

the
JETTY

NEWPORT BEACH, CA

FOR SALE > ±1,091-6,312 SF OFFICE CONDOMINIUMS
RARE NEWPORT BEACH OPPORTUNITY
20321-20361 Irvine Avenue, Newport Beach, CA



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Fashion Island
Balboa Peninsula

Pacific Ocean

the Jetty

MACARTHUR BLVD

Newport Beach

JAMBOREE ROAD

Upper Newport Bay

CORONA DEL MAR (73 TOLL ROAD) / BRISTOL ST

BIRCH STREET

IRVINE AVENUE

Golf Course

BRISTOL STREET

John Wayne Airport





PROJECT HIGHLIGHTS

- › Rare opportunity to own a high profile office condominium in the heart of Newport Beach, one of the most sought after office markets in the entire country.
- › Creative office condos ranging from ±1,091-6,312 square feet.
- › Recent full exterior renovation.
- › Owner/user market demand is stronger than ever. With limited product availability, the Jetty gives a user the opportunity to purchase a desired size range in Newport Beach.

EXCEPTIONAL NEWPORT BEACH LOCATION

- › Incredible office amenities within 2 miles: 30 shopping centers, 74 restaurants, 49 banks, 23 hotels, 24 health clubs, and John Wayne Airport.
- › Located on the Newport Beach Golf Course as well as one of Newport Beach's major thoroughfares, Irvine Avenue, with a traffic count of 28,000 cars per day.
- › Close proximity to the 73, 55 and 405 Freeways.
- › Adjacent to John Wayne Airport which is undergoing a \$543 million renovation. The newly completed Terminal C will increase the airports annual passenger capacity to 10.8 million and will allow the airport to offer international flights.
- › Exceptionally affluent demographics provide access to executives and employees.



Newport Beach

Framed by the Saddleback Mountains, scenic Newport Beach is located 50 miles south of Los Angeles, and 85 miles north of San Diego in Orange County. With nearly 22 square miles of ocean and bay, including several islands, the city offers the greatest variety and number of restaurants with water view dining in all of Orange County.

Tourism is an integral part of commerce in Newport Beach where the city welcomes more than 7 million tourists annually. In addition to sandy beaches, world-class shopping and dining, and inviting year-round weather make Newport Beach an ideal destination for leisure travelers with more than 2,500 hotel rooms in the immediate area, and numerous vacation rentals. Many visitors enjoy Newport Beach by boat with over 2,119 commercial slips and side ties, 1,221 moorings, and 9,000 boats in Newport Harbor. Newport Beach gains an average summer population of more than 100,000 people per year in addition to its permanent population of approximately 84,500 people.

Newport Beach features several bustling areas of business. Each area—or “village”—has its own distinct ambiance and character. From a day of shopping along Pacific Coast Highway to a night of fine dining on the Harbor, each village is as unique as its businesses. With over 14,000 businesses actively licensed in the city, the diversity of our city’s retail, restaurant and hotel offerings is sure to satisfy even the most distinguished tastes. Home to a world-famous recreational area surrounded by one of the busiest small boat harbors in the world, Newport Beach has grown tremendously over the years. The city boasts some of the nation’s leading businesses in financial services, communications, research, electronics, science, medicine and development.

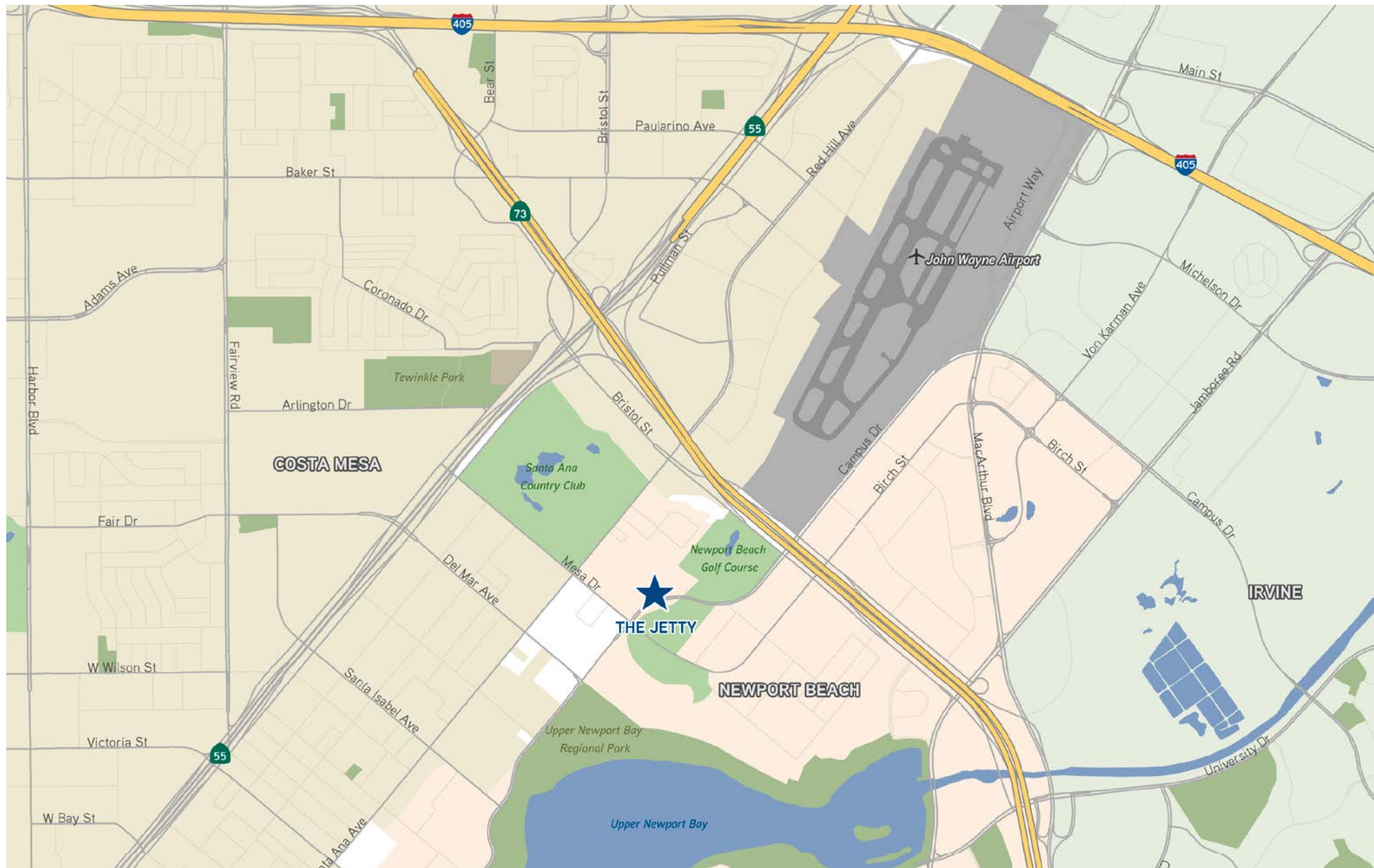


Established as an airfield in 1929, John Wayne Airport has grown into a state-of-the-art aviation facility. John Wayne Airport offers Orange County residents, tourists, and business travelers 11 commercial carriers, three commuter airlines, and 23 non-stop destinations. Serving 9.6 million passengers annually, John Wayne Airport is centrally located in Orange County with convenient access to hotels, conference centers and tourist destinations. Other airports located in close proximity to Newport Beach are: Long Beach, LAX and Ontario.

Freeways

Three interstate highways intersect Newport Beach: the 73 runs North-South, the 55 runs East-West, and the 1 (Pacific Coast Highway) runs North-South along the coast. These interstates are easily accessible to residents and visitors, and they conveniently connect with freeways to neighboring Los Angeles and San Diego Counties.

LOCAL MAP





PROPERTY DETAILS

Property Name:	the Jetty
Address:	20321-20361 Irvine Avenue
City:	Newport Beach
State:	California
Zip:	92660
County:	Orange
APN:	439-251-36
Project Size:	51,702 SF
Stories:	One (1) and Two (2)
Buildings:	Five (5)
Year Built:	1987 / Renovated in 2014
Foundation:	Concrete slab on compacted fill.
Exterior Walls:	Concrete & Stone with wood finish. Windows are set in anodized aluminum frames.
Roof Cover:	New roof system. (20 year warranty)
Floor Coverings:	Office area floor coverings will consist of commercial grade short loop carpeting and polished concrete.
Interior Walls:	The interior office walls consist of a metal framework with textured and painted sheetrock wall coverings.
Ceilings:	The interior office ceiling is comprised of suspended acoustical tile and open ceilings.
Lighting:	Area lighting is provided by suspended fluorescent tubes.
HVAC:	Individually controlled package units.
Restrooms:	Each unit has its own private restrooms.



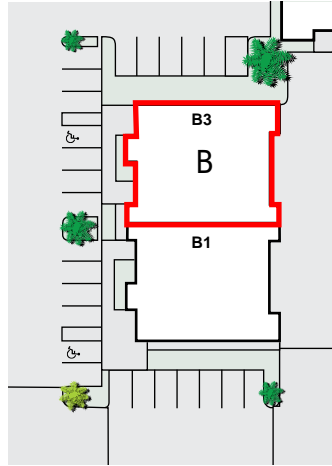
SITE MAP



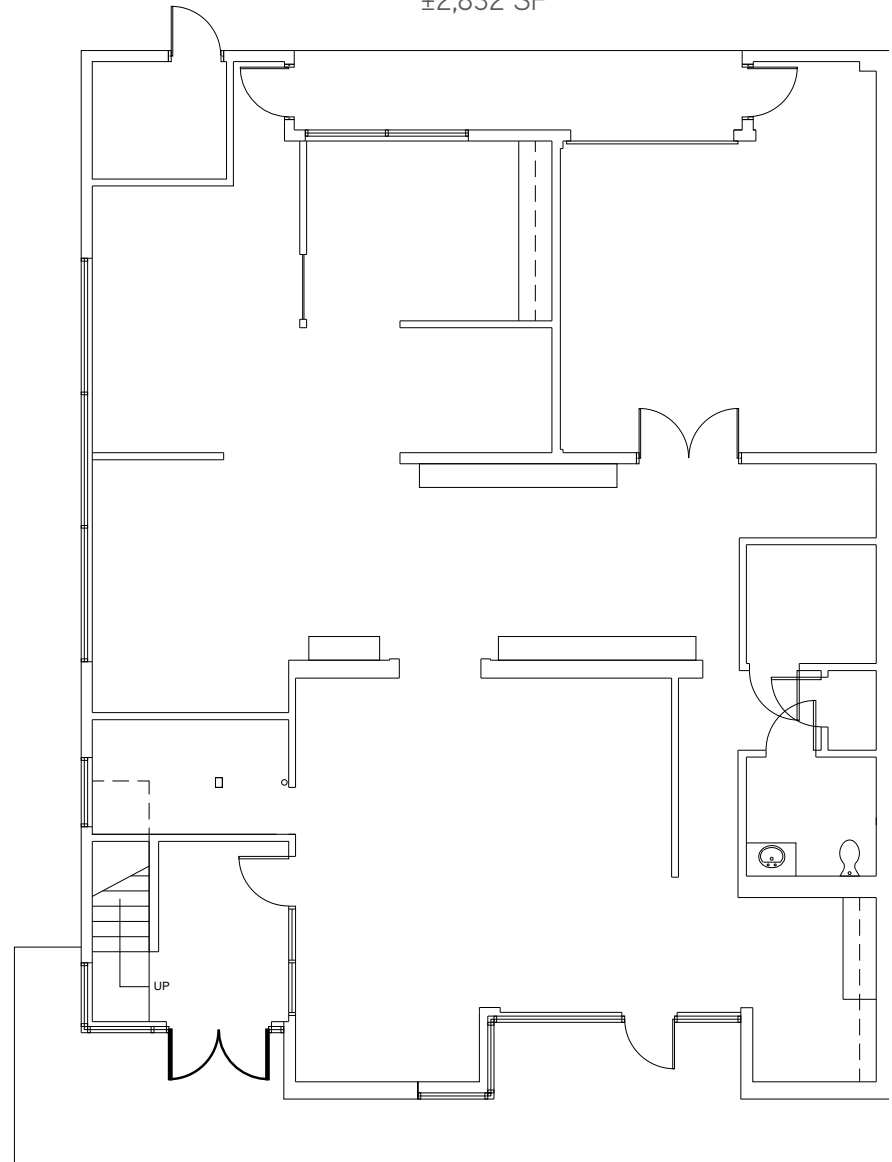
AVAILABILITY

Address	Building	SF	Price/SF	Type	Comments
20361	B1	5,978	Escrow	Two-Story, Corner Unit	Escrow, Creative Office
20361	B3	6,312	\$495	Two-Story, Corner Unit	Available, Creative Office
20351	C1	2,226	\$525	Single-Story, Corner/Interior Unit	Available, Creative Office
20351	C3	1,590	\$500	Single-Story, Interior Unit	Available, Creative Office
20351	C1-C3	3,816	TBD	Single-Story, Corner/Interior Unit	Available, Creative Office
20351	C4	1,609	N/A	Single-Story, Interior Unit	Leased
20351	C5	2,686	Escrow	Single-Story, Interior Unit	Escrow
20351	C6	1,571	\$515	Single-Story, Corner Unit	Available, Creative Office
20341	D1	2,469	Escrow	Single-Story, Corner Unit	Escrow, Traditional Office
20341	D2	2,478	Escrow	Single-Story, Interior Unit	Traditional Office
20341	D3	2,653	\$460	Single-Story, Corner Unit	Shell
20331	E1	1,367	\$500	Single-Story, Corner Unit	Available, Leased Investment
20331	E2	1,465	Sold	Single-Story, Interior Unit	Sold
20331	E3	4,510	Sold	Single-Story, Interior Unit	Sold, Creative Office
20331	E6	6,160	\$500	Two-Story, Interior Unit	Available, Traditional Office
20321	F1	5,493	\$430	Two-Story, Corner Unit	Available, Leased Investment
20321	F3	3,135	N/A	Two-Story, Corner Unit	Leased

BUILDING B



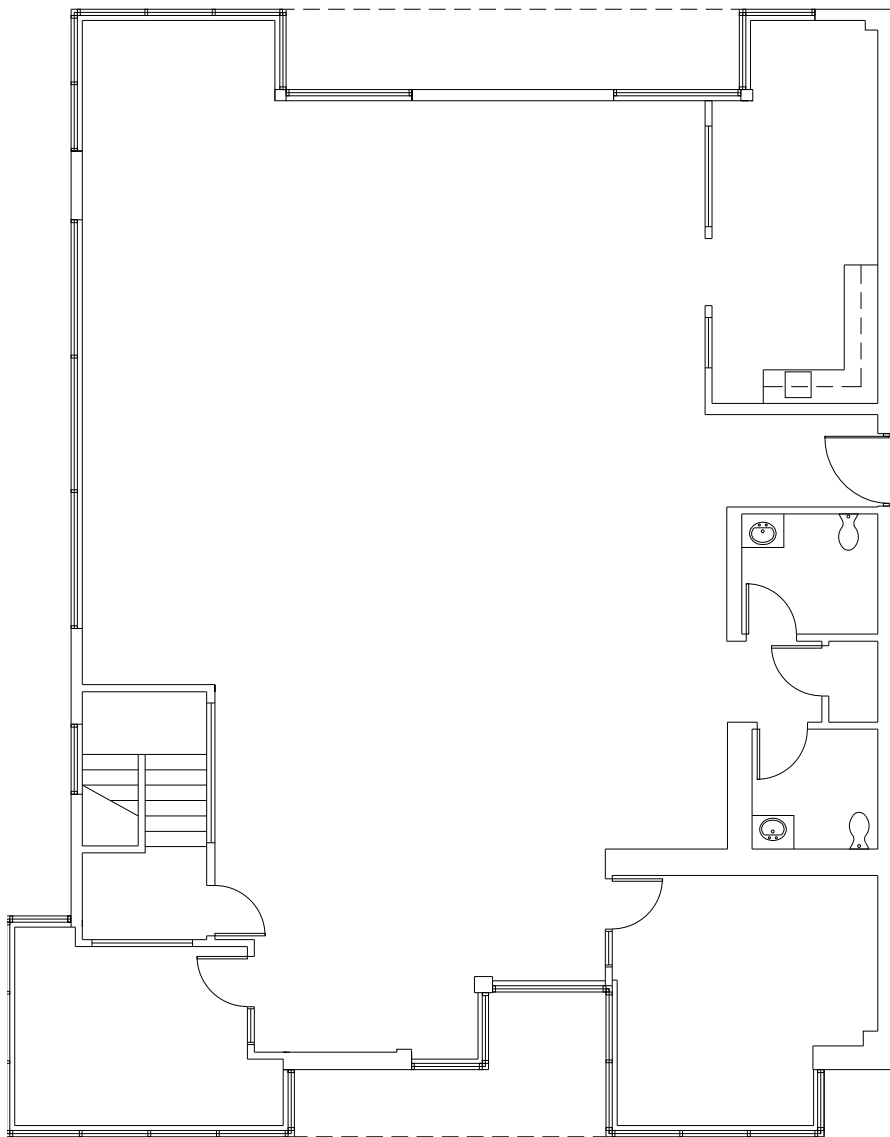
B3 First Floor
±2,832 SF



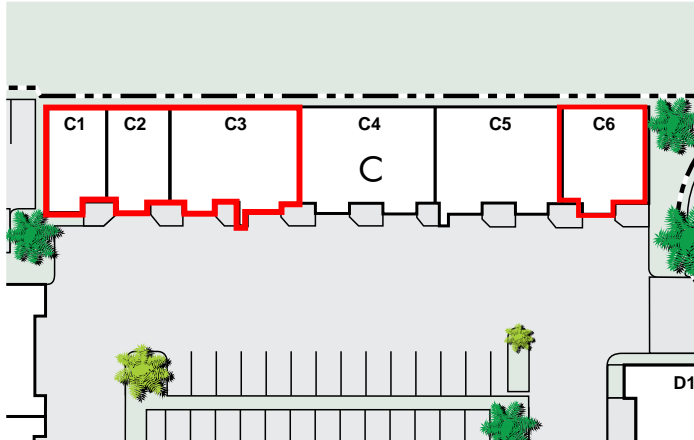
FEATURES

- > Address: 20361 Irvine Avenue, Newport Beach, CA
- > ±6,312 SF two-story condo unit
- > Private offices, break area
- > \$3,124,440.00 / \$495 PSF
- > Surface parking
- > Direct unit access
- > Exterior signage
- > New roof (20 year warranty)

B3 Second Floor
±3,480 SF



BUILDING C

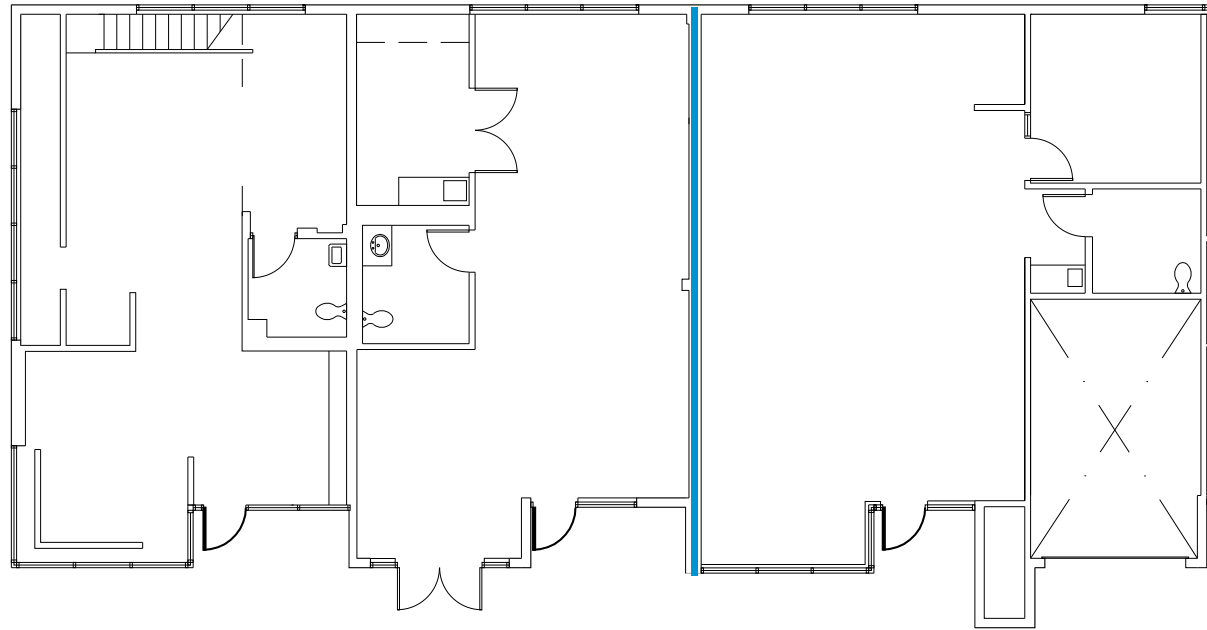


FEATURES:

- > Address: 20351 Irvine Avenue, Newport Beach, CA
- > C1: ±2,226 SF at \$1,168,650.00 / \$525 PSF
- > C3: ±1,590 SF at \$795,000.00 / \$500 PSF
- > C1-C3: ±3,816 SF / price TBD
- > C6: ±1,571 SF at \$782,800.00 / \$515 PSF
- > Private offices, break areas
- > Surface parking
- > Exterior signage
- > New roof (20 year warranty)

C1
±2,226 SF

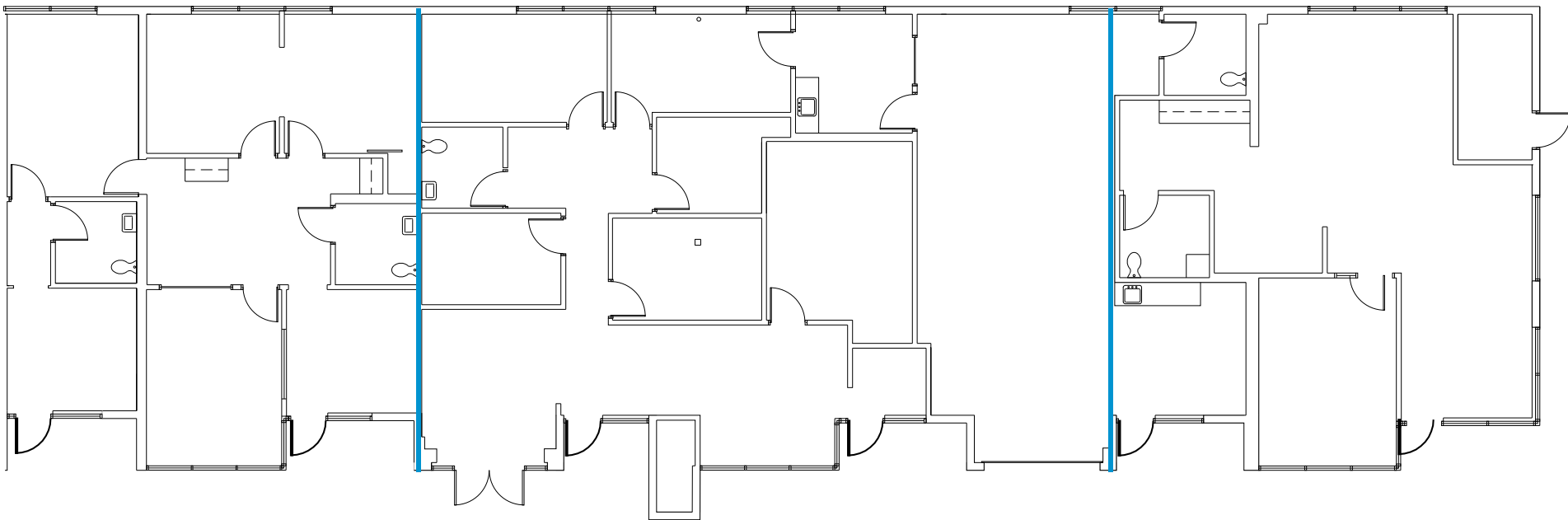
C3
±1,590 SF



C4
±1,609 SF

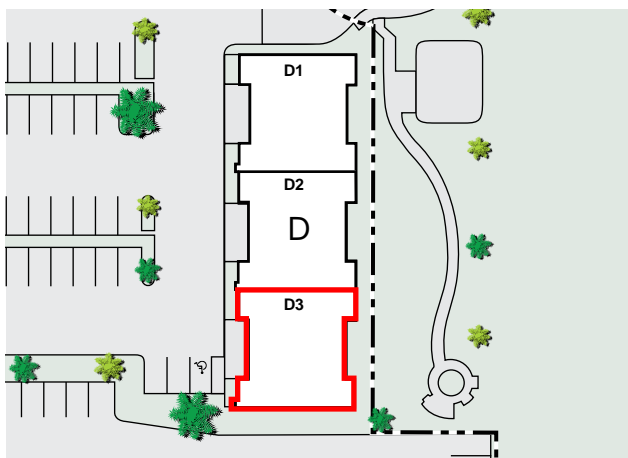
C5
±2,686 SF

C6
±1,571 SF





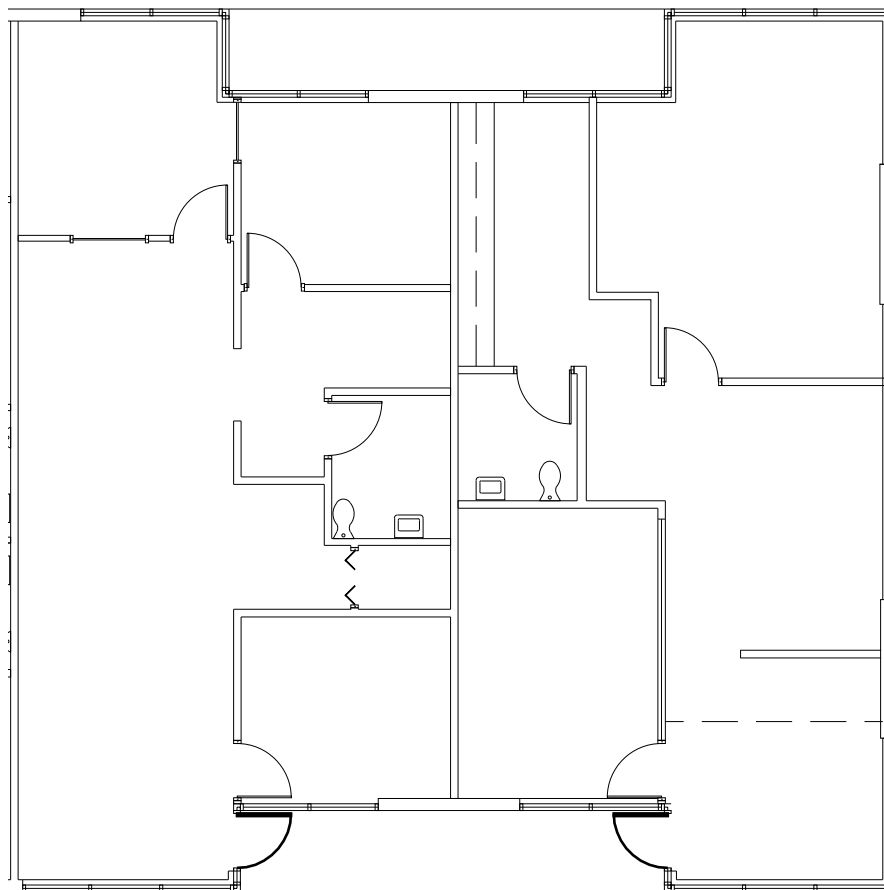
BUILDING D



FEATURES

- > Address: 20341 Irvine Avenue
Newport Beach, CA
- > D3: ±2,653 SF at \$3,192,000.00 / \$460 PSF
- > Surface parking
- > Direct unit access
- > Exterior signage
- > New roof (20 year warranty)

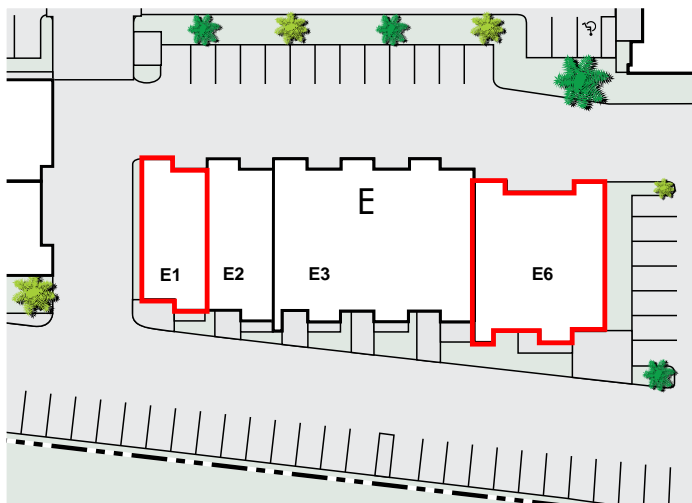
D3
±2,653 SF



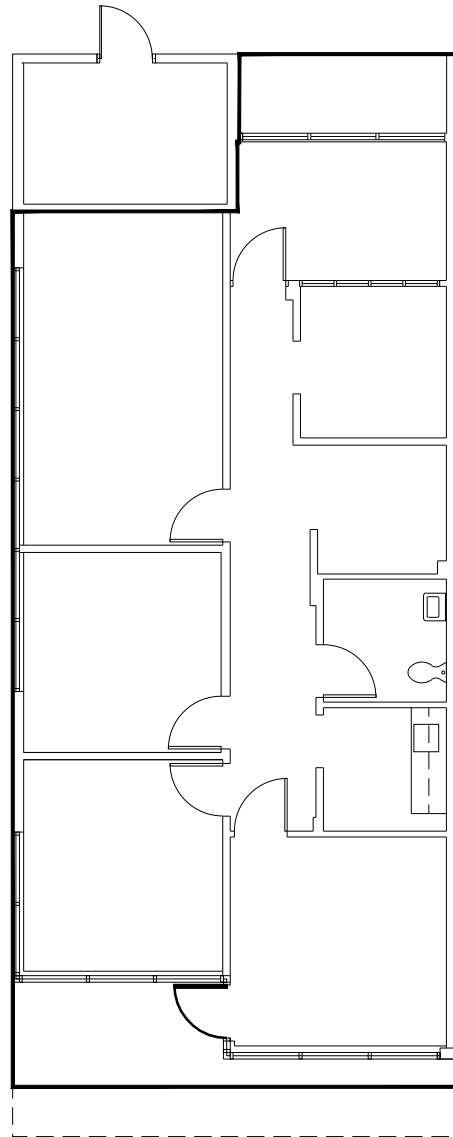
BUILDING E

PROPERTY FEATURES:

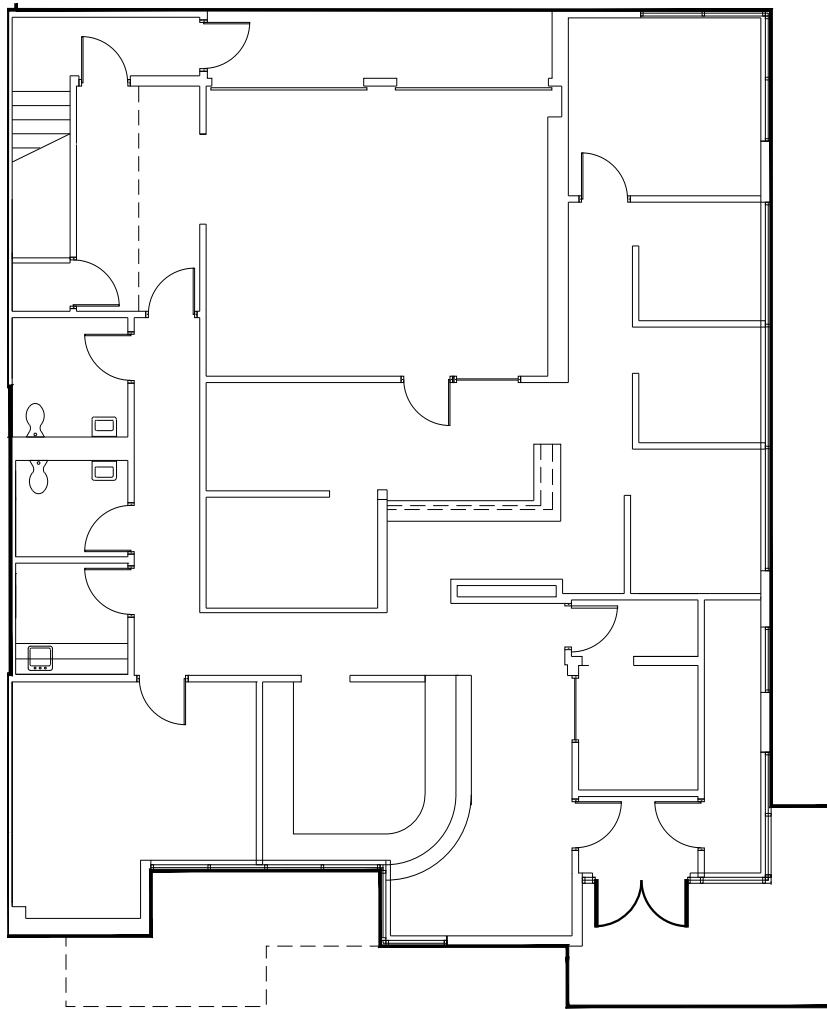
- > Address: 20331 Irvine Avenue
Newport Beach, CA
- > Private offices, break areas
- > E1: ±1,367 SF at \$683,500.00 / \$500 PSF
- > E6: ±6,160 SF at \$3,080,000.00 / \$500 PSF
- > Surface parking
- > Direct unit access
- > Exterior signage
- > New roof (20 year warranty)



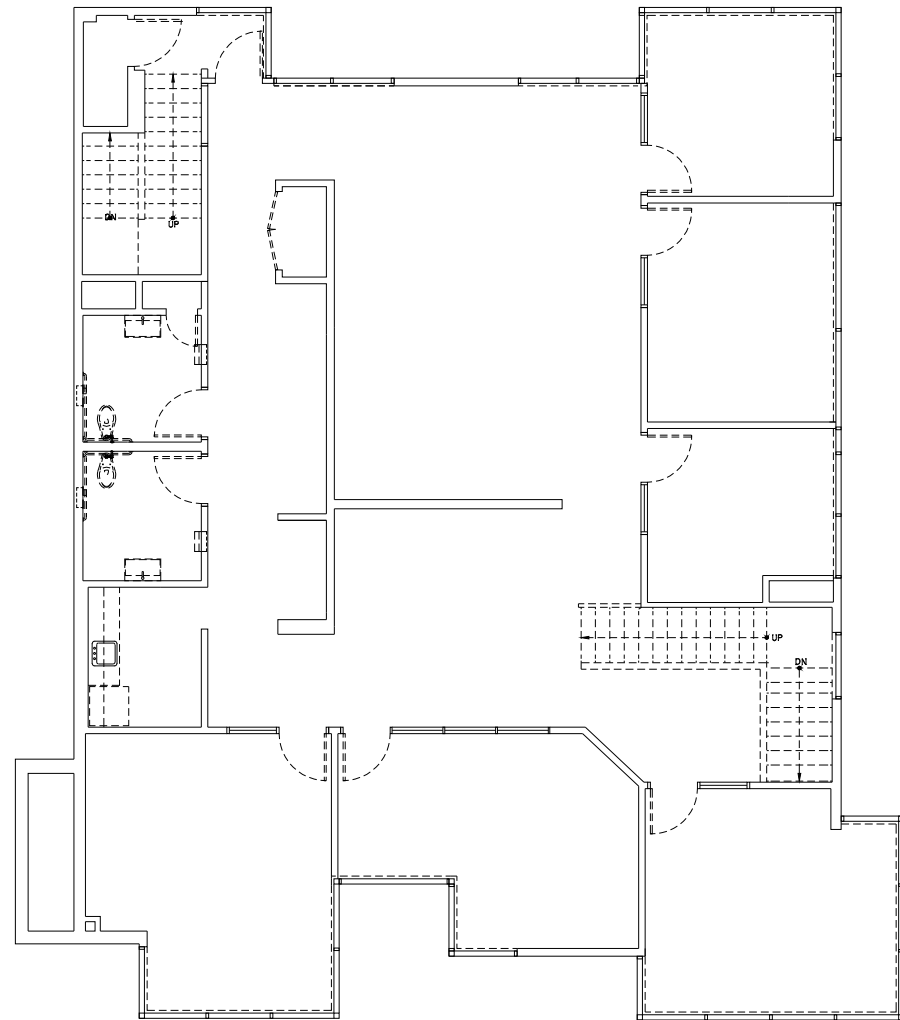
E1
±1,367 SF



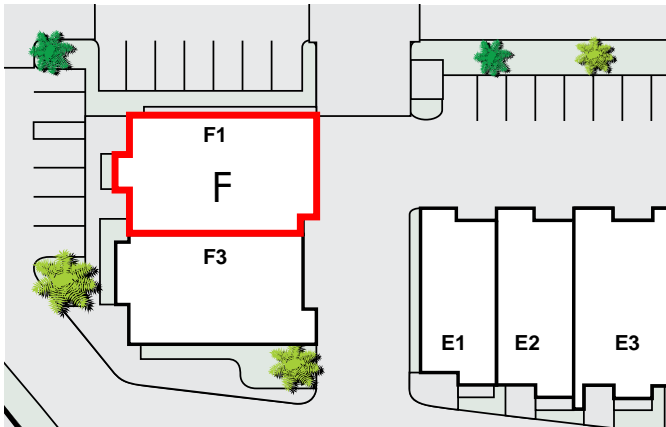
E6 First Floor
±2,732 SF



E6 Second Floor
±3,428 SF



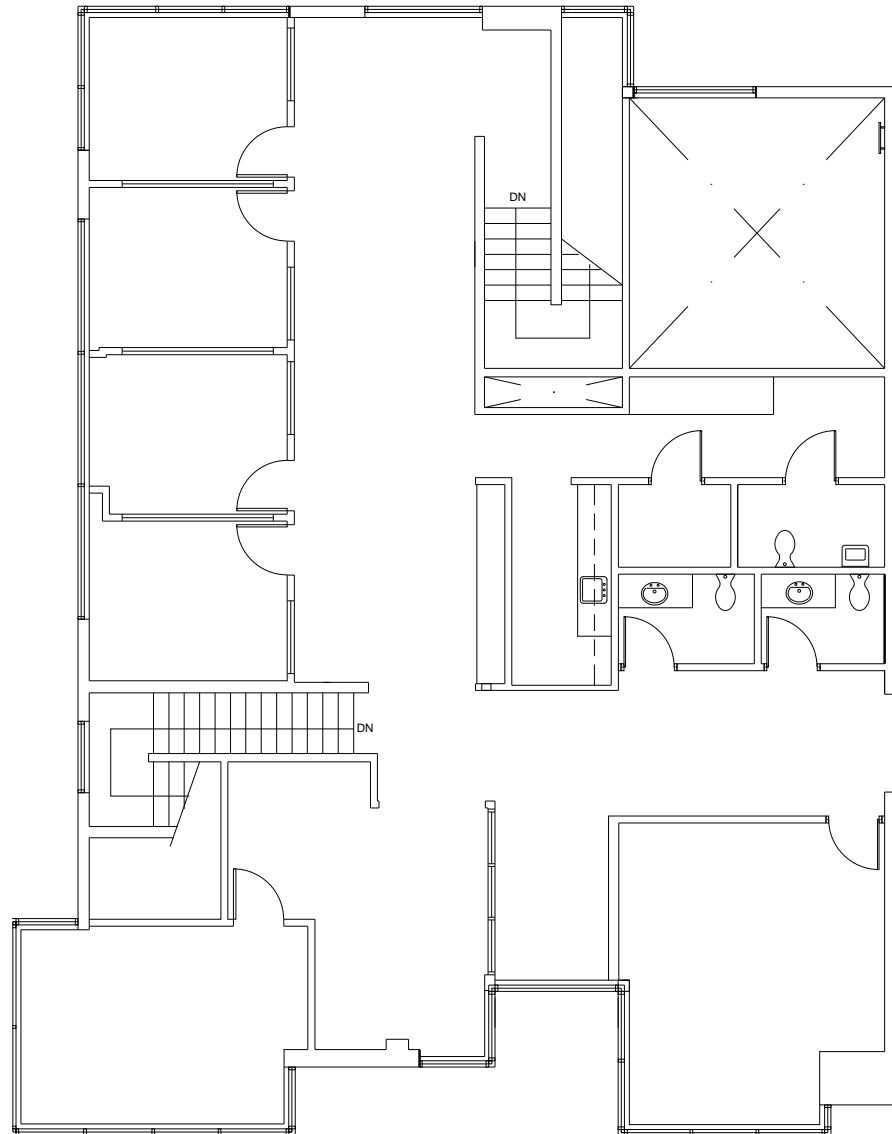
BUILDING F



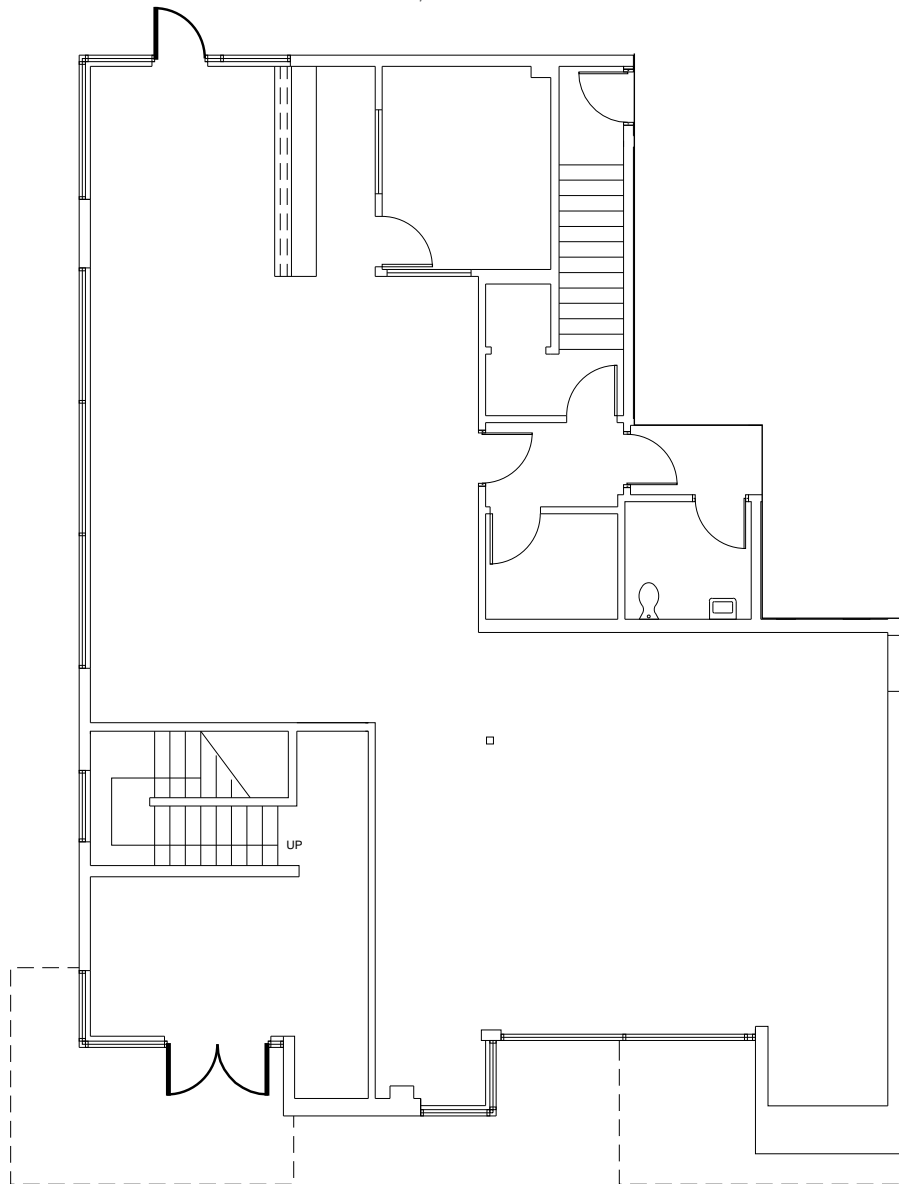
FEATURES

- > Address: 20321 Irvine Avenue, Newport Beach, CA
- > ±5,493 SF tow-story condo unit
- > \$2,361,990.00 / \$430 PSF
- > Private offices, break area
- > Surface parking
- > Direct unit access
- > Exterior signage
- > New roof (20 year warranty)
- > Leased Investment

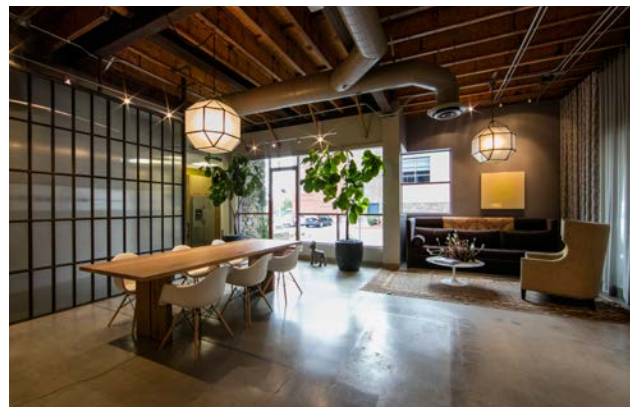
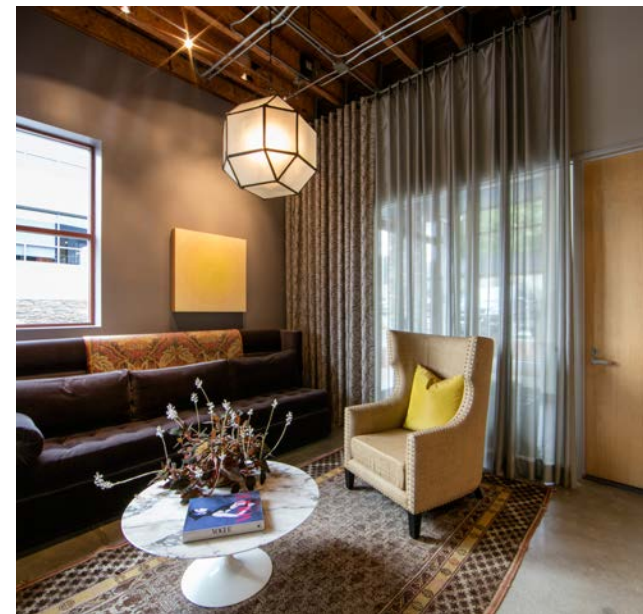
F1 First Floor
±3,428 SF



F1 Second Floor
±2,065 SF

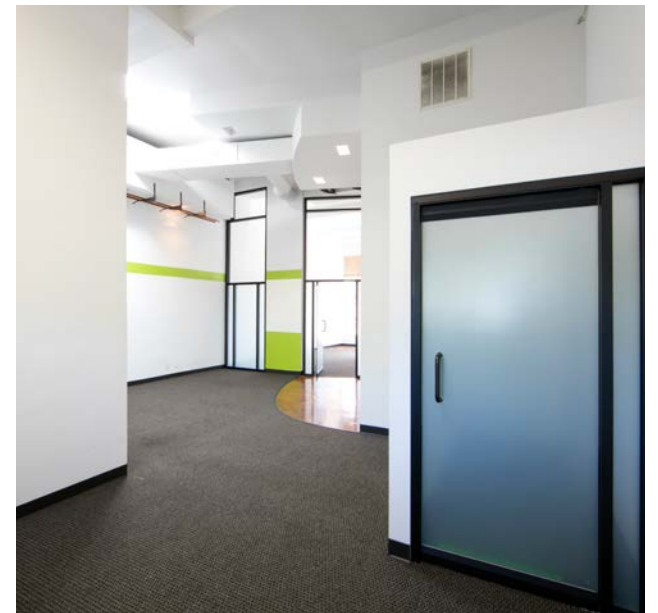






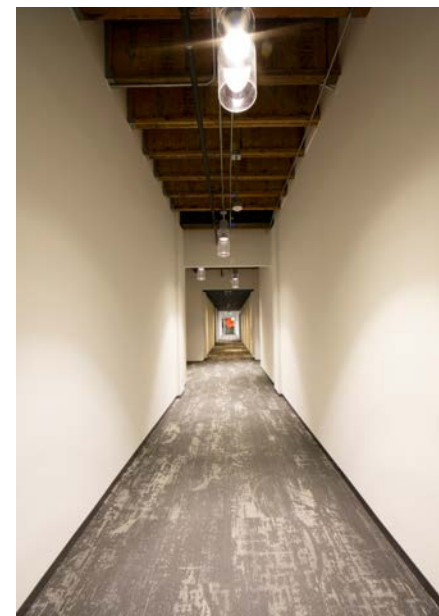


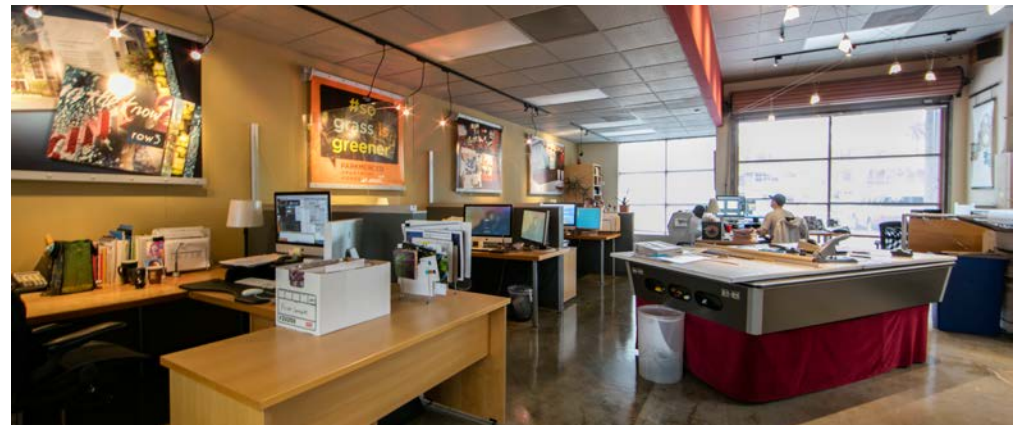
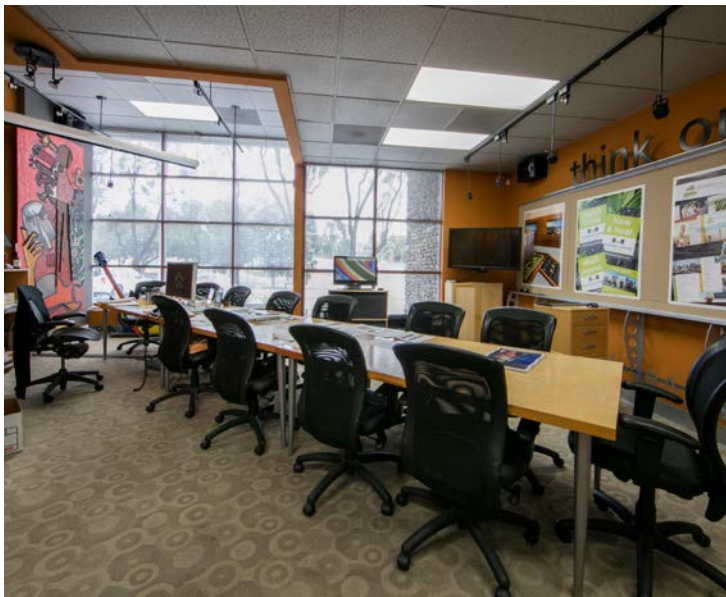




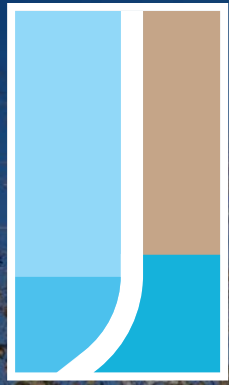












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