

Bayside Shopping Center

1000 - 1090 BAYSIDE DRIVE | NEWPORT BEACH, CA 92660

64,554 SF GROSS LEASABLE AREA | 10 MERCHANTS

Consider it the gateway to Balboa Island and Newport Harbor, a world-class destination for tourism and yachting. Positioned within one of Southern California's premier coastal corridors, the center benefits from exceptional visibility and access within an affluent, highly sought-after trade area. The location places retailers at the center of the region's extraordinary wealth, situated at the entrance to the seaside enclaves of Lido Isle and Balboa Island, where average home prices exceed \$2.1 million, and just moments from Newport Center, home to Fashion Island, luxury hotels, apartments, and 2.6 million square feet of premier office space.

KEY STATISTICS

909K

Annual Visits
4X Visitor Frequency₄

40

Average Age₁

120%

Higher Spend on Retail Goods
Vs. the National Avg.₂

136K

Total Population₁

\$267K

Average Household Income
130% Higher than the National Avg.₂

121%

Higher Spend on Food
Vs. the National Avg.₂

56%

Family Households₁

\$1.9M

Average Home Value
306% Higher than the National Avg.₂

149%

Higher Spend on Health and Wellness
Vs. the National Avg.₂

Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

NOTABLE TENANTS



CLUB PILATES



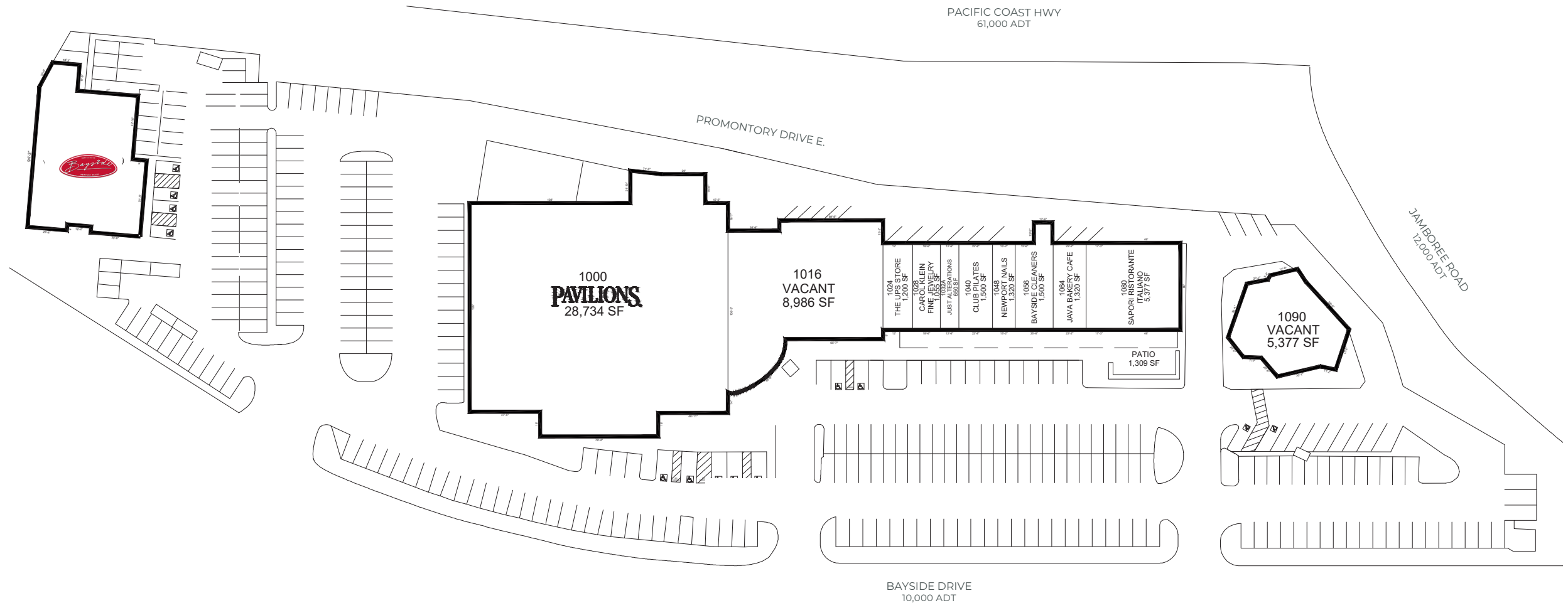
PAVILIONS



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