

# Bayside Shopping Center

1000 - 1090 BAYSIDE DRIVE | NEWPORT BEACH, CA 92660



## 64,554 SF GROSS LEASABLE AREA

- Bayside Shopping Center is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Situated at the entrance to Balboa Island, a popular Orange County destination for year-round tourists, and Newport Harbor, the largest recreational boat harbor on the U.S. West Coast.
- Serves the affluent neighborhoods of Lido Isle and Balboa Island with average home values of over \$2 million<sub>2</sub>.
- Located right below Promontory Point Apartment Homes.
- Within a two-miles radius of Fashion Island®, Bayside Shopping Center is surrounded by upscale hotels, luxury apartments and over 2.6 million square foot of premium office space occupied by well-known companies such as PIMCO, Bank of America, Morgan Stanley, Chipotle, and Wells Fargo.
- With a high walking score rating, this area is extremely pedestrian friendly, making it very convenient to accomplish most errands by foot.



## KEY TENANTS

Bayside Restaurant	Pavilions
Club Pilates	Rite Aid
Java Bakery Cafe	Sapori Ristorante Italiano

## TRADE AREA DEMOGRAPHICS

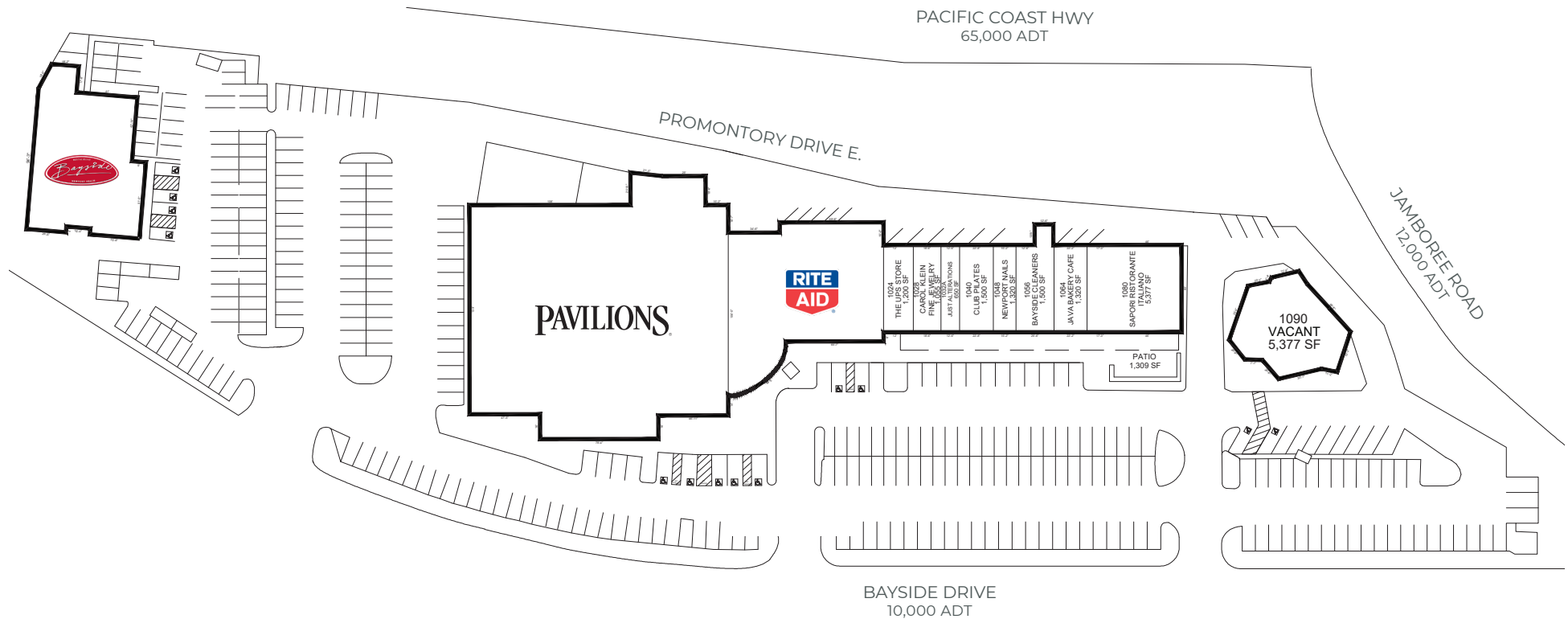
(TOTAL)	(PRIMARY)
<b>985K</b> Annual Visits <sub>1</sub>	<b>\$233K</b> Avg Household Income <sub>2</sub>
<b>116K</b> Total Population <sub>2</sub>	<b>100%</b> Higher Spend on Food <sub>2</sub> Vs. the National Average
<b>41</b> Average Age <sub>2</sub>	<b>100%</b> Higher Spend on Retail Goods <sub>2</sub> Vs. the National Average

Total = 70% of visits; Primary = 30% of visits  
Sources: (1) Placer.ai, (2) Esri 2024

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**FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)**

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