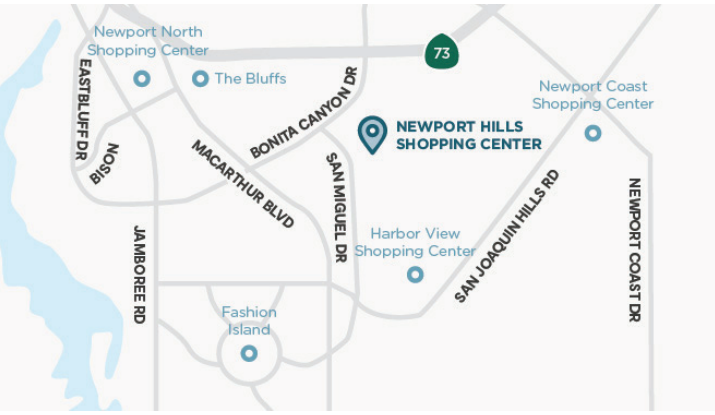
NEWPORT HILLS SHOPPING CENTER

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

70,665 SF GROSS LEASABLE AREA

- Serves the residents of Turtle Ridge®, Harbor View, Spyglass Hill, Bonita Canyon, One Ford Road and more.
- Within a mile radius of Fashion Island®, Newport Hills 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.
- Over 14 schools within two miles including University of California, Irvine with 37,000+ students and 18,000+ faculty/staff.



KEY TENANTS

Coast Hills Pharmacy
Crown Ace Hardware
Pavilions
Taco Rosa Mexico
City Cuisine

DEMOGRAPHICS (3 MILE RADIUS)

7,000
AVG DAILY TRAFFIC

34
MEDIAN AGE

107,000+
POPULATION

$1.6 million+
AVG HOME VALUE

156,000+
DAYTIME POPULATION

$201,000+
AVG HOUSEHOLD INCOME

IRVINE COMPANY
RETAIL PROPERTIES

NEWPORT HILLS SHOPPING CENTER

IRVINE COMPANY RETAIL PROPERTIES

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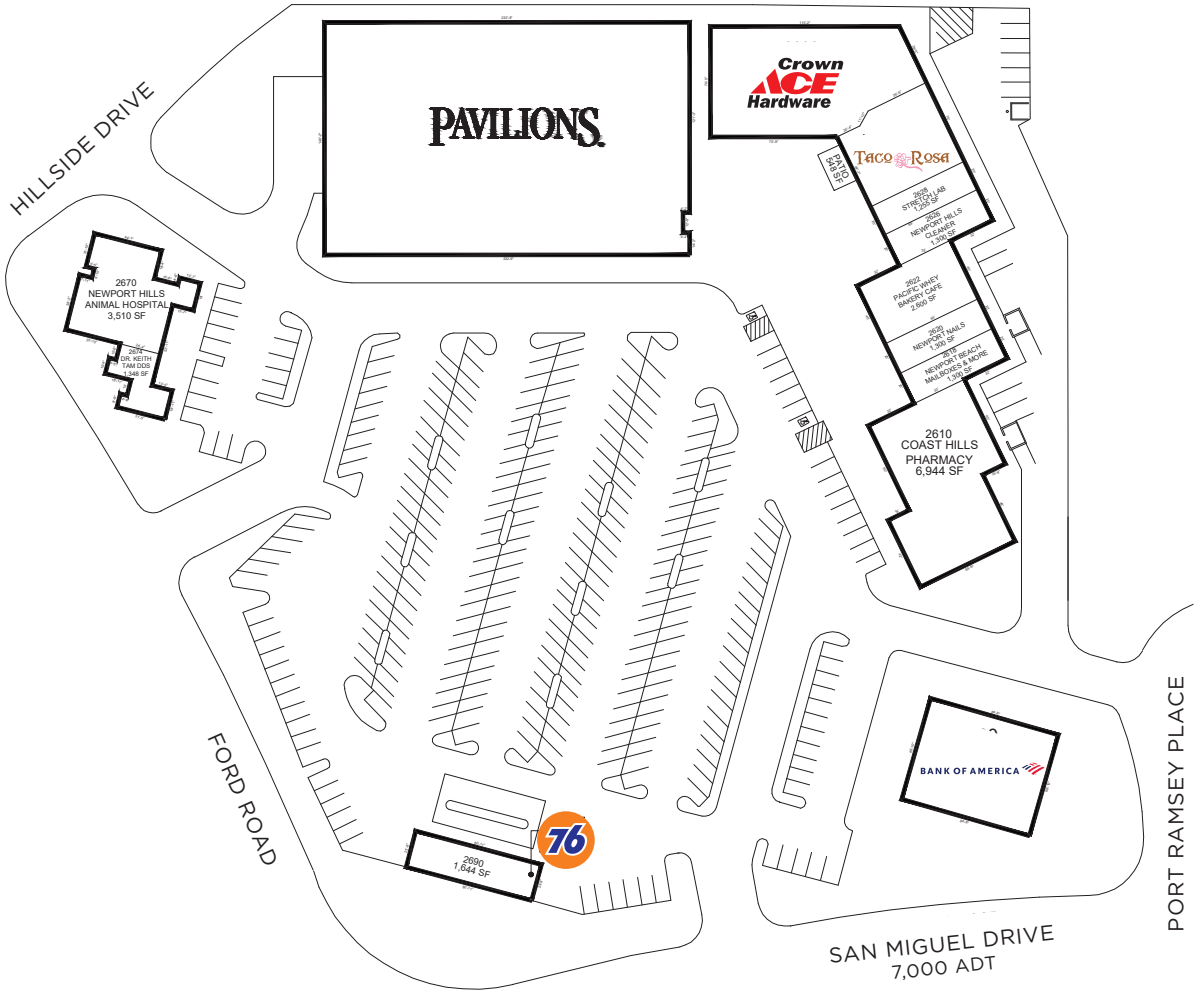

IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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