

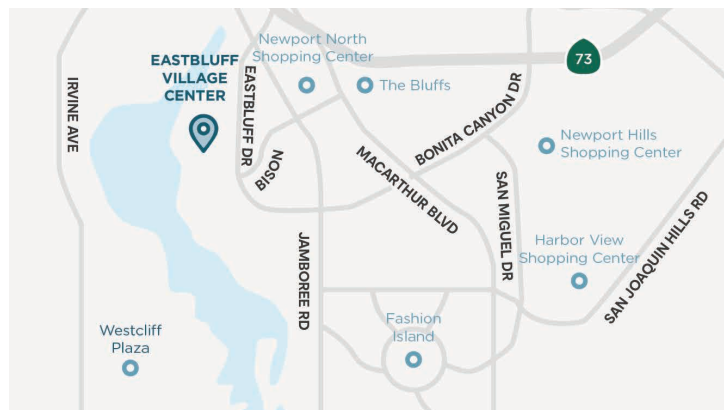
# EASTBLUFF VILLAGE CENTER

2400 - 2555 EASTBLUFF DRIVE | NEWPORT BEACH, CA 92660



## 73,605 SF GROSS LEASABLE AREA

- Serves the affluent residents of Eastbluff where average home values are over \$1.4 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

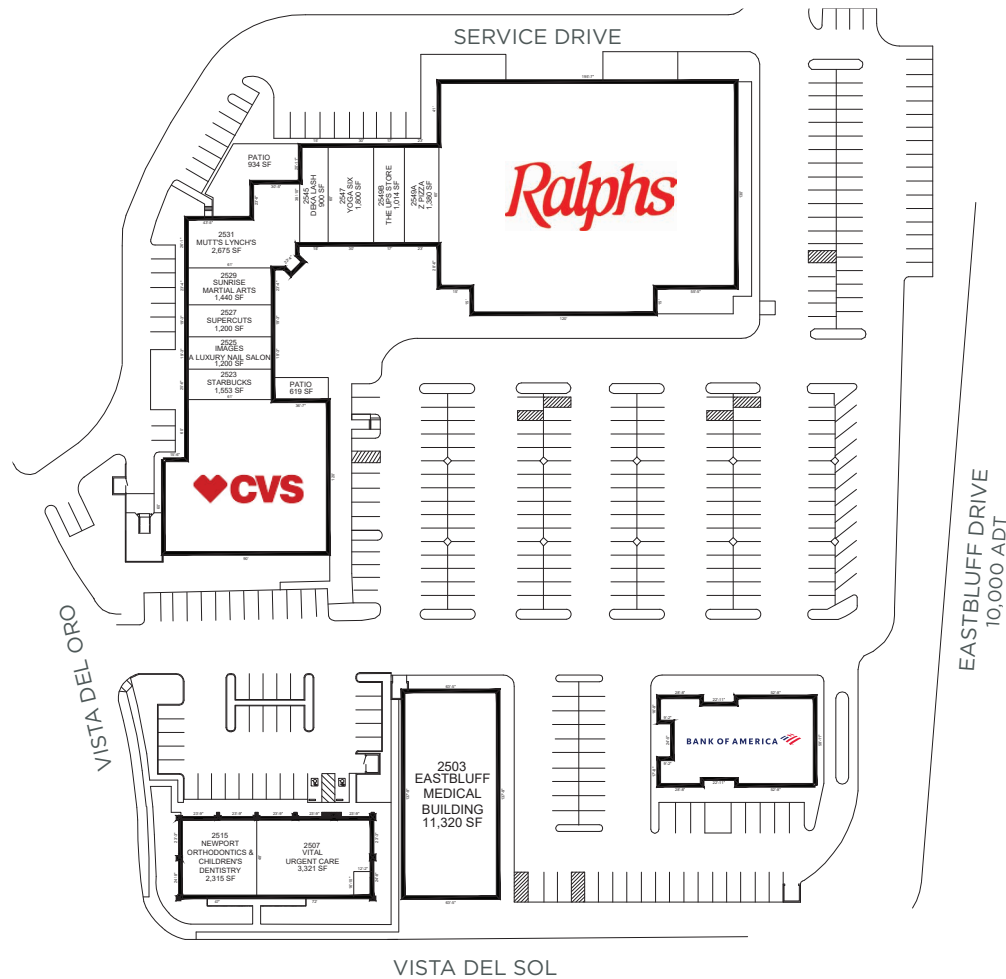
|                           |                   |
|---------------------------|-------------------|
| Bank of America           | Mutt's            |
| CVS Pharmacy              | Ralphs Fresh Fare |
| Images Luxury Nail Lounge | Yoga Six          |

### DEMOGRAPHICS (3 MILE RADIUS)

|                                       |   |
|---------------------------------------|---|
| <b>10,000</b><br>AVG DAILY TRAFFIC    | <b>35</b><br>MEDIAN AGE                   |
| <b>155,000+</b><br>POPULATION         | <b>\$1.5 million+</b><br>AVG HOME VALUE   |
| <b>245,000+</b><br>DAYTIME POPULATION | <b>\$171,000+</b><br>AVG HOUSEHOLD INCOME |

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