

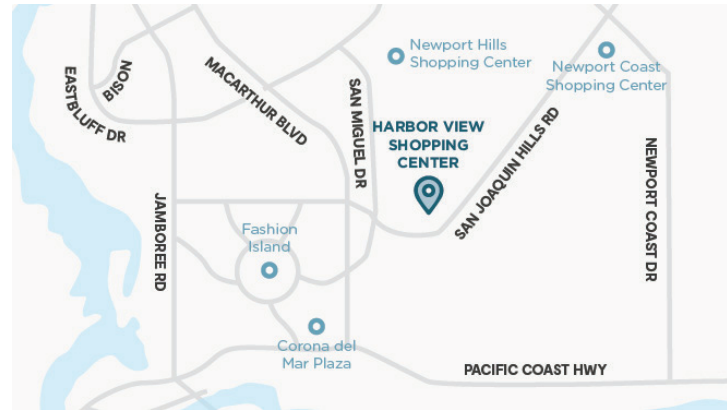
# HARBOR VIEW SHOPPING CENTER

1610 - 1666 SAN MIGUEL DRIVE | NEWPORT BEACH, CA 92660



## 71,537 SF GROSS LEASABLE AREA

- Serves the affluent residents of Harbor View, Spyglass Hill, Bonita Canyon, Big Canyon, One Ford Road, Newport Ridge®, Turtle Ridge® and Newport Coast®.
- Within a mile radius of Fashion Island®, Harbor View Shopping 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.
- Multiple schools nearby including Lincoln Elementary School (adjacent to the center) and Harbor Day School, a prestigious private school serving grades K-8.



### KEY TENANTS

Fresh Brothers  
Gelson's Market  
Michael Nusskern

Néktar Juice Bar  
Rite Aid  
Union Bank

### DEMOGRAPHICS (3 MILE RADIUS)

**34,000**  
AVG DAILY TRAFFIC

**38**  
MEDIAN AGE

**85,000+**  
POPULATION

**\$1.7 million+**  
AVG HOME VALUE

**115,000+**  
DAYTIME POPULATION

**\$217,000+**  
AVG HOUSEHOLD INCOME

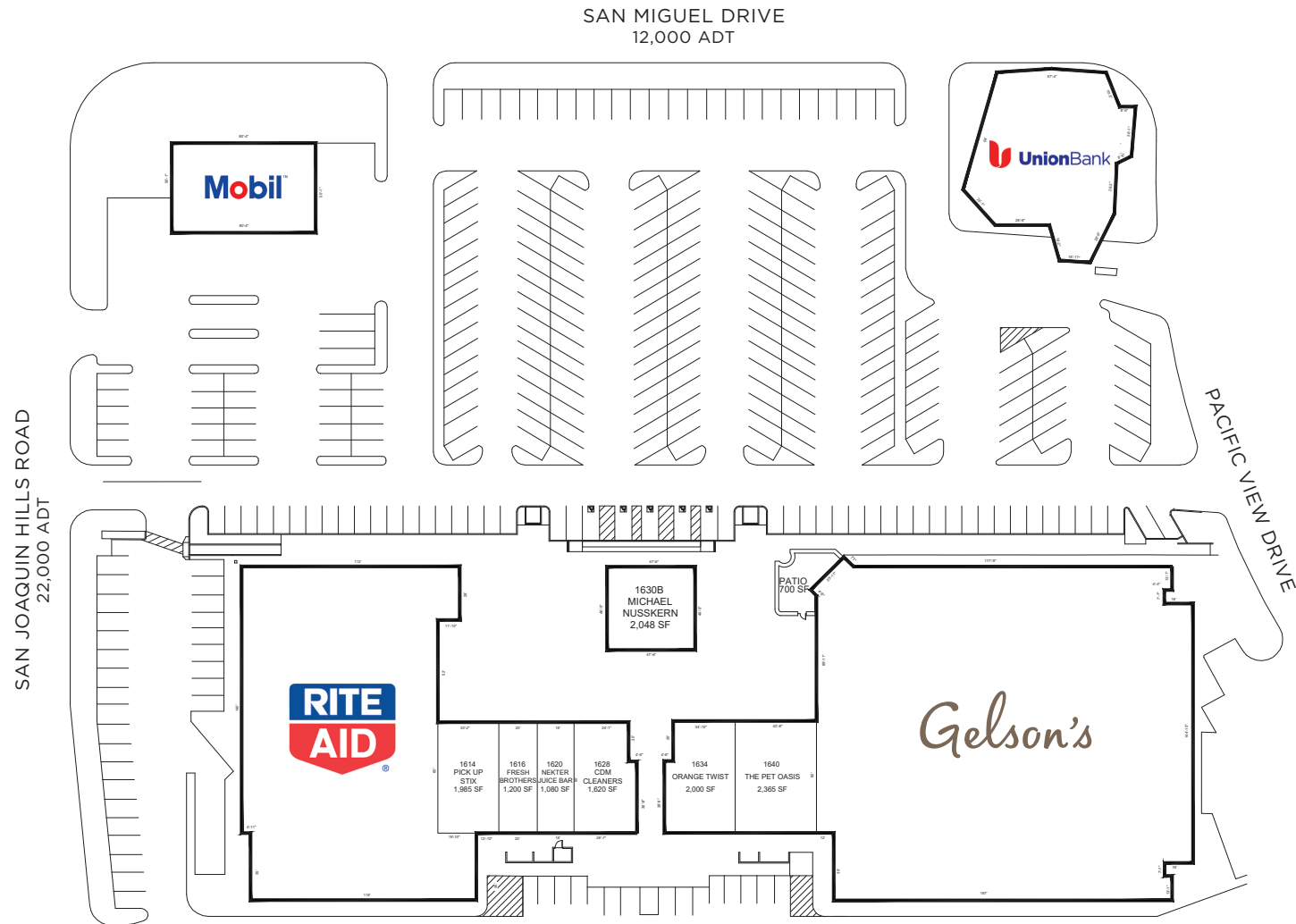


**IRVINE COMPANY**  
RETAIL PROPERTIES

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