

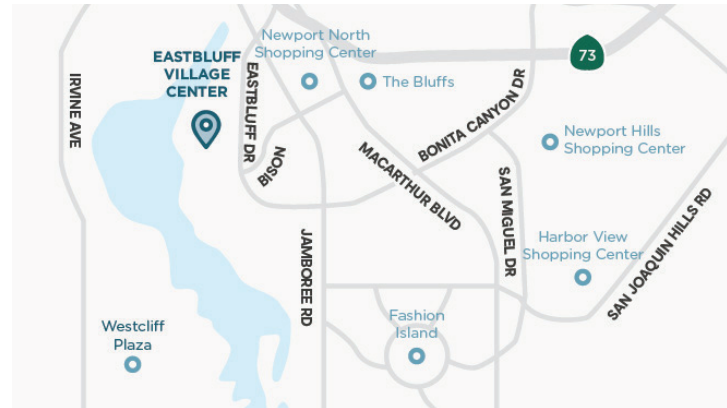
EASTBLUFF VILLAGE CENTER

2400 - 2555 EASTBLUFF DRIVE | NEWPORT BEACH, CA 92660



73,652 SF GROSS LEASABLE AREA

- Serves the affluent residents of Eastbluff where average home values are over \$1.3 million.
- Within a mile radius of Fashion Island®, Eastbluff Village 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.
- Located near Corona del Mar High School (2,000+ students), Eastbluff Elementary School and Our Lady Queen of Angels School.
- Adjacent to the prestigious Newport Beach Tennis Club.



KEY TENANTS

Bank of America	Mutt's
CVS Pharmacy	Ralphs Fresh Fare
Images Luxury Nail Lounge	Yoga Six

DEMOGRAPHICS (3 MILE RADIUS)

10,000
AVG DAILY TRAFFIC

156,000+
POPULATION

233,000+
DAYTIME POPULATION

35
MEDIAN AGE

\$1.4 million+
AVG HOME VALUE

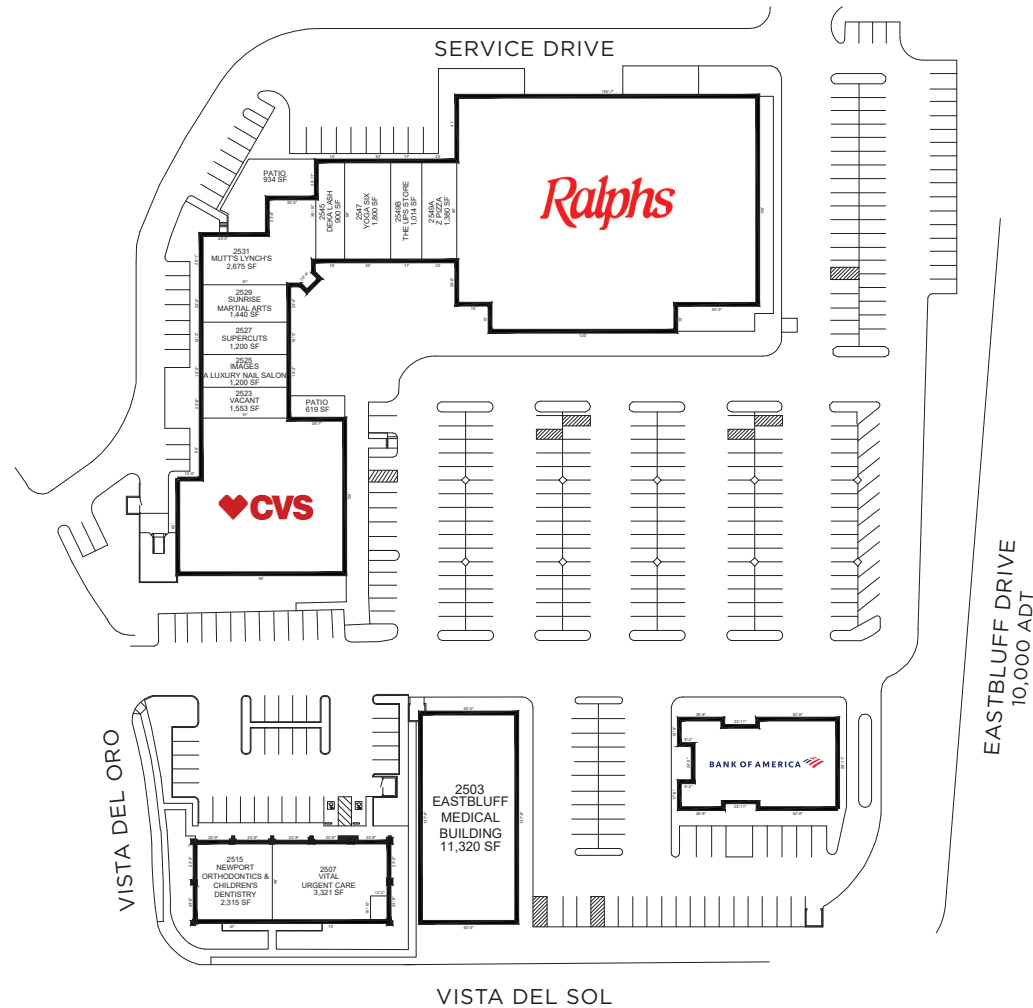
\$165,000+
AVG HOUSEHOLD INCOME



IRVINE COMPANY
RETAIL PROPERTIES

EASTBLUFF VILLAGE CENTER

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