

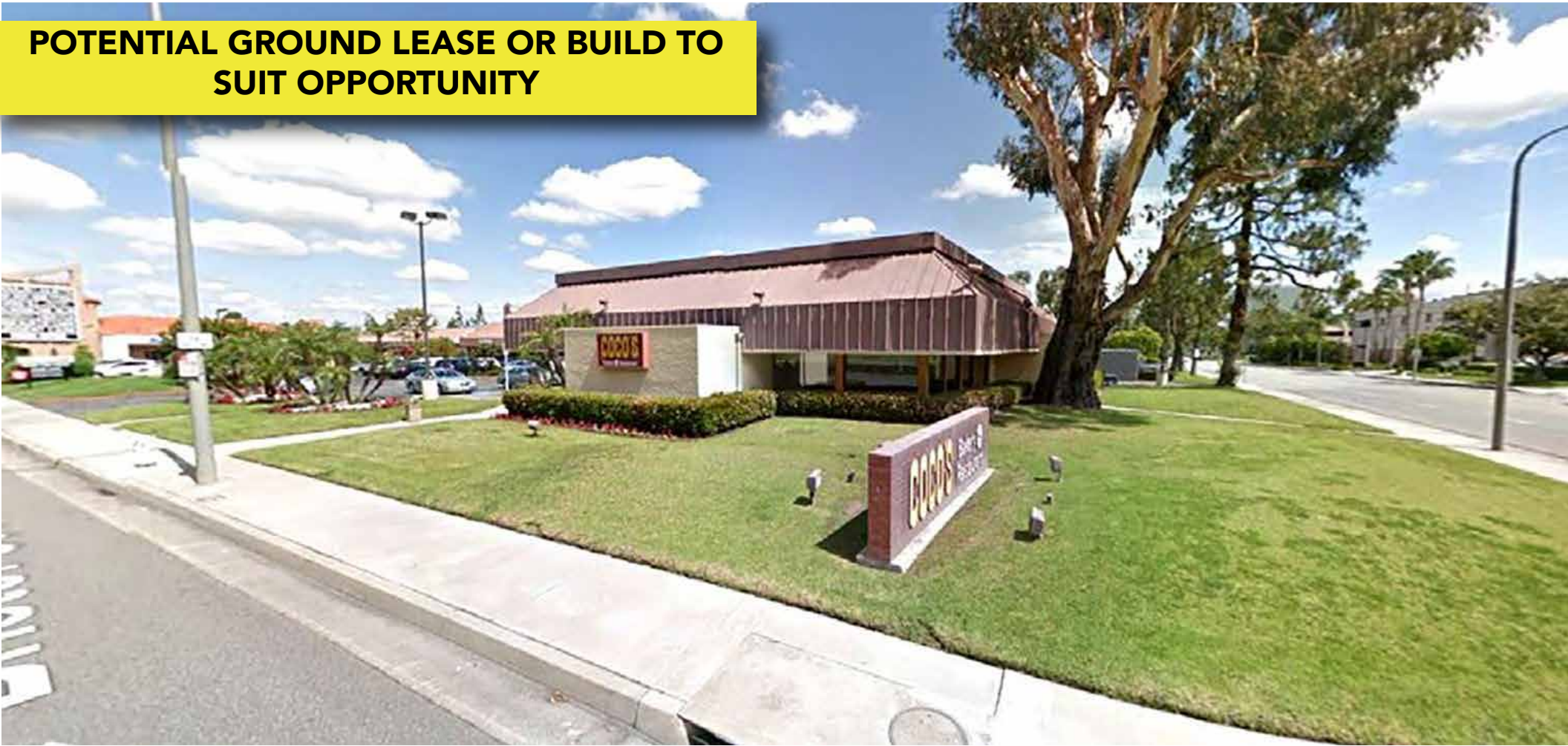
# Bristol Street

Former Coco's Restaurant

900 Bristol Street North  
NWC Bristol St. N. & Dove St.

Newport Beach, California

**POTENTIAL GROUND LEASE OR BUILD TO  
SUIT OPPORTUNITY**



- Visible from 73 Freeway
- Strong Daytime Population
- Nearby Retailers Include Starbucks, Pizza Hut, and Subway
- Parcel Size: 1 AC; Building Size: 5,038 SF

For more information:

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# PROPERTY HIGHLIGHTS

## Features

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## Traffic Counts

Bristol Street N. (Westbound)	7,713 ADT
Jamboree Road	50,447 ADT
73 Freeway (Westbound)	87,596 ADT

Source: DemographicsNow 2010

## Demographics

	1 mile	3 mile	5 mile
Estimated Population (2019)	4,170	156,153	429,916
Estimated Median Household Income (2019)	\$106,723	\$94,367	\$101,076

Source: Applied Geographic Solutions 2019



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