

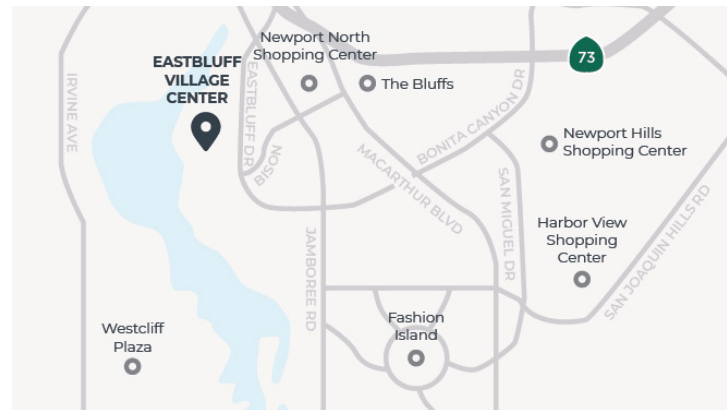
Eastbluff Village Center

2400 - 2555 EASTBLUFF DRIVE | NEWPORT BEACH, CA 92660



73,033 SF GROSS LEASABLE AREA

- Eastbluff Village Center is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Serves the affluent residents of Eastbluff with average home values of \$1.8 million₂.
- Within a one-mile radius of Fashion Island®, Eastbluff Village Center is surrounded by upscale hotels, residential neighborhoods, 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.
- Located near Corona del Mar High School (2,000+ students), Eastbluff Elementary School, and Our Lady Queen of Angels School (450+ students and staff).
- Adjacent to the prestigious Newport Beach Tennis Club renowned for offering high-demand summer camps, as well as a variety of tennis events, leagues, and tournaments that attract a significant number of players and spectators year-round.
- Conveniently located near major thoroughfares, including Jamboree Road, and California State Route 73.



KEY TENANTS

Bank of America
CVS Pharmacy
Images Luxury Nail Lounge

Mutt's
Ralphs Fresh Fare
Yoga Six

TRADE AREA DEMOGRAPHICS

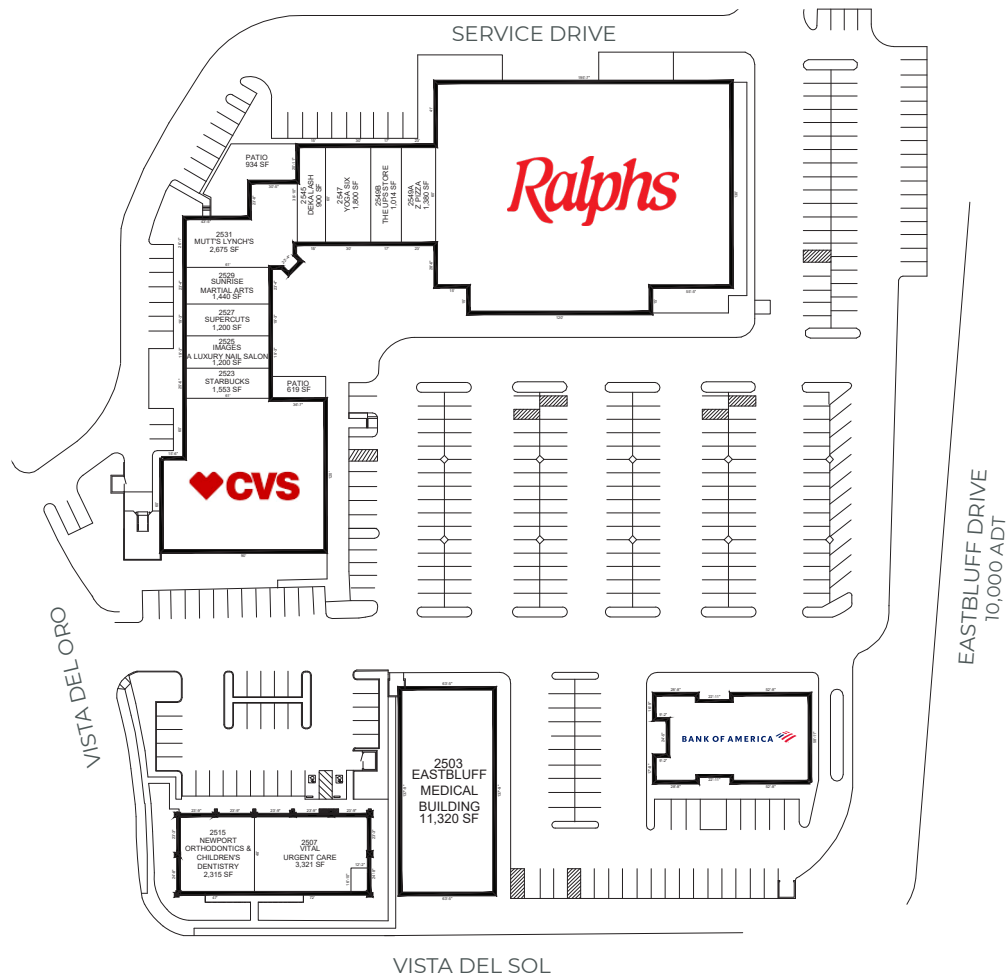
(TOTAL)	(PRIMARY)
1.5M Annual Visits ₁	\$212K Avg Household Income ₂
72K Total Population ₂	86% Higher Spend on Food ₂ Vs. the National Average
42 Average Age ₂	75% Higher Spend on Retail Goods ₂ Vs. the National Average

Total = 70% of visits; Primary = 30% of visits
Sources: (1) Placer.ai, (2) Esri 2024

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

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