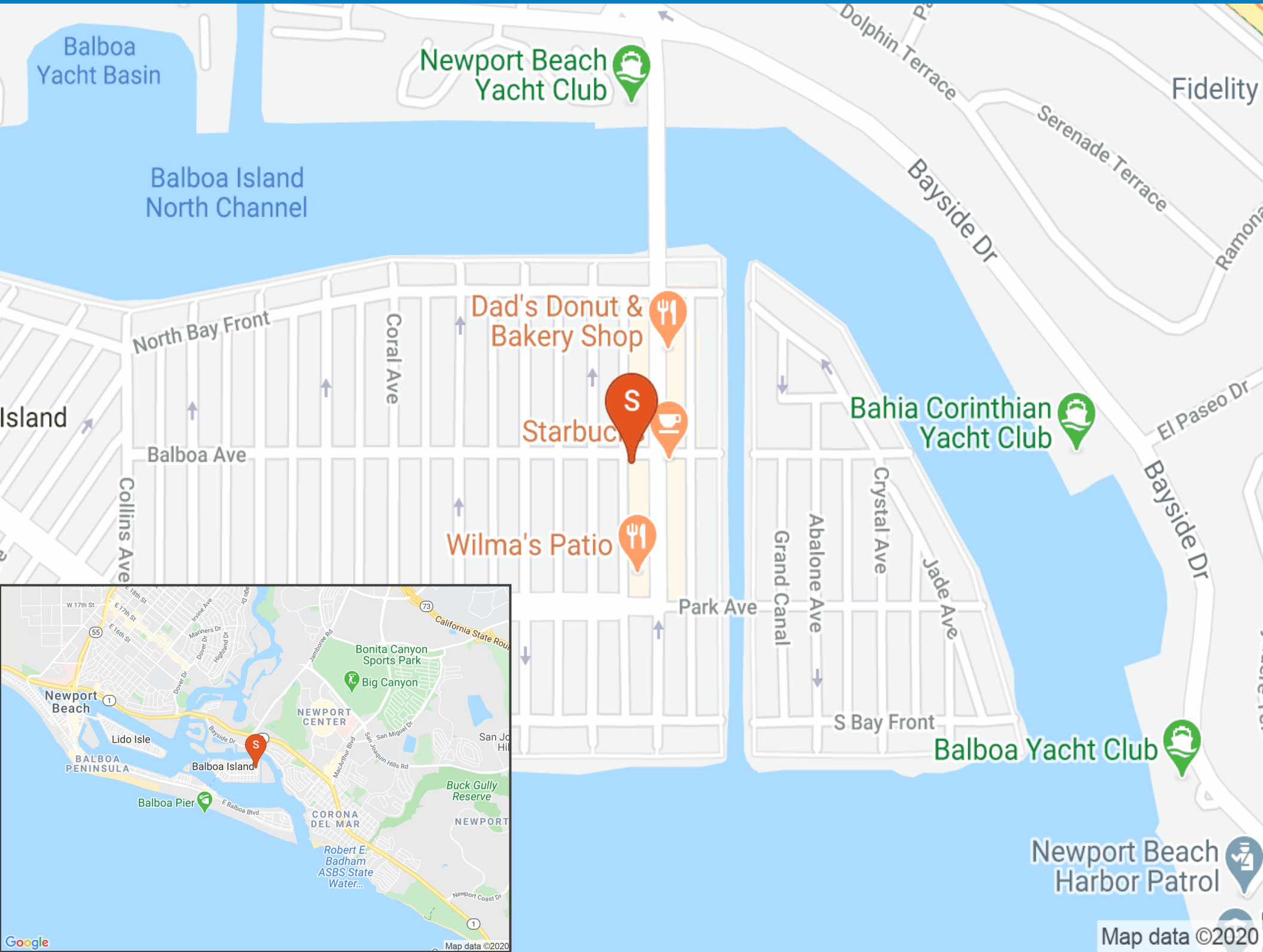
AVERAGE HOUSEHOLD INCOME

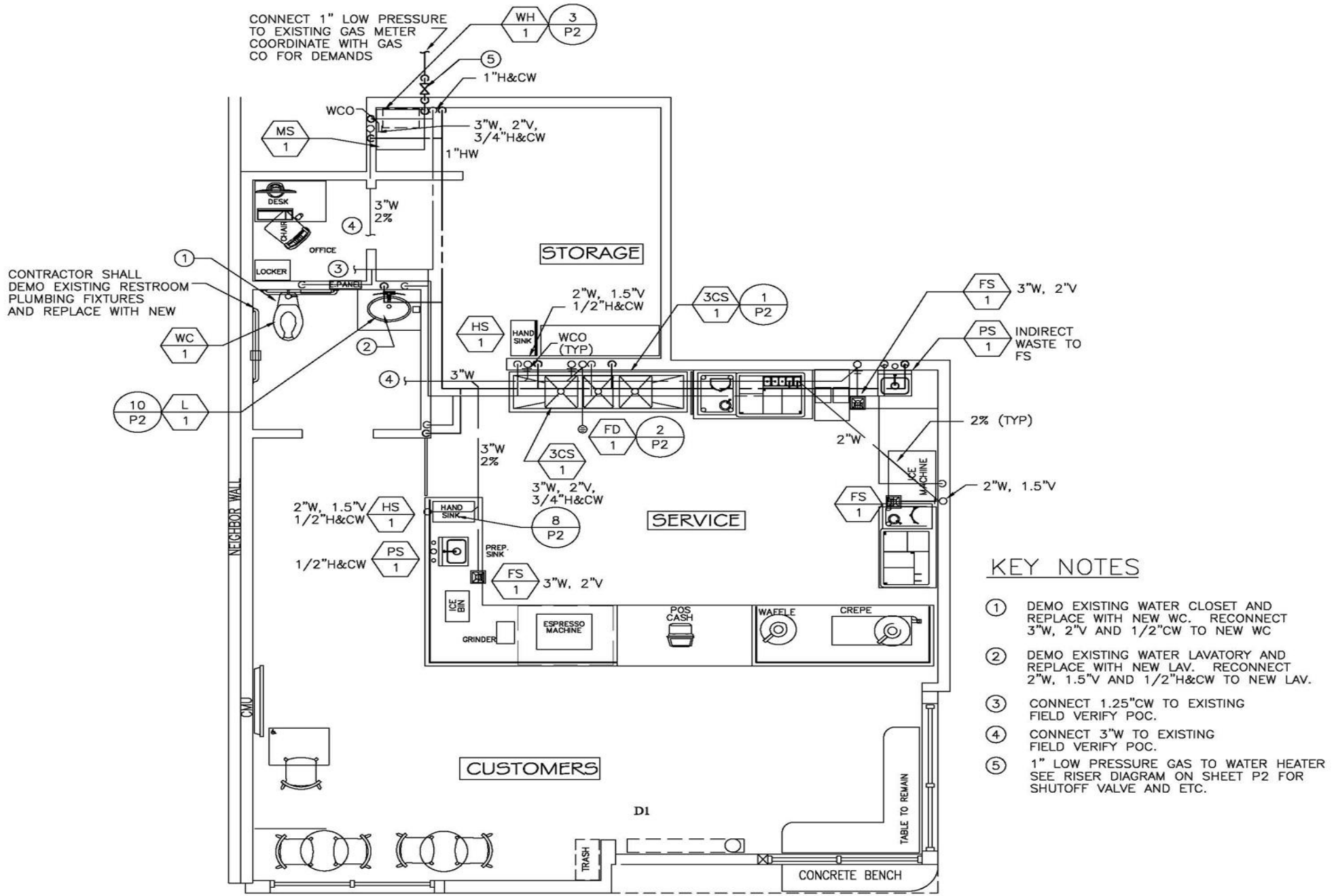
1 MILE	3 MILE	5 MILE
\$183,810	\$176,873	\$141,099



NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
5,998	38,968	86,116





KEY NOTES

- ① DEMO EXISTING WATER CLOSET AND REPLACE WITH NEW WC. RECONNECT 3"W, 2"V AND 1/2"CW TO NEW WC
- ② DEMO EXISTING WATER LAVATORY AND REPLACE WITH NEW LAV. RECONNECT 2"W, 1.5"V AND 1/2"H&CW TO NEW LAV.
- ③ CONNECT 1.25"CW TO EXISTING FIELD VERIFY POC.
- ④ CONNECT 3"W TO EXISTING FIELD VERIFY POC.
- ⑤ 1" LOW PRESSURE GAS TO WATER HEATER SEE RISER DIAGRAM ON SHEET P2 FOR SHUTOFF VALVE AND ETC.

(N) PLAN
 $\frac{1}{4}'' = 1' - 0''$

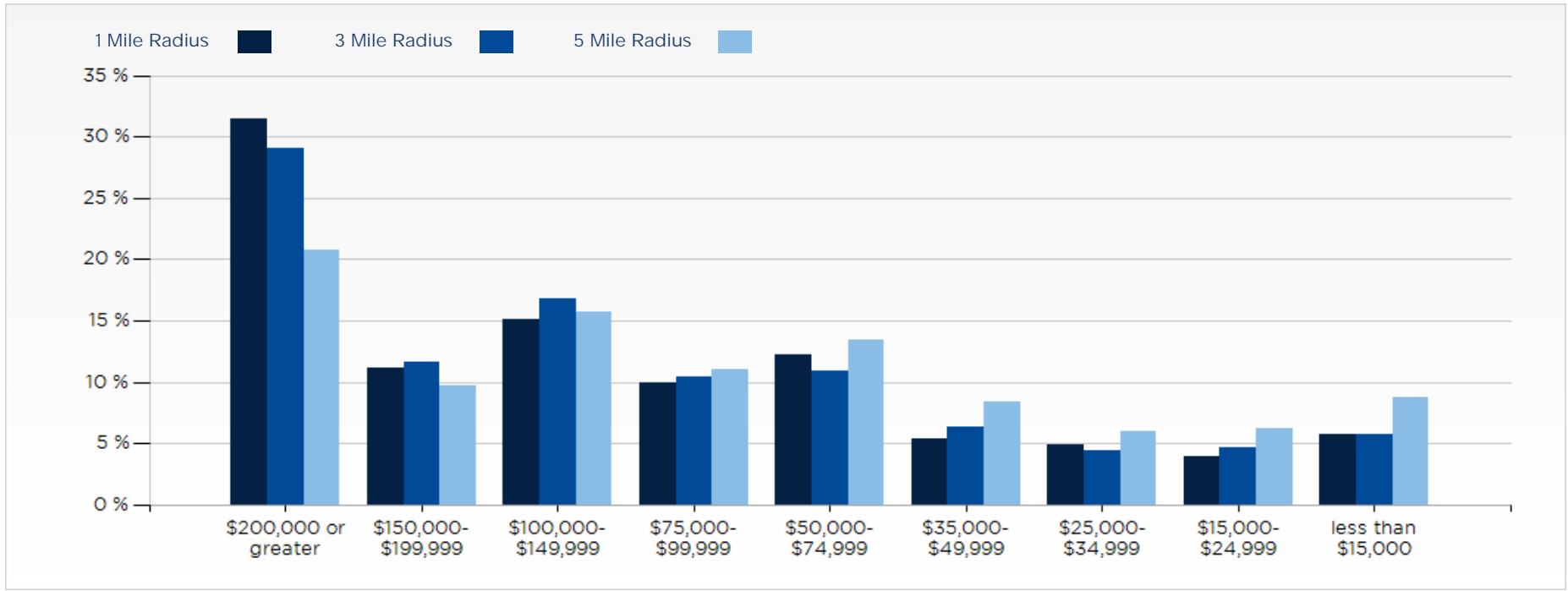
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,104	78,369	188,304
2010 Population	10,215	81,548	204,270
2017 Population	11,301	86,799	218,806
2022 Population	11,908	89,909	229,077
2017 African American	86	728	2,811
2017 American Indian	33	253	873
2017 Asian	414	5,845	29,914
2017 Hispanic	696	8,249	49,272
2017 White	10,397	74,635	153,289
2017 Other Race	119	2,133	21,099
2017 Multiracial	228	3,040	10,198
2017-2022: Population: Growth Rate	5.25 %	3.55 %	4.60 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	343	2,237	7,568
\$15,000-\$24,999	234	1,819	5,365
\$25,000-\$34,999	295	1,743	5,150
\$35,000-\$49,999	323	2,471	7,202
\$50,000-\$74,999	735	4,265	11,556
\$75,000-\$99,999	601	4,048	9,481
\$100,000-\$149,999	908	6,561	13,544
\$150,000-\$199,999	673	4,519	8,339
\$200,000 or greater	1,884	11,303	17,912
Median HH Income	\$121,308	\$117,608	\$89,933
Average HH Income	\$183,810	\$176,873	\$141,099

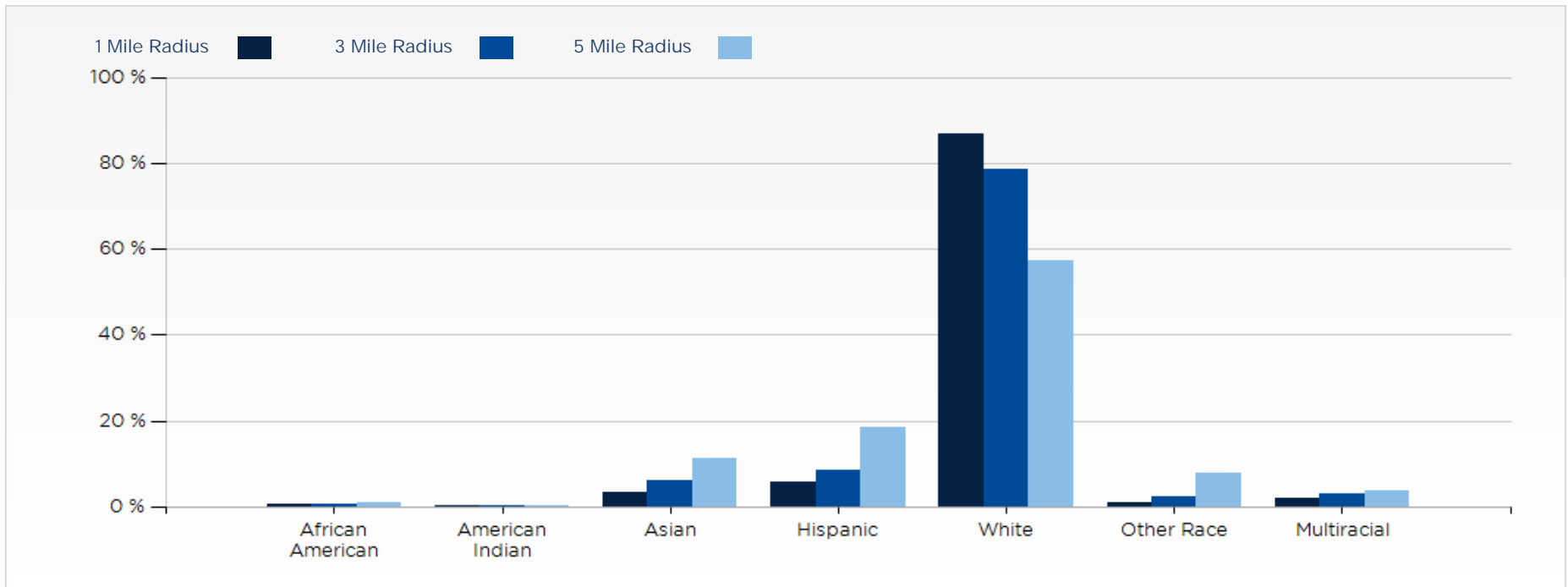
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,233	40,658	80,602
2010 Total Households	5,475	37,268	81,934
2017 Total Households	5,998	38,968	86,116
2022 Total Households	6,284	40,047	89,931
2017 Average Household Size	1.88	2.21	2.44
2000 Owner Occupied Housing	2,998	19,866	34,556
2000 Renter Occupied Housing	2,975	16,597	40,302
2017 Owner Occupied Housing	2,815	19,353	36,515
2017 Renter Occupied Housing	3,183	19,615	49,600
2017 Vacant Housing	1,560	4,636	7,310
2017 Total Housing	7,558	43,604	93,426
2022 Owner Occupied Housing	3,187	21,169	40,130
2022 Renter Occupied Housing	3,097	18,878	49,801
2022 Vacant Housing	1,499	4,561	7,147
2022 Total Housing	7,783	44,608	97,078
2017-2022: Households: Growth Rate	4.70 %	2.75 %	4.35 %



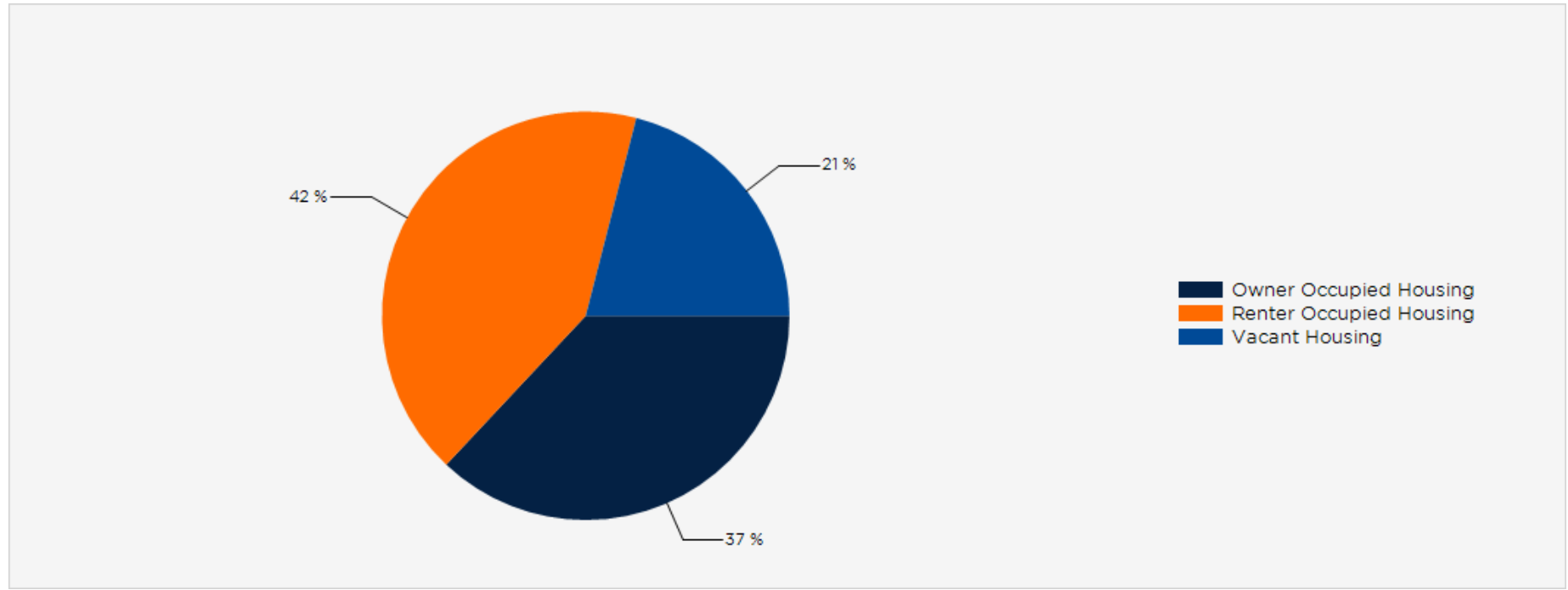
2017 Household Income



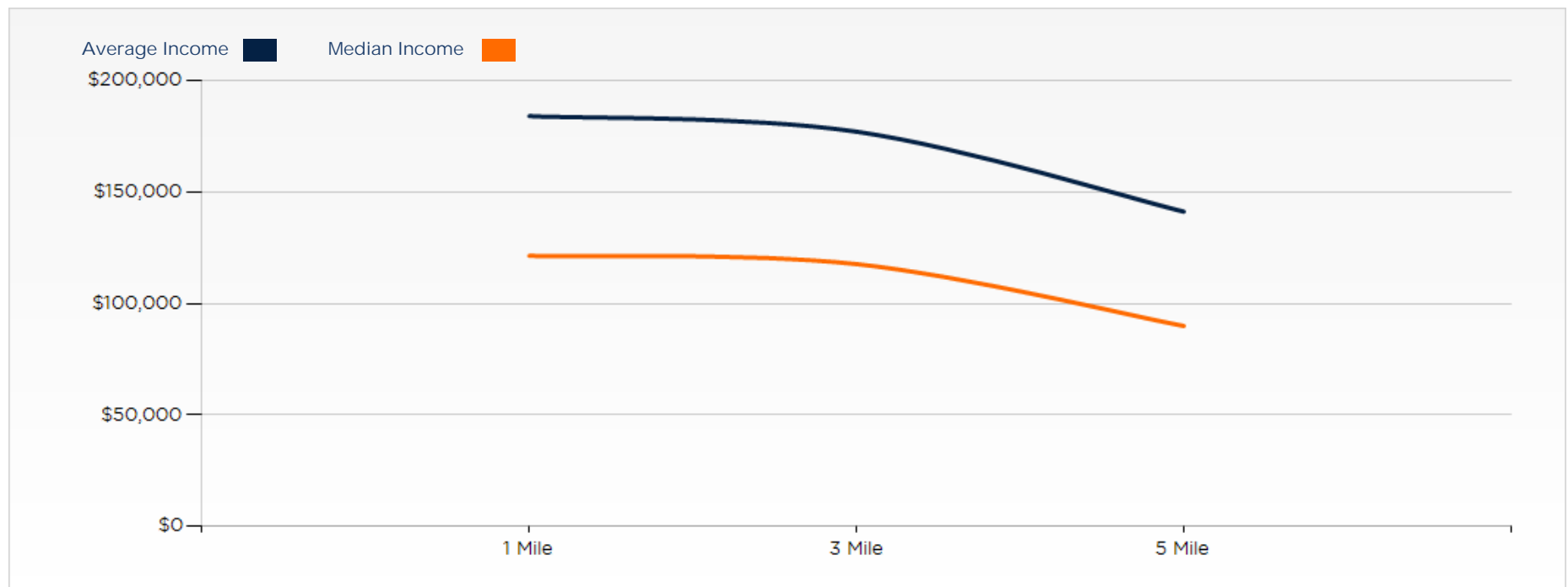
2017 Population by Race



2017 Household Occupancy - 1 Mile Radius



2017 Household Income Average and Median



1,111 SF FOR LEASE

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from First Team Commercial and it should not be made available to any other person or entity without the written consent of First Team Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to First Team Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. First Team Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, First Team Commercial has not verified, and will not verify, any of the information contained herein, nor has First Team Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Listed By



John Gessford

Lic: 01137479
(949) 930-6292
jgessford@gmail.com

FIRSTTEAM[®]
COMMERCIAL