

City of Newport Visitor Serving Accommodations Analysis

The City of Newport Beach offers visitors a wide range of overnight accommodation options. The types of accommodations range from RV and campground facilities, boutique inns and budget hotels, to resorts. Additionally, the State of California owns and operates the Crystal Cove Beach Cottages. With the above, visitors to Newport Beach could expect to pay from \$65/night on up, depending on what type of accommodation they are looking for. The majority of the overnight accommodations in Newport Beach are in the Coastal Zone with only a few exceptions by the airport. There are nearly 2,400 “keys” in the Coastal Zone.

The Dunes Resort offers the most affordable overnight accommodations with RV campsites and cottages at the Newport Back Bay. There are 384 campsites and 24 cottages. There are also a number of Inn and motel accommodations in the Coastal Zone in Newport Beach with overnight rates ranging from \$79 to just a little over \$200/night. Additionally, there are several hotels and resorts with accommodations ranging from approximately \$100 to over \$1,000/night. These facilities also provide convention, meeting and event space.

Based on research and conversations with owners, operators and managers at a sampling of these accommodations, occupancy rates vary by season and type of facility. The lower and mid-priced accommodations, like the Holiday Inn Express, run at or above 80% occupancy year-round. This figure is close to the city-wide average of 76.9% occupancy, with an average city-wide overnight rate of \$195/night.

The overnight rates are the published rates put out by the accommodations; with a majority of visitors using online sites like Orbitz, Expedia, etc., overnight accommodations can be secured in Newport Beach for as low as \$35/night and up. Travel industry data reveals that more than 75% of travelers are booking overnight accommodations online. While this is not reflected in the published rates from the hotels, it should be considered when evaluating the actual range of what visitors are paying.

Coastal Zone Overnight Accommodations Inventory*

NAME	ADDRESS	ROOMS	RATES	
Newport Channel Inn	6030 Coast Hwy W	30	\$79	\$199
Little Inn by the Bay	2627 Newport Blvd	18	\$125	\$225
Best Western Newport Beach Inn	6208 Coast Hwy W	49	\$99	\$299
Holiday Inn Express	2300 Coast Hwy W	82	\$98	\$158
Newport Beach Marriott Hotel	900 Newport Center Dr	580	\$149	\$239
Bay Shores Peninsula Hotel	1800 Balboa Blvd W	26	\$130	\$310
Balboa Inn	105 Main St	34	\$169	\$533
Hyatt Newporter	1107 Jamboree Rd	405	\$90	\$261
Newport Beach Hotel	2306 Ocean Front W	15	\$235	\$410
Doryman's Oceanfront Inn	2102 Ocean Front W	10	\$205	\$399
Newport Beach Marriott Suites	500 Bayview Cir	254	\$149	\$239
Balboa Bay Club Resort and Spa	1221 Coast Hwy W	145	\$199	\$529
Newport Coast Villas	23000 Newport Coast Dr	700	\$289	\$399

Newport Dunes - Cottages	1131 Back Bay Dr	24	\$215	\$325
Newport Dunes - RV Spaces	1131 Back Bay Dr	382	\$64	\$297

*Select List