

# Harbor View Shopping Center

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

**71,537 SF GROSS LEASABLE AREA | 9 MERCHANTS**

Harbor View Shopping Center serves one of the most affluent coastal trade areas in Orange County, drawing from the established neighborhoods of Harbor View, Spyglass Hill, Bonita Canyon, and Newport Coast. Located less than one mile from Fashion Island and Newport Center, the center benefits from proximity to luxury hotels, high-end residences, and 2.6 million square feet of premier office space occupied by major financial and professional firms including PIMCO. Nearby schools including Lincoln Elementary and Harbor Day School further reinforce the center's strong daily customer base. The property also enjoys adjacency to Roger's Gardens, a beloved Orange County destination attracting approximately 600,000 annual visitors.

## KEY STATISTICS

**1M**

Annual Visits  
3X Visitor Frequency<sub>4</sub>

**41**

Average  
Age<sub>1</sub>

**121%**

Higher Spend on Retail Goods  
Vs. the National Avg.<sub>2</sub>

**116K**

Total  
Population<sub>2</sub>

**\$274K**

Average Household Income  
135% Higher than the National Avg.<sub>2</sub>

**124%**

Higher Spend on Food  
Vs. the National Avg.<sub>2</sub>

**58%**

Family  
Households<sub>2</sub>

**\$2M**

Average Home Value  
311% Higher than the National Avg.<sub>2</sub>

**157%**

Higher Spend on Health  
and Wellness  
Vs. the National Avg.<sub>2</sub>

## NOTABLE TENANTS

ORANGETWIST

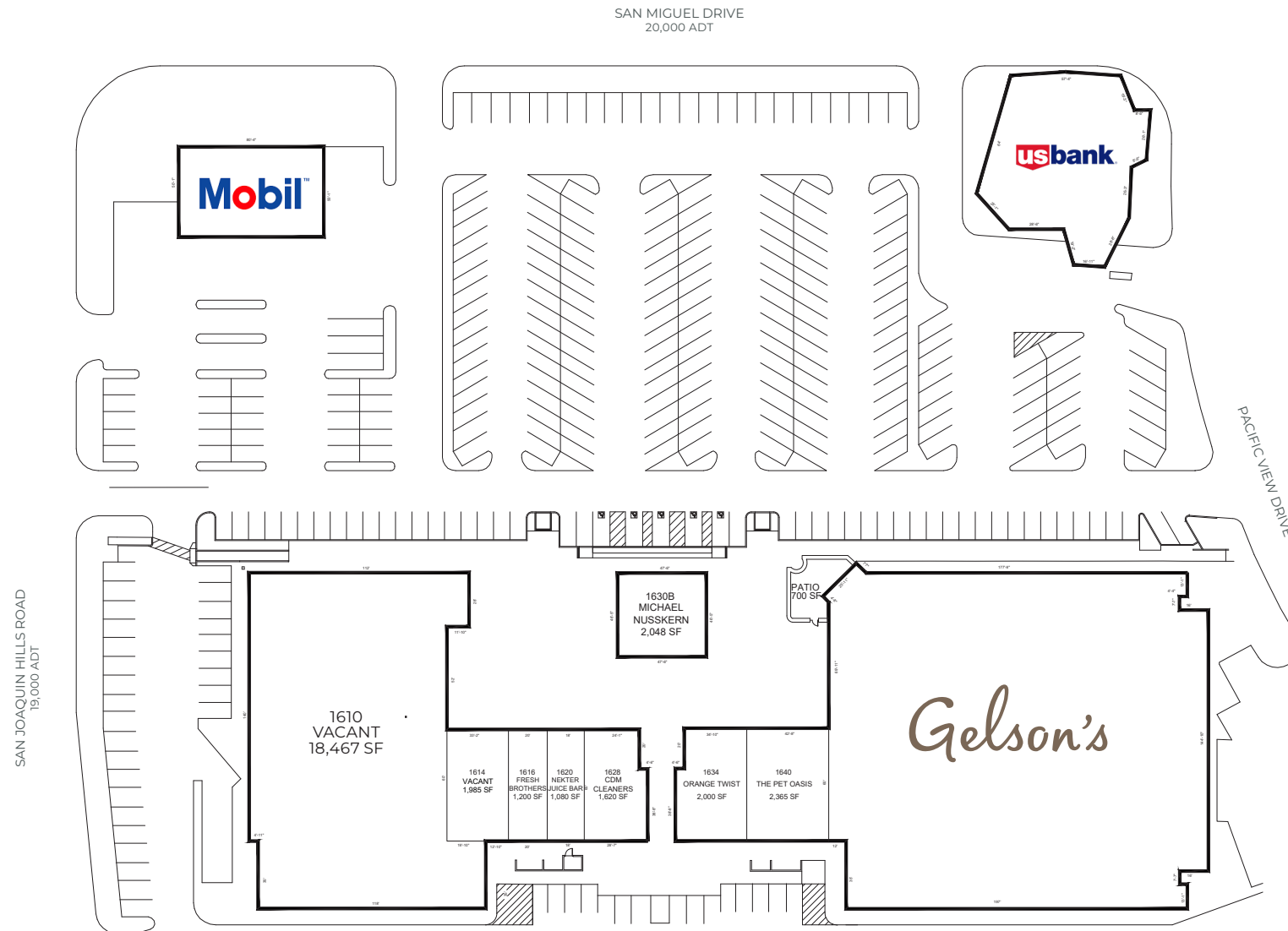
MICHAEL  
NUSSKERN

Gelson's nékter  
JUICE BAR.



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