

FOR SALE

OWNER/USER or INVESTMENT



**COLDWELL BANKER
COMMERCIAL**
BLAIR



2846 EAST COAST HIGHWAY

CORONA DEL MAR, CALIFORNIA 92625

For more information contact:

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SEE VIDEO**

COLDWELL BANKER COMMERCIAL

CBC Blair
333 West Broadway, Ste. 312
Long Beach, CA 90802
Company BRE #01330395
www.cbcblair.com



BUILDING DESCRIPTION

ADDRESS:	2846 E. Coast Highway Corona del Mar, CA 92625
SALE PRICE:	\$3,995,000
PRICE PSF:	\$1,249 PSF
BUILDING SIZE:	3,200 SF
LOT SIZE:	4,695 SF
PARKING:	3 Spaces
ZONING:	CC 0.75
APN:	459-051-10
YEAR BUILT:	1946

PROPERTY HIGHLIGHTS

- Located on the world-renowned Coast Highway in Corona del Mar
- High net worth neighborhood
- Near Corona del Mar State Beach Park, Newport Center, Balboa Island and Pelican Hills Golf Club
- High traffic counts: +/- 50,000 avg. cars per day

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DEMOGRAPHICS 1 OF 3

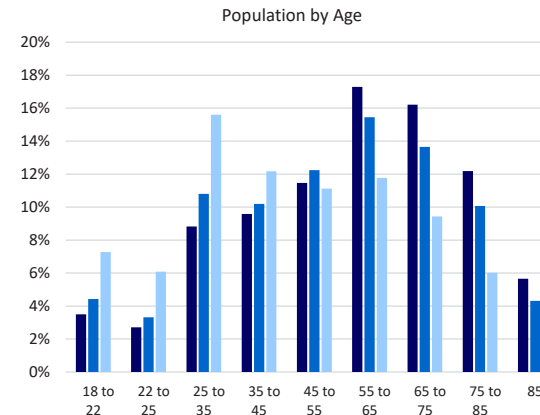
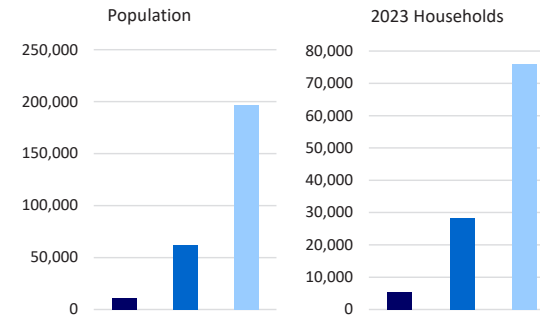
Demographics for 2846 E Coast Hwy, Corona del Mar, California 92625, United States



Consumer Profile Report

STI: PopStats, 2023 Q2

	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	11,196	---	61,799	---	196,772	---
2028 Projected Population	11,406	---	62,522	---	198,427	---
Pop Growth (%)	1.9%	---	1.2%	---	0.8%	---
2023 Households	5,472	---	28,246	---	76,031	---
2028 Projected Households	5,576	---	28,537	---	76,860	---
HH Growth (%)	1.9%	---	1.0%	---	1.1%	---
Census Year						
2000 Population	12,050	---	56,511	---	168,741	---
2010 Population	11,081	---	62,014	---	198,821	---
Pop Growth (%)	-8.0%	---	9.7%	---	17.8%	---
2000 Households	5,913	---	26,447	---	67,686	---
2010 Households	5,413	---	28,326	---	76,770	---
HH Growth (%)	-8.5%	---	7.1%	---	13.4%	---
Total Population by Age						
Average Age (2023)	51.1		47.2		40.5	
Children (2023)						
0 - 4 Years	404		2,449		9,130	
5 - 9 Years	344		2,286		7,846	
10-13 Years	308		2,256		6,948	
14-17 Years	352		2,602		11,228	
Adults (2023)						
18 to 22	391	3.5%	2,731	4.4%	14,327	7.3%
22 to 25	303	2.7%	2,051	3.3%	11,970	6.1%
25 to 35	988	8.8%	6,678	10.8%	30,705	15.6%
35 to 45	1,073	9.6%	6,304	10.2%	23,949	12.2%
45 to 55	1,284	11.5%	7,562	12.2%	21,874	11.1%
55 to 65	1,936	17.3%	9,552	15.5%	23,168	11.8%
65 to 75	1,815	16.2%	8,442	13.7%	18,567	9.4%
75 to 85	1,364	12.2%	6,222	10.1%	11,851	6.0%
85 +	633	5.7%	2,664	4.3%	5,210	2.6%



11/14/2023

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Page 1



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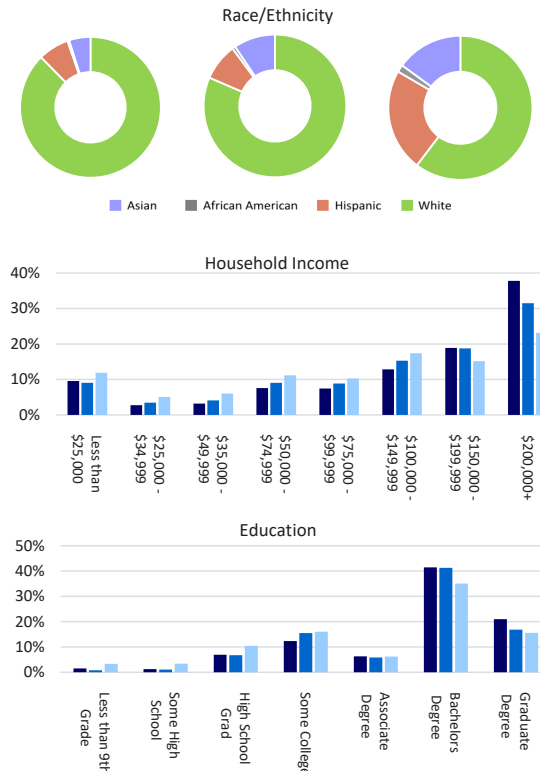
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	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	9,342	83.4%	47,720	77.2%	111,829	56.8%
Hispanic	756	6.8%	4,912	7.9%	42,802	21.8%
Black	42	0.4%	418	0.7%	3,047	1.5%
Asian	523	4.7%	5,509	8.9%	27,750	14.1%
Language at Home (2023)						
Spanish	508	4.7%	2,496	4.2%	29,385	15.7%
Asian Language	97	0.9%	2,897	4.9%	17,509	9.3%
Ancestry (2023)						
American Indian (ancestry)	14	0.1%	60	0.1%	255	0.1%
Hawaiian (ancestry)	8	0.1%	51	0.1%	245	0.1%
Household Income (2023)						
Per Capita Income	\$130,158	---	\$107,541	---	\$68,513	---
Average HH Income	\$266,292	---	\$235,287	---	\$177,316	---
Median HH Income	\$173,433	---	\$150,745	---	\$114,762	---
Less than \$25,000	523	9.6%	2,562	9.1%	9,021	11.9%
\$25,000 - \$34,999	152	2.8%	974	3.4%	3,844	5.1%
\$35,000 - \$49,999	176	3.2%	1,149	4.1%	4,571	6.0%
\$50,000 - \$74,999	412	7.5%	2,550	9.0%	8,475	11.1%
\$75,000 - \$99,999	406	7.4%	2,508	8.9%	7,786	10.2%
\$100,000 - \$149,999	703	12.8%	4,314	15.3%	13,210	17.4%
\$150,000 - \$199,999	1,032	18.9%	5,293	18.7%	11,535	15.2%
\$200,000+	2,069	37.8%	8,895	31.5%	17,589	23.1%
Education (2023)						
Less than 9th Grade	137	1.5%	352	0.7%	4,519	3.3%
Some High School	113	1.2%	519	1.1%	4,561	3.4%
High School Grad	625	6.9%	3,207	6.8%	14,116	10.4%
Some College	1,118	12.3%	7,337	15.5%	21,673	16.0%
Associate Degree	573	6.3%	2,779	5.9%	8,361	6.2%
Bachelors Degree	3,767	41.4%	19,571	41.3%	47,460	35.1%
Graduate Degree	1,908	21.0%	7,975	16.8%	21,067	15.6%



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Page 2

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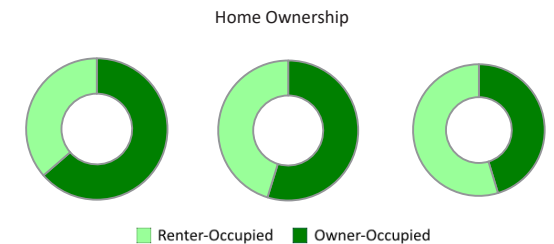
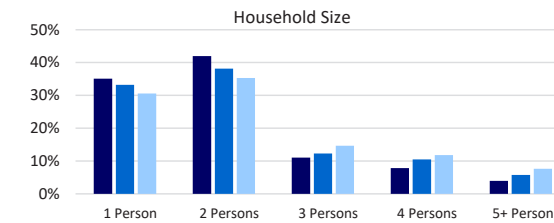
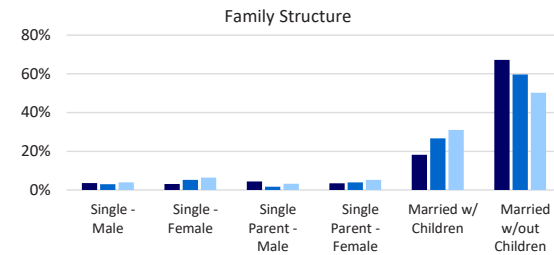
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Family Structure (2023)	3,178		16,806		41,963	
Single - Male	112	3.5%	506	3.0%	1,665	4.0%
Single - Female	100	3.1%	867	5.2%	2,658	6.3%
Single Parent - Male	141	4.4%	279	1.7%	1,337	3.2%
Single Parent - Female	111	3.5%	650	3.9%	2,210	5.3%
Married w/ Children	579	18.2%	4,483	26.7%	13,027	31.0%
Married w/out Children	2,135	67.2%	10,022	59.6%	21,065	50.2%
Household Size (2023)						
1 Person	1,921	35.1%	9,387	33.2%	23,271	30.6%
2 Persons	2,297	42.0%	10,780	38.2%	26,844	35.3%
3 Persons	606	11.1%	3,482	12.3%	11,147	14.7%
4 Persons	431	7.9%	2,970	10.5%	8,957	11.8%
5+ Persons	218	4.0%	1,628	5.8%	5,812	7.6%
Home Ownership (2023)	5,472		28,246		76,031	
Owners	3,481	63.6%	15,477	54.8%	34,452	45.3%
Renters	1,992	36.4%	12,769	45.2%	41,579	54.7%
Components of Change (2023)						
Births	84	0.8%	547	0.9%	2,073	1.1%
Deaths	188	1.7%	842	1.4%	1,707	0.9%
Migration	75	0.7%	-107	-0.2%	-1,132	-0.6%
Unemployment Rate (2023)		1.2%		2.0%		3.2%
Employment, Pop 16+ (2023)	9,974		53,519		168,167	
Armed Services	0	0.0%	3	0.0%	71	0.0%
Civilian	5,520	55.3%	32,372	60.5%	105,274	62.6%
Employed	5,454	54.7%	31,705	59.2%	101,981	60.6%
Unemployed	66	0.7%	667	1.2%	3,293	2.0%
Not in Labor Force	4,453	44.7%	21,147	39.5%	62,893	37.4%
Businesses						
Establishments	790	---	4,811	---	11,829	---
Employees (FTEs)	4,261	---	37,104	---	115,906	---



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