

# Eastbluff Village Center

2400 - 2555 EASTBLUFF DRIVE | NEWPORT BEACH, CA 92660

## 73,033 SF GROSS LEASABLE AREA | 14 MERCHANTS

A neighborhood spirit sets the tone for this open-air center, where average home values exceed \$1.6M<sub>3</sub>. Here, families source daily essentials with Corona del Mar High School (2K+ students), Eastbluff Elementary, and Our Lady Queen of Angels School all nearby. The location is just one mile from Fashion Island, pulling from this destination's luxury hotels, high-end residences, and 2.6M SF of premium office space housing PIMCO, Morgan Stanley, and Chipotle. Plus: Convenient access to Jamboree Road and SR-73.

## KEY STATISTICS

**1.6M**

Annual Visits  
7X Visitor Frequency<sub>4</sub>

**43**

Average Age<sub>1</sub>

**75%**

Higher Spend on Retail Goods  
Vs. the National Avg.<sub>2</sub>

**71K**

Total Population<sub>1</sub>

**\$219K**

Average Household Income  
89% Higher than the National Avg.<sub>2</sub>

**86%**

Higher Spend on Food  
Vs. the National Avg.<sub>2</sub>

**51%**

Family Households<sub>1</sub>

**\$1.7M**

Average Home Value  
260% Higher than the National Avg.<sub>2</sub>

**104%**

Higher Spend on Health and Wellness  
Vs. the National Avg.<sub>2</sub>

## NOTABLE TENANTS

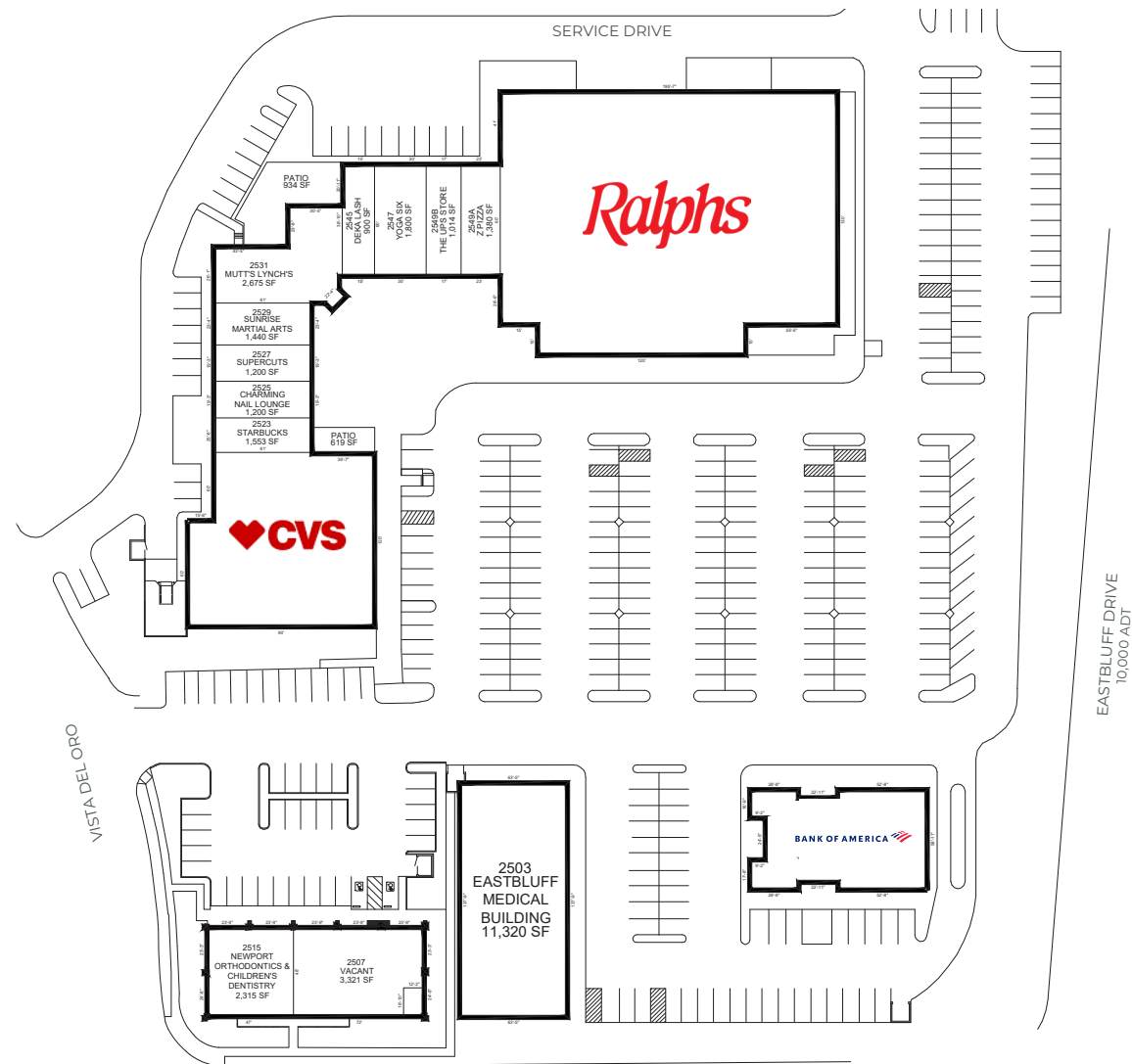


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