

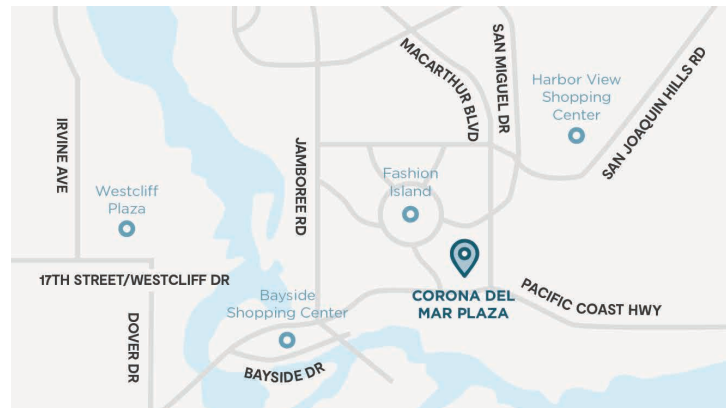
CORONA DEL MAR PLAZA

800 - 984 AVOCADO AVENUE | NEWPORT BEACH, CA 92660



107,744 SF GROSS LEASABLE AREA

- Within a mile radius of Fashion Island®, Corona del Mar Plaza 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.
- 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 89, this area is extremely pedestrian-friendly, making it very convenient to accomplish most errands on foot.



KEY TENANTS

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

DEMOGRAPHICS (3 MILE RADIUS)

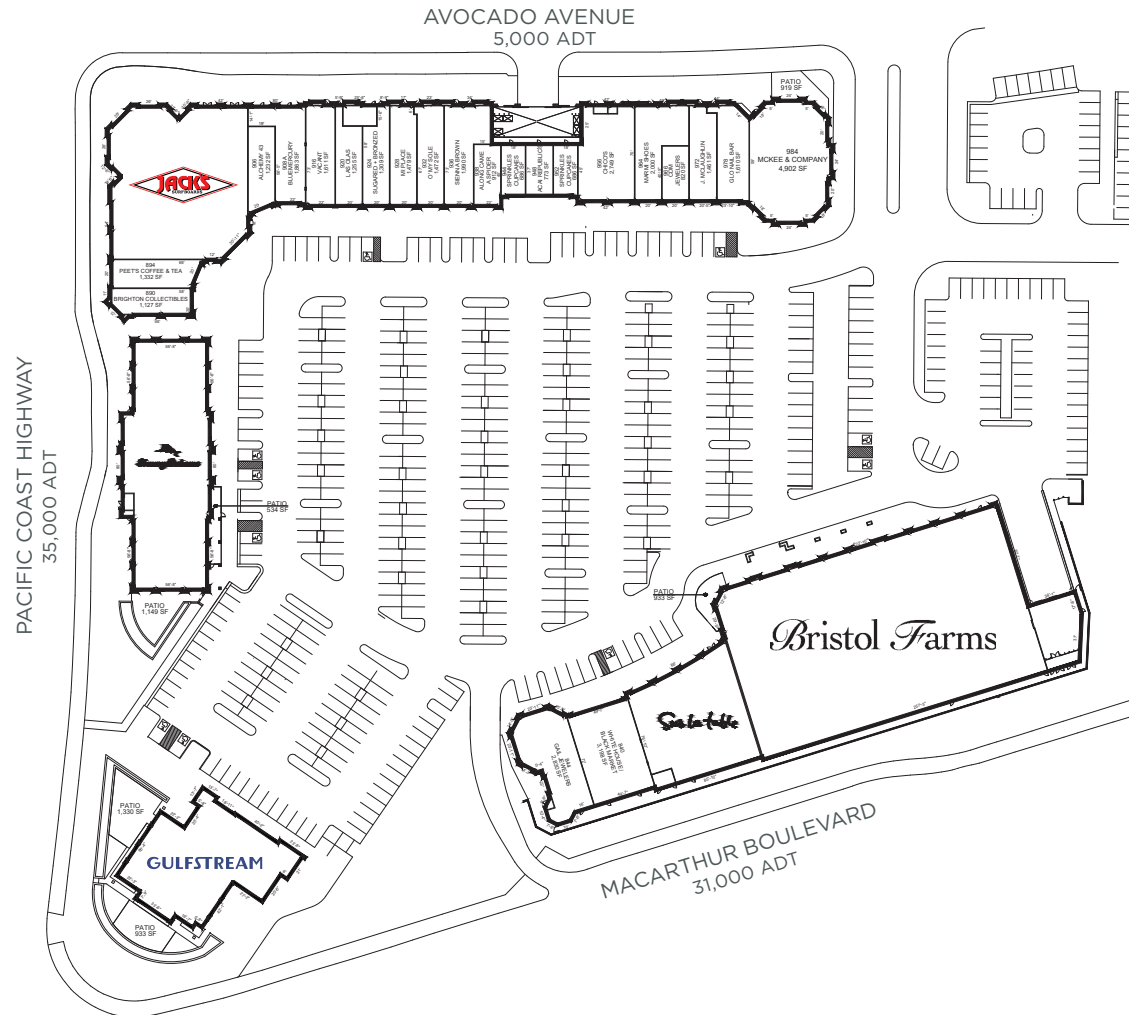
71,000 AVG DAILY TRAFFIC	47 MEDIAN AGE
70,000+ POPULATION	\$1.9 million+ AVG HOME VALUE
91,000+ DAYTIME POPULATION	\$232,000+ AVG HOUSEHOLD INCOME



IRVINE COMPANY
RETAIL PROPERTIES

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