

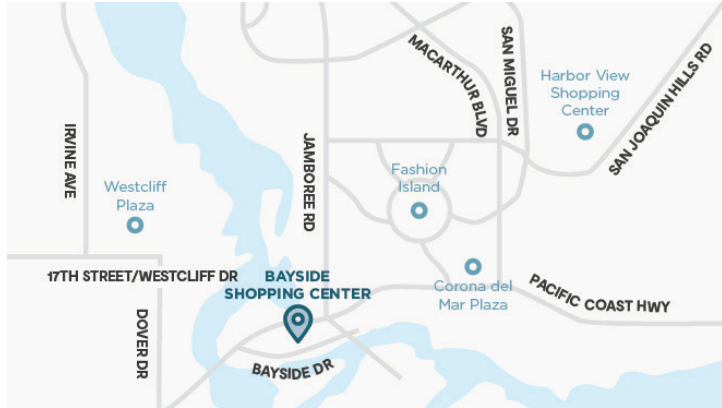
BAYSIDE SHOPPING CENTER

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 |

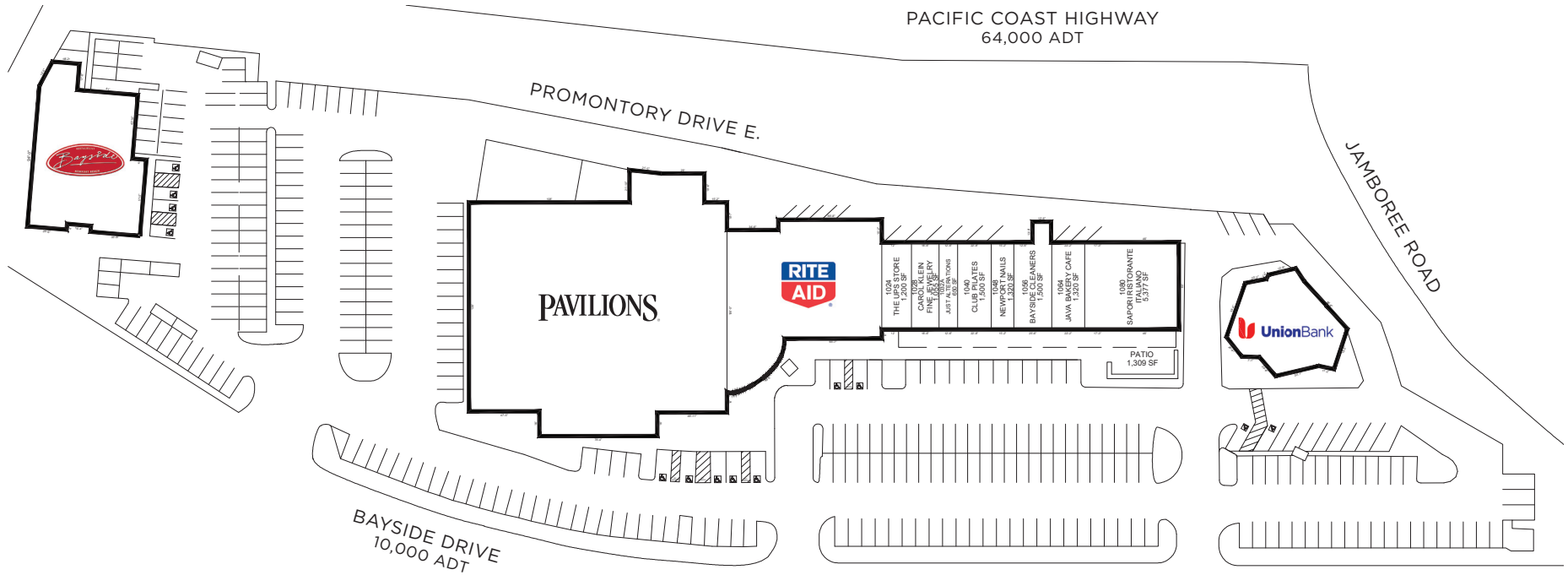
DEMOGRAPHICS (3 MILE RADIUS)

- | | |
|---------------------------------------|---|
| 74,000
AVG DAILY TRAFFIC | 44
MEDIAN AGE |
| 94,000+
POPULATION | \$1.6 million+
AVG HOME VALUE |
| 115,000+
DAYTIME POPULATION | \$201,000+
AVG HOUSEHOLD INCOME |



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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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