

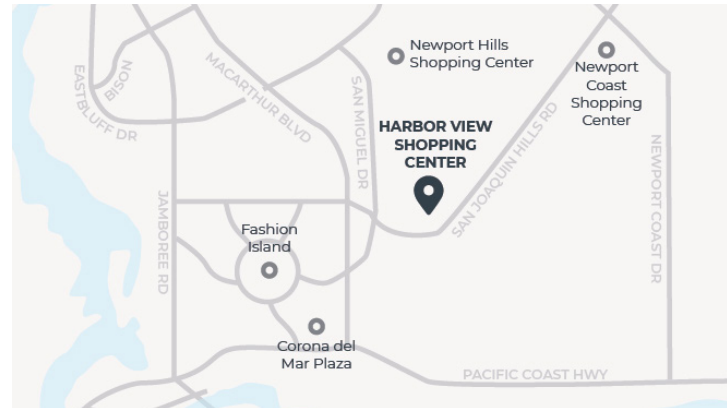
Harbor View Shopping Center

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



71,537 SF GROSS LEASABLE AREA

- Harbor View Shopping 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 Harbor View, Spyglass Hill, Bonita Canyon, Big Canyon, One Ford Road, Newport Ridge®, Turtle Ridge®, and Newport Coast®.
- Surrounded by upscale hotels, luxury apartments, and over 2.6 million square feet of premium office space occupied by 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.
- Serves a high-income demographic area, driving significant purchasing power, community engagement, and consumer spending.
- Located within a one-mile radius of Fashion Island®, one of Orange County's premier shopping destinations attracting over 12 million visitors a year.



KEY TENANTS

Fresh Brothers	Néktar Juice Bar
Gelson's Market	Rite Aid
Michael Nusskern	US Bank

TRADE AREA DEMOGRAPHICS

(TOTAL)

(PRIMARY)

1.1M
Annual Visits₁

\$247K
Avg Household Income₂

91K
Total
Population₂

110%
Higher Spend on Food₂
Vs. the National Average

43
Average
Age₂

104%
Higher Spend on Retail Goods₂
Vs. the National Average

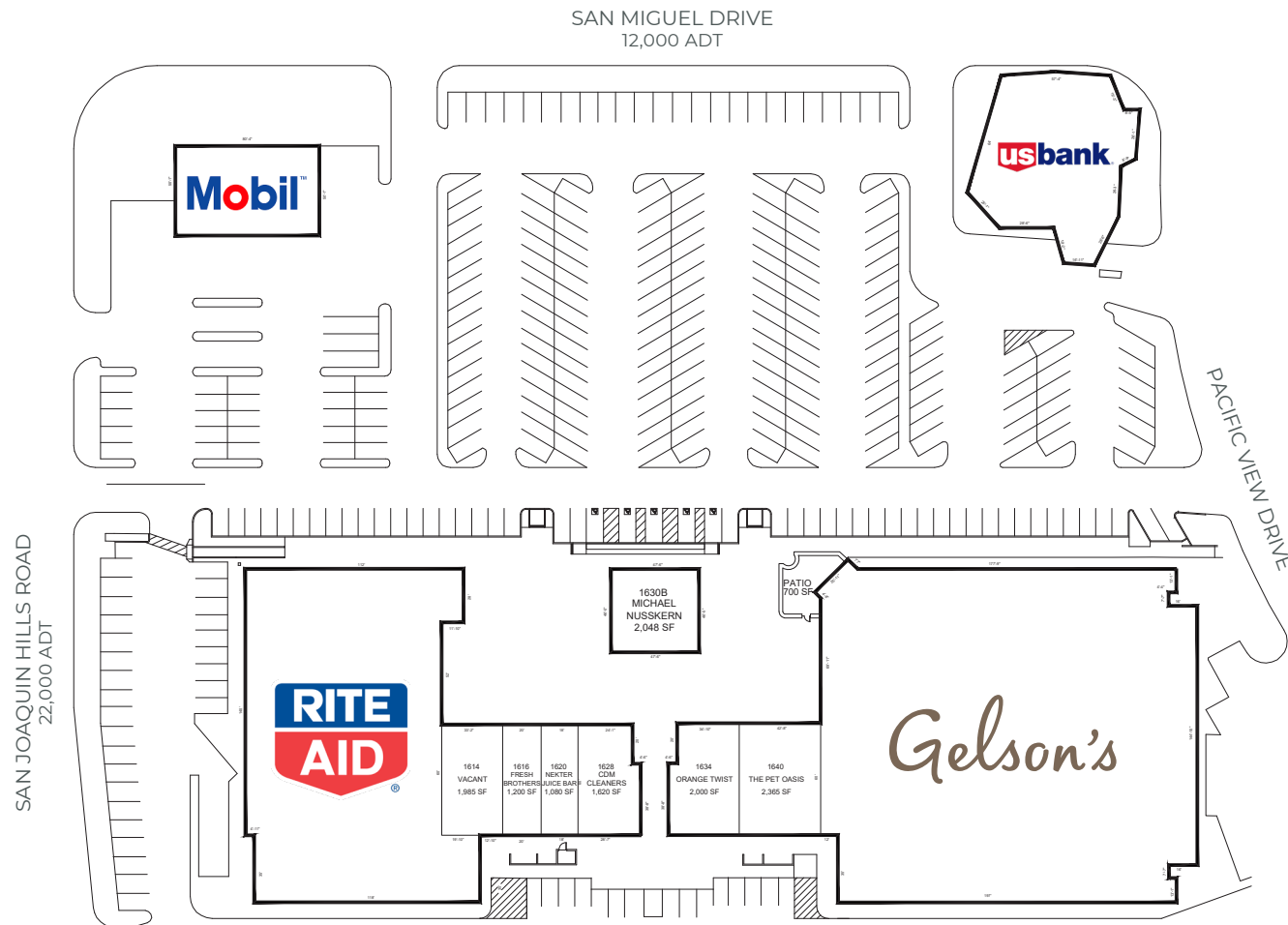
Total = 70% of visits; Primary = 30% of visits

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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