

201 MARINE AVENUE, NEWPORT BEACH
BALBOA ISLAND STOREFRONT
MULTI-TENANT RETAIL/OFFICE



PRESENTED BY RYAN GUNDERSON & HEATHER KIDDER

THE OFFERING



Price	\$4,395,000
NOI (2025)	\$201,033.03
Cap Rate	4.57%
Anchor Tenant	Arbor Real Estate
Lease Type	Modified Gross
Occupancy	100%
Rentable Area	2,007 SF
Land Area	0.05 Acres
Parcel Number	050-162-15
Year Built	1933
Ownership	Fee Simple

201 MARINE BALBOA ISLAND NEWPORT BEACH, CA

A BOUTIQUE, MULTI-TENANT STOREFRONT RETAIL/OFFICE

Outstanding mixed-use building in an incredible corner-lot location on Balboa Island. This historic property is one of the most recognizable buildings on Marine Avenue, dating back to the 1930s, and has been completely remodeled within the past few years. The office is turnkey and well maintained, offering three exceptional units, including a main unit with spacious vaulted ceilings, one private office, ample desk area, kitchenette, bathroom, and conference room, plus two additional units with separate entrances along Park Avenue. Current total gross rents are approximately \$22,000 per month, with agreed-upon extensions projected to potentially increase to nearly \$26,000 in gross rent per month, providing strong, stable income. The property is low maintenance with low operating costs and benefits from excellent long-term tenants, producing net income of over \$200,000 in 2025. Whether for an investor or owner-user, this is a rare opportunity to acquire a classic piece of Balboa Island architecture in a premier corner location with outstanding visibility, an abundance of commercial traffic and exposure, along with potential for future residential development.



TENANT RENT ROLL



UNIT 1

CURRENTLY \$13,790 PER MONTH



UNIT 2

CURRENTLY \$3,950 PER MONTH



UNIT 3

CURRENTLY \$4,200 PER MONTH

ADDITIONAL INFO

TENANT IN UNIT 1 HAS AGREE TO RENT UNITS
1 AND 3 BEGINNING JANUARY 21ST, 2027
AT THE FOLLOWING RENT ROLL:

1/1/27 – 12/31/27
\$18,626 PER MONTH

1/1/29 – 12/31/29
\$20,555 PER MONTH

1/1/28 – 12/31/28
\$19,557 PER MONTH

1/1/30 – 12/31/230
\$21,583 PER MONTH

PRICING SUMMARY



\$4,395,000 :: \$2,197 PSF
4.57% CAP RATE

2025 RENTAL INFO

GROSS RENTAL REVENUE	\$262,880
2025 EXPENSES	(\$61,846.97)
NET OPERATING INCOME	\$201,033.03



CONTACT US FOR MORE INFO

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