



# CORONA DEL MAR PLAZA

800 - 984 Avocado Ave. | Newport Beach, CA 92660  
**107,744 SF** Gross Leasable Area

- Less than one mile away from luxury shopping center Fashion Island®, hotels, apartment communities and more than 2.6 million sf of premier workplaces, which houses companies such as PIMCO, J.P. Morgan, Charles Schwab, UBS, Greystar, Chipotle, and Wells Fargo with 10,000+ employees
- Nearby point of interests include Corona del Mar State Beach, Newport Beach Tennis Club and Newport Beach Golf Club
- Popular destination among the affluent coastal communities of Newport Beach, Corona del Mar, Newport Coast® and Laguna Beach - average home values range from \$1.6 - \$2.1 million in these areas

## KEY TENANTS

Bristol Farms  
 Gulfstream  
 Jack's Surfboards  
 Sprinkles Cupcakes & Ice Cream  
 Sur La Table  
 Tommy Bahama's Island Grille & Store

## AVERAGE DAILY TRAFFIC COUNTS

**35,000**

Pacific Coast Hwy.  
 at MacArthur Blvd.

**41,000**

MacArthur Blvd. at  
 Pacific Coast Hwy.

**76,000**

Total

## DEMOGRAPHICS

3 MILE RADIUS

**74,175**

POPULATION

**52,343**

DAYTIME POPULATION

**46**

AVERAGE AGE

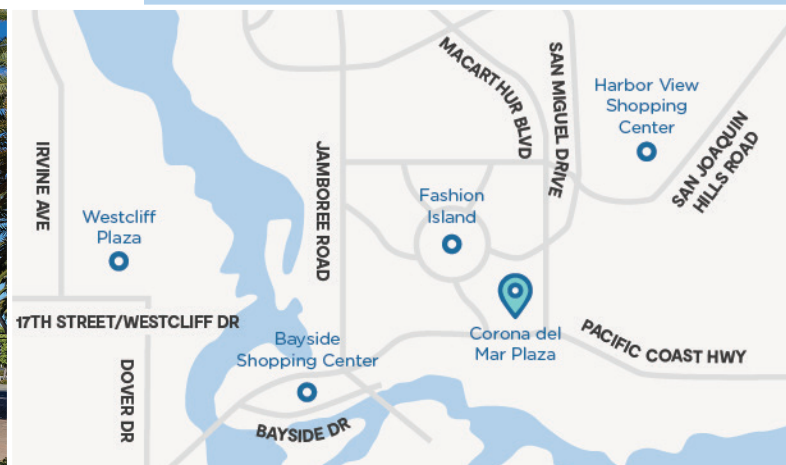
**\$1,776,894**

AVERAGE  
 HOME VALUE

**\$196,865**

AVERAGE  
 HOUSEHOLD INCOME

For leasing information,  
 call Irvine Company at 949.720.2535



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Newport Beach, California

