THE *Newporter*

EST.1962

An iconic hotel reimagined

HYATT REGENCY HOTEL

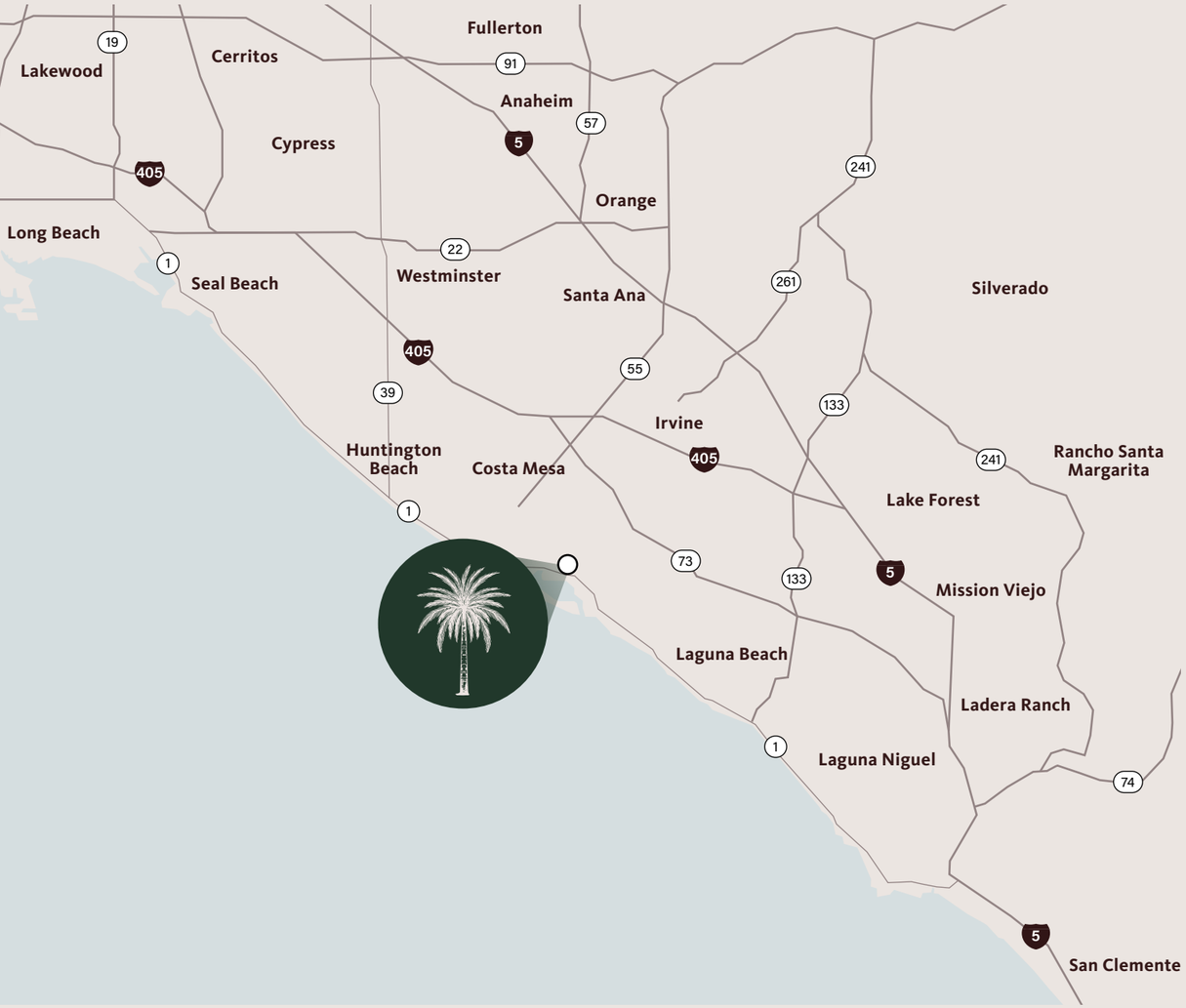
NEWPORT BEACH, CALIFORNIA

beta.





A Storied Newport Beach Landmark







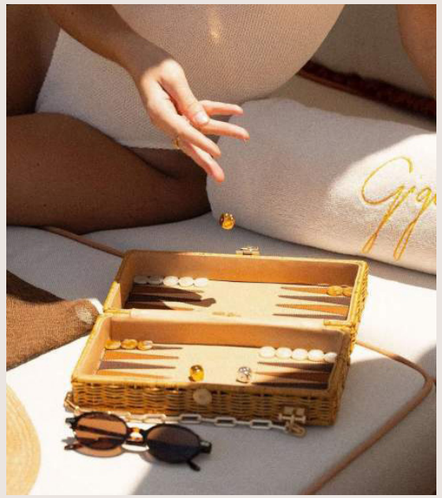
AN ICONIC HOTEL REIMAGINED

Originally opened in 1962 as Del Webb's Newporter Inn, The Newporter has long been a defining hospitality destination in Newport Beach. Today, the Hyatt Regency Newport Beach spans 26 landscaped acres along Upper Newport Bay and features 402 guestrooms, suites and villas, three pools and an executive golf course.

Just a short walk from Newport Dunes, the resort is being thoughtfully reimagined to honor its mid-century legacy while introducing a refreshed coastal experience for a new generation.

Story



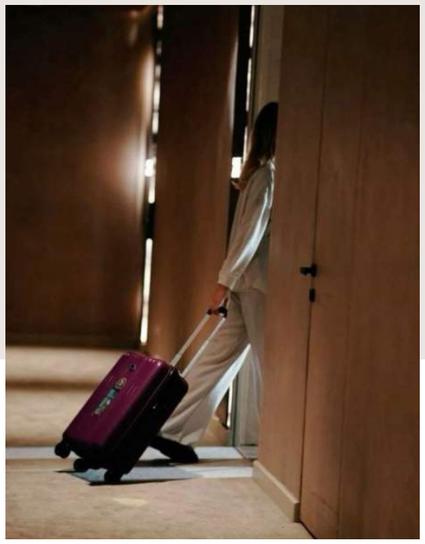




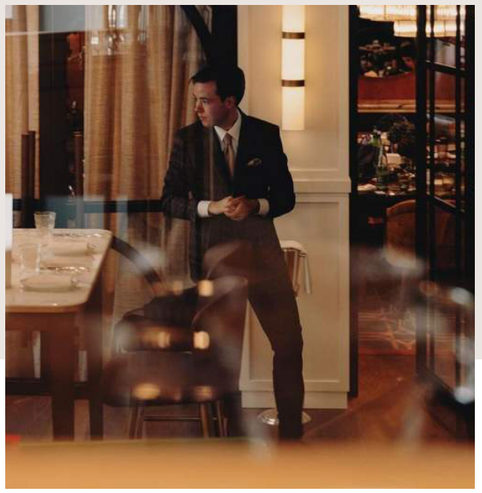












In the golden light of a California evening, Newport Beach Harbor unfolds like a scene from a silver-screen classic. A sleek convertible glides up to The Newporter, a coastal hideaway with the poise of an A-lister at a red carpet premiere. Its light mauve stucco exterior gleams in the twilight, framed by striped green awnings and perfectly trimmed palms that sway like extras in a perfectly timed scene.

Mood







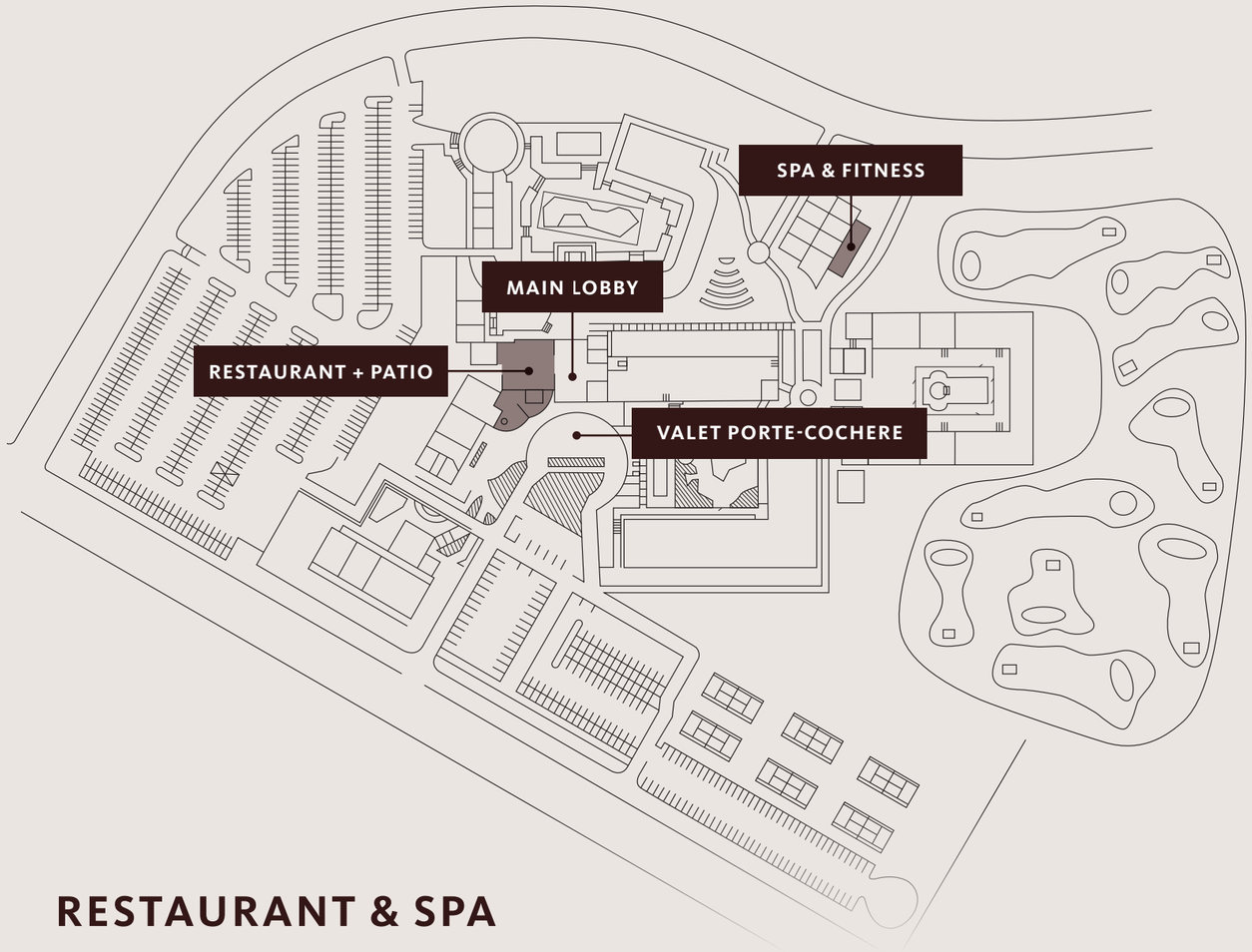





Inside, the lobby exudes timeless sophistication. Varnished wood, sculptural lighting, and hints of Art Deco elegance. guiding the couple checking in toward a restaurant tucked just beyond a partition wall inspired by the original pattern used in the hotel. They enter a world of rich leather banquettes, mahogany paneling, and brass accents that glint like gold under the chandelier light. The ambiance whispers of private club allure as a vintage film set.

The Opportunity





RESTAURANT & SPA

A unique opportunity to become part of **The Newporter's reimagined hospitality experience**, with dedicated restaurant and wellness offerings designed to complement the hotel's distinctive coastal setting.

The opportunities include a **±4,500 SF restaurant with outdoor patio (flexible from ±3,000–6,000 SF, plus patio) and a separate ±1,200–3,759 SF spa and fitness space**, creating two highly curated concepts within the revitalized property.

RESTAURANT + PATIO CONCEPTUAL IMAGES





Conceptual layout shown for illustrative purposes; final configuration subject to tenant requirements.

Restaurant + Patio

±3,000-6,000 SF RESTAURANT SPACE

~100 interior seats + expansive outdoor patio

A thoughtfully designed restaurant opportunity featuring indoor and outdoor dining, an existing kitchen and bar framework, and an expansive landscaped patio. The layout supports a seamless hospitality experience while providing flexibility for a distinctive, full-service restaurant concept.

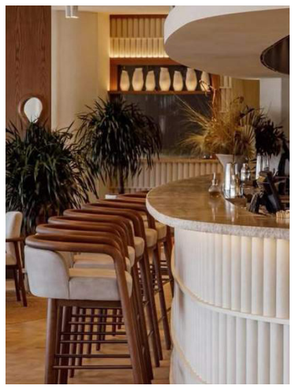














Restaurant space may be flexible between ±3,000–6,000 SF, plus outdoor patio area.
Conceptual layout shown for illustrative purposes; final configuration subject to tenant requirements.

AREA INACCESSIBLE
AT TIME OF DATA
ACQUISITION

110 x 64
HH: 94

110 x 64
HH: 94

60 x 64
HH: 94

80 x 64
HH: 94

220 SF

10'-4" CLG

27 SF

10'-0" CLG
64 SF

9'-7"
CLG

836 SF

7'-10" CLG

STORE
10'-0" CLG
121 SF

12'-3"

10'-0"

9'-7" CLG

10'-0" CLG
41 SF

HH: 84
34 x 48

55 SF
7'-7" CLG

49 SF
7'-7" CLG

65 SF
7'-7" CLG

AREA INACCESSIBLE
AT TIME OF DATA
ACQUISITION

7'-7" CLG
47 SF

57 SF
7'-7" CLG

HH: 84
112 x 84

8'-0" CLG

236 SF
WOMEN'S
8'-0" CLG

KITCHEN
7'-10" LOW
1,073 SF

38'-7"

31'-8"

7'-10" LOW

1,749 SF

29'-7"

32'-11"

768 SF
STORE
9'-10" CLG

10'-7" CLG

59'-4"

28 SF
7'-3" CLG

38 SF
7'-3" CLG

8'-4"

MEN'S
8'-0" CLG
134 SF

PANTRY
8'-3" CLG

16'-2"

13'-10"

17'-9"

8'-11"

31'-4"

8'-0" CLG
49 SF

7'-10" LOW

7'-5" CLG

HH:102
88x88

60 SF
8'-3" CLG

60'-9"

2,528 SF
DINNING
8'-3" LOW

8'-3" CLG

748 SF
HALLWAY
8'-3" CLG

20'-1"

139 SF

6'-11"

7'-7" CLG

9'-8"

7'-5"

7'- 71 SF

640 SF
PANTRY
9'-10" CLG

126 SF
7'-7" CLG

10'-10"

11'-9"

15'-11"

110 SF
7'-7" CLG

9'-5"

11'-9"

7'-5" CLG
31 SF

8'-4"

66 SF
8'-3" CLG

8'-0"

9'-1"
7'-7" CLG

4'-5"

78 SF

7'-7" CLG

30'-5"

10'-4" CLG

7'-5" CLG

DN
12"

AREA INACCESSIBLE
AT TIME OF DATA
ACQUISITION

11'-8"

223 SF
7'-5" CLG

20'-9"

HH: 78
70x 34

HH: 72
110 x 58

381 SF
SUNROOM
6'-10" LOW

HH: 80
112x 64

HH: 80
112x 64

12x 64
HH: 80

HH: 72
110 x 58

HH: 72
110 x 58

HH: 72
110 x 58

HH: 72
110 x 58

SPA CONCEPTUAL IMAGES





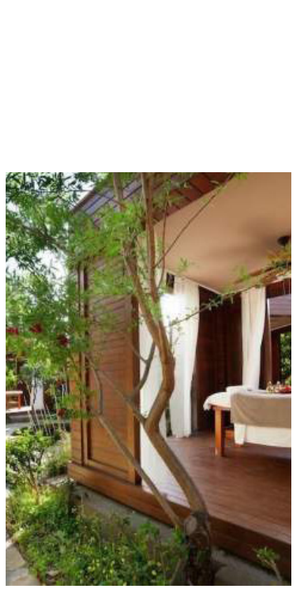
Conceptual layout shown for illustrative purposes; final configuration subject to tenant requirements.

Spa

±1,200-3,759 SF SPA & FITNESS SPACE

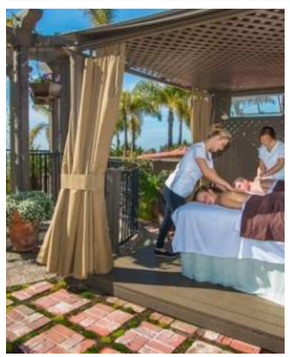
Potential to create a ±400 SF outdoor relaxation lounge

A curated wellness opportunity designed around the complete guest journey, from arrival and retail to treatment, relaxation and recovery. The conceptual program includes private fitness rooms, changing and amenity areas, sauna and steam, relaxation lounge, and the potential for an outdoor wellness experience with cold plunge, hot tub and sensory garden elements.

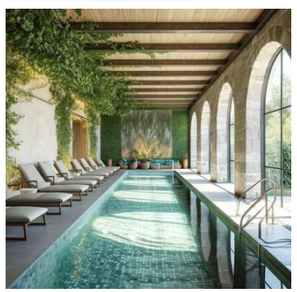




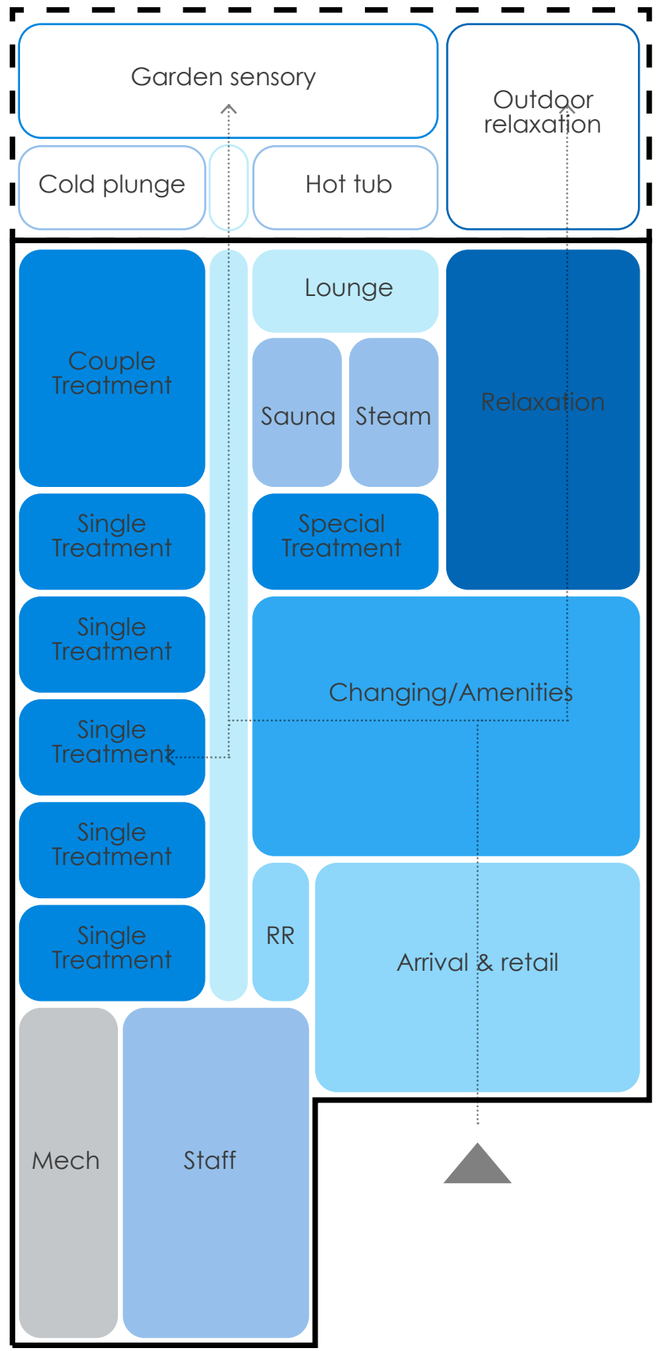








CONCEPTUAL





Market Aerial & Key Demographics

	NEWPORT BEACH	ORANGE COUNTY
TOTAL POPULATION	89K	3.19M
MEDIAN AGE	47.8	39.0
MEDIAN HOME VALUE	$3.85M	$959K
COLLEGE ED. OR HIGHER	69.5%	44.5%
AVERAGE HH INCOME	$263K	$161K

Immediate Area



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beta.

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