

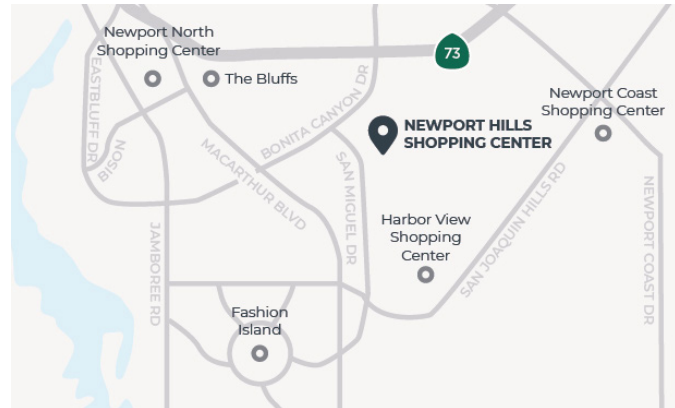
Newport Hills Shopping Center

2600 - 2690 SAN MIGUEL DRIVE | NEWPORT BEACH, CA 92660



70,665 SF GROSS LEASABLE AREA

- Newport Hills 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 Turtle Ridge®, Harbor View, Spyglass Hill, Bonita Canyon, and One Ford Road.
- Within a one mile radius of Fashion Island®, Newport Hills Shopping Center is surrounded by upscale neighborhoods, hotels, 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.
- Over 14 schools within two miles including University of California, Irvine with 36,000+ students and 3,800+ faculty/staff.



KEY TENANTS

Bank of America	Crown Ace Hardware
Chaupain Bakery	Pavilions
Coast Hills Pharmacy	StretchLab

TRADE AREA DEMOGRAPHICS

(TOTAL)

(PRIMARY)

1.2M

Annual Visits₁

\$239K

Avg Household Income₂

76K

Total Population₂

102%

Higher Spend on Food₂
Vs. the National Average

39

Average Age₂

97%

Higher Spend on Retail Goods₂
Vs. the National Average

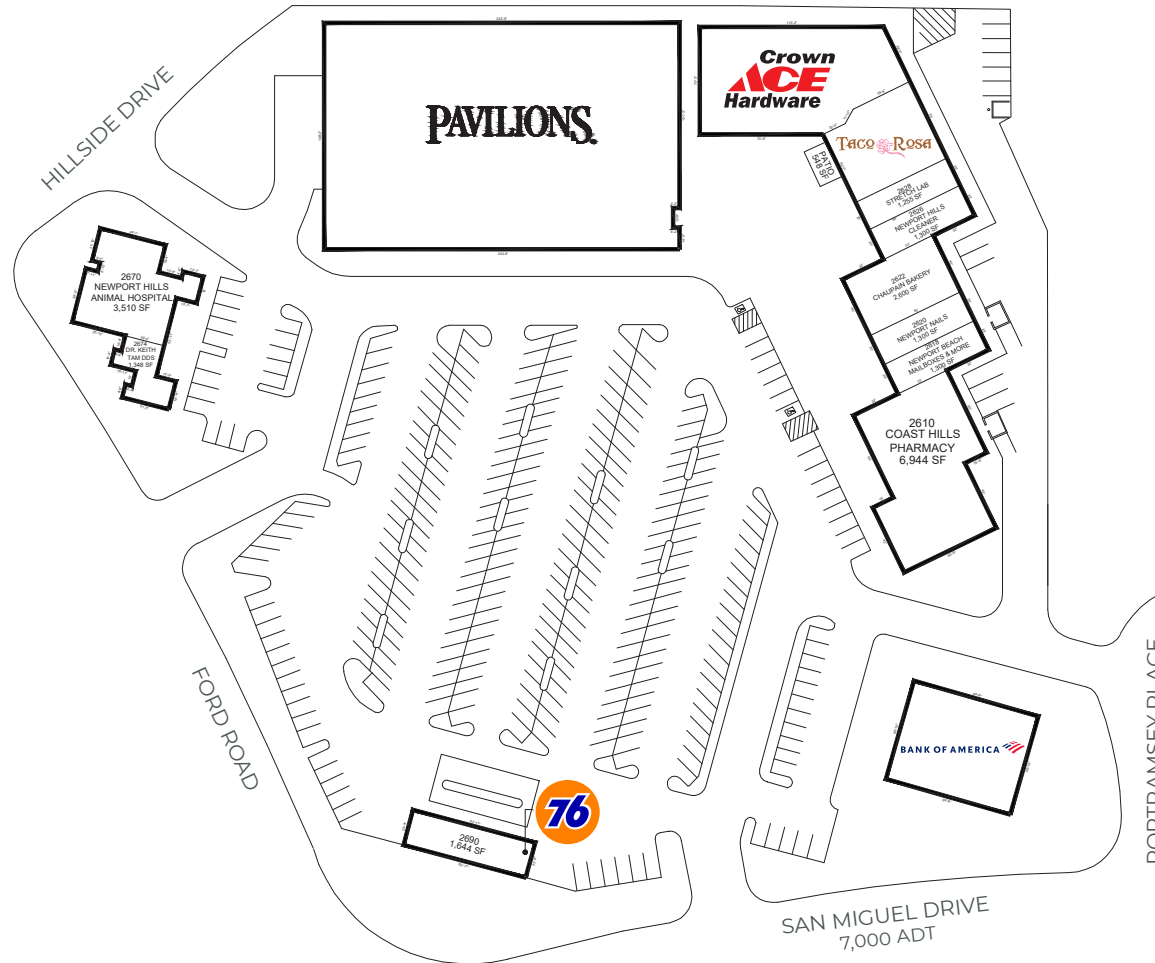
Total = 70% of visits; Primary = 30% of visits

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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