

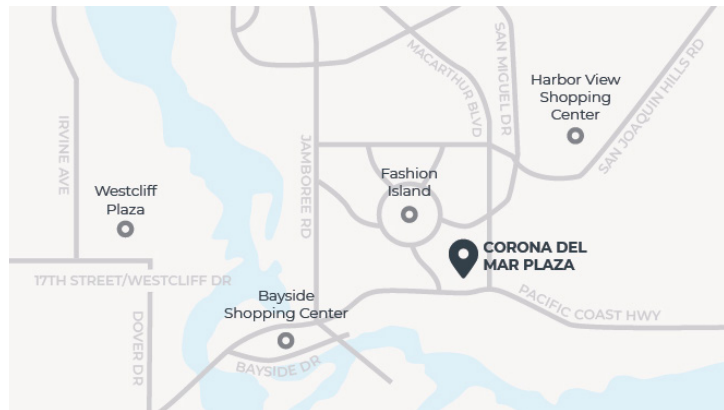
Corona del Mar Plaza

800 - 984 AVOCADO AVENUE | NEWPORT BEACH, CA 92660



107,744 SF GROSS LEASABLE AREA

- Corona del Mar Plaza is a Destination Center designed to offer unique, best-in-class experiences, dining, and shopping.
- Within a mile radius of Fashion Island®, Corona del Mar Plaza 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.
- Corona del Mar Plaza's location is ideal for both locals and tourists, including those staying at The Resort at Pelican Hill® (204 rooms and 128 villas), VEA Newport Beach (400 rooms), Pendry Newport Beach (409 rooms), and Marriott's Newport Coast Villas (700 rooms).
- Nearby points of interest 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.
- With a high walking score of 82₃, this area is extremely pedestrian friendly, making it very convenient to accomplish most errands by foot.



KEY TENANTS

Bristol Farms
Gulfstream
Peet's Coffee
Sienna Brown

Sprinkles Cupcakes
Sur La Table
Tommy Bahama's Island
Grille & Store

TRADE AREA DEMOGRAPHICS

(TOTAL)

1.7M

Annual Visits₁

512K

Total
Population₂

39

Average
Age₂

(PRIMARY)

\$226K

Avg Household Income₂

94%

Higher Spend on Food₂
Vs. the National Average

88%

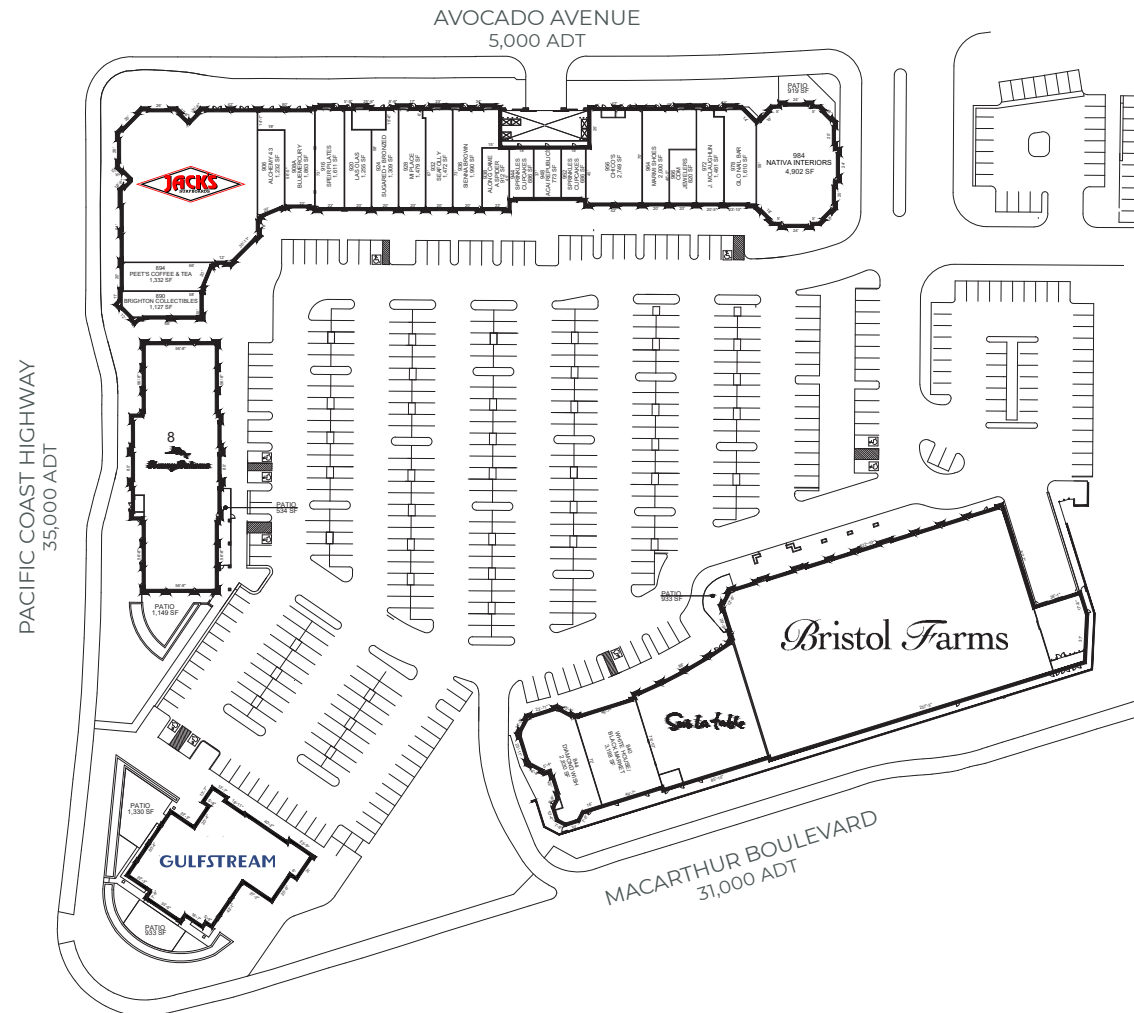
Higher Spend on Retail Goods₂
Vs. the National Average

Total = 70% of visits; Primary = 30% of visits

Sources: (1) Placer.ai, (2) Esri 2024, (3) Walkscore.com

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

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