

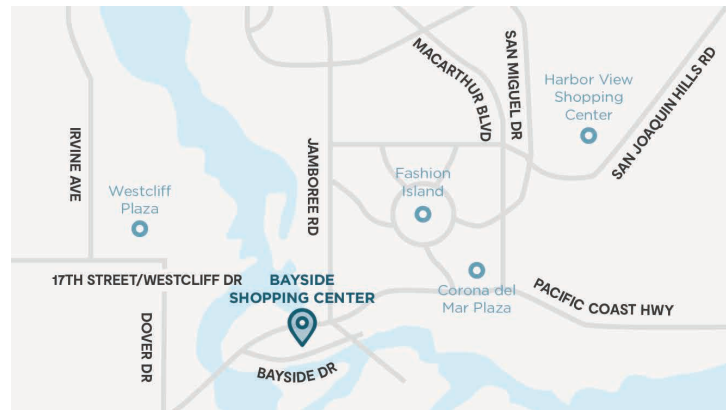
# BAYSIDE SHOPPING CENTER

1000 - 1090 BAYSIDE DRIVE | NEWPORT BEACH, CA 92660



## 64,554 SF GROSS LEASABLE AREA

- 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, Balboa Island, and Promontory Point with average home values of over \$2 million.
- Within two miles radius of Fashion Island®, Bayside Shopping Center is surrounded by upscale hotels, luxury apartments and over 2.6 million square feet of premium office space occupied by well known companies such as PIMCO, Bank of America, Morgan Stanley, Chipotle, and Wells Fargo.
- With a high walk score rating, this area is extremely pedestrian-friendly, making it very convenient to accomplish most errands on foot.



## KEY TENANTS

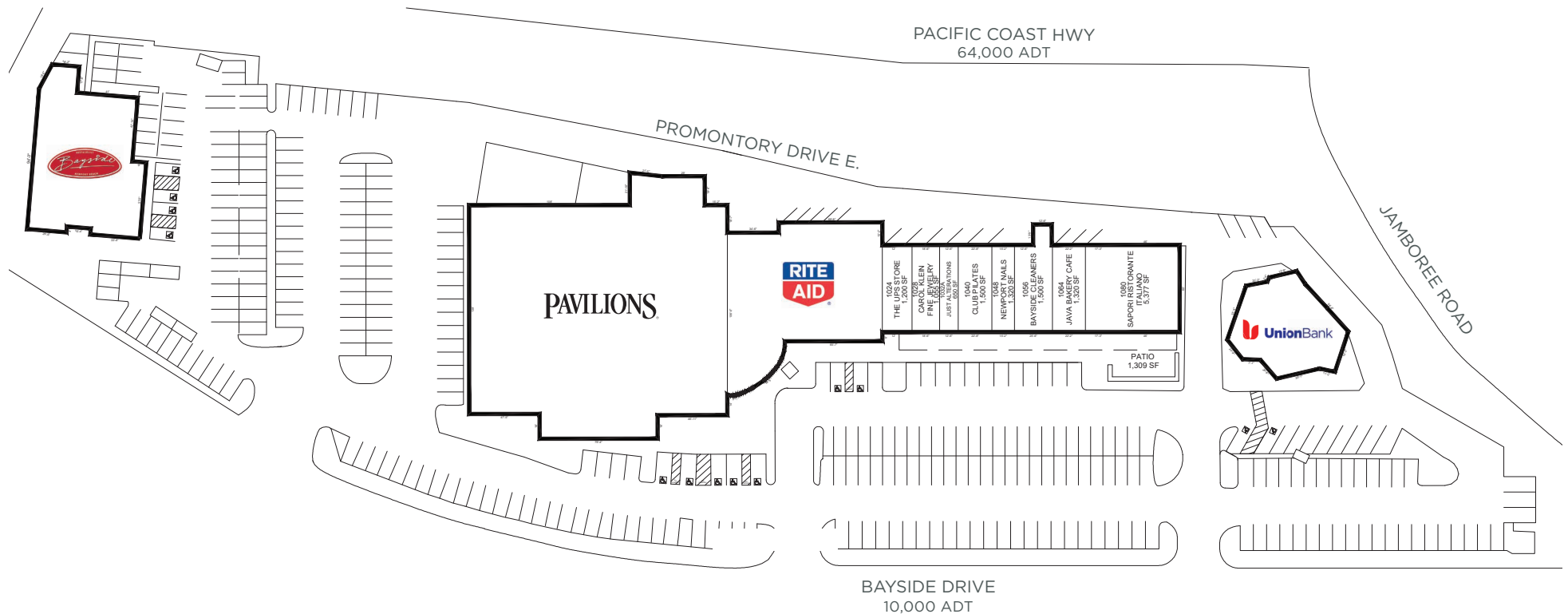
Bayside Restaurant	Rite Aid
Club Pilates	Sapori Ristorante Italiano
Pavilions	Union Bank

## DEMOGRAPHICS (3 MILE RADIUS)

<b>74,000</b> AVG DAILY TRAFFIC	<b>44</b> MEDIAN AGE
<b>94,000+</b> POPULATION	<b>\$1.7 million+</b> AVG HOME VALUE
<b>118,000+</b> DAYTIME POPULATION	<b>\$211,000+</b> AVG HOUSEHOLD INCOME

# BAYSIDE SHOPPING CENTER

1000 - 1090 BAYSIDE DRIVE | NEWPORT BEACH, CA 92660



[IRVINECOMPANYRETAIL.COM](http://IRVINECOMPANYRETAIL.COM) / FOR LEASING INFORMATION, CALL 949.720.2535

© 2024 Irvine Management Company. All Rights Reserved. Sources: 2023 Esri; OCTA Traffic Flow Map. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale. Fashion Island® is a registered trademark of Irvine Management Company. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.