

# Newport Hills Shopping Center

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

**70,665 SF GROSS LEASABLE AREA | 12 MERCHANTS**

Locally tailored and master-planned, Newport Hills Shopping Center is a core destination for the coastal communities of Turtle Ridge, Harbor View, Spyglass Hill, Bonita Canyon, and One Ford Road. Home to a curated mix of everyday services, neighborhood dining, a local bakery, and a best-in-class grocer, the center serves as a convenient gathering place for residents to shop, dine, and pick up daily essentials. It is positioned within one mile of Fashion Island and Newport Center's 2.6 million square feet of office space occupied by PIMCO, Bank of America, and Morgan Stanley, while also benefiting from the daily energy and built-in audience of more than 40,000 students and faculty at University of California, Irvine.

## KEY STATISTICS

**1.4M**

Annual Visits  
6X Visitor Frequency<sub>4</sub>

**36**

Average Age<sub>1</sub>

**112%**

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

**94K**

Total Population<sub>2</sub>

**\$264K**

Average Household Income  
127% Higher than the National Avg.<sub>2</sub>

**115%**

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

**56%**

Family Households<sub>2</sub>

**\$2M**

Average Home Value  
324% Higher than the National Avg.<sub>2</sub>

**151%**

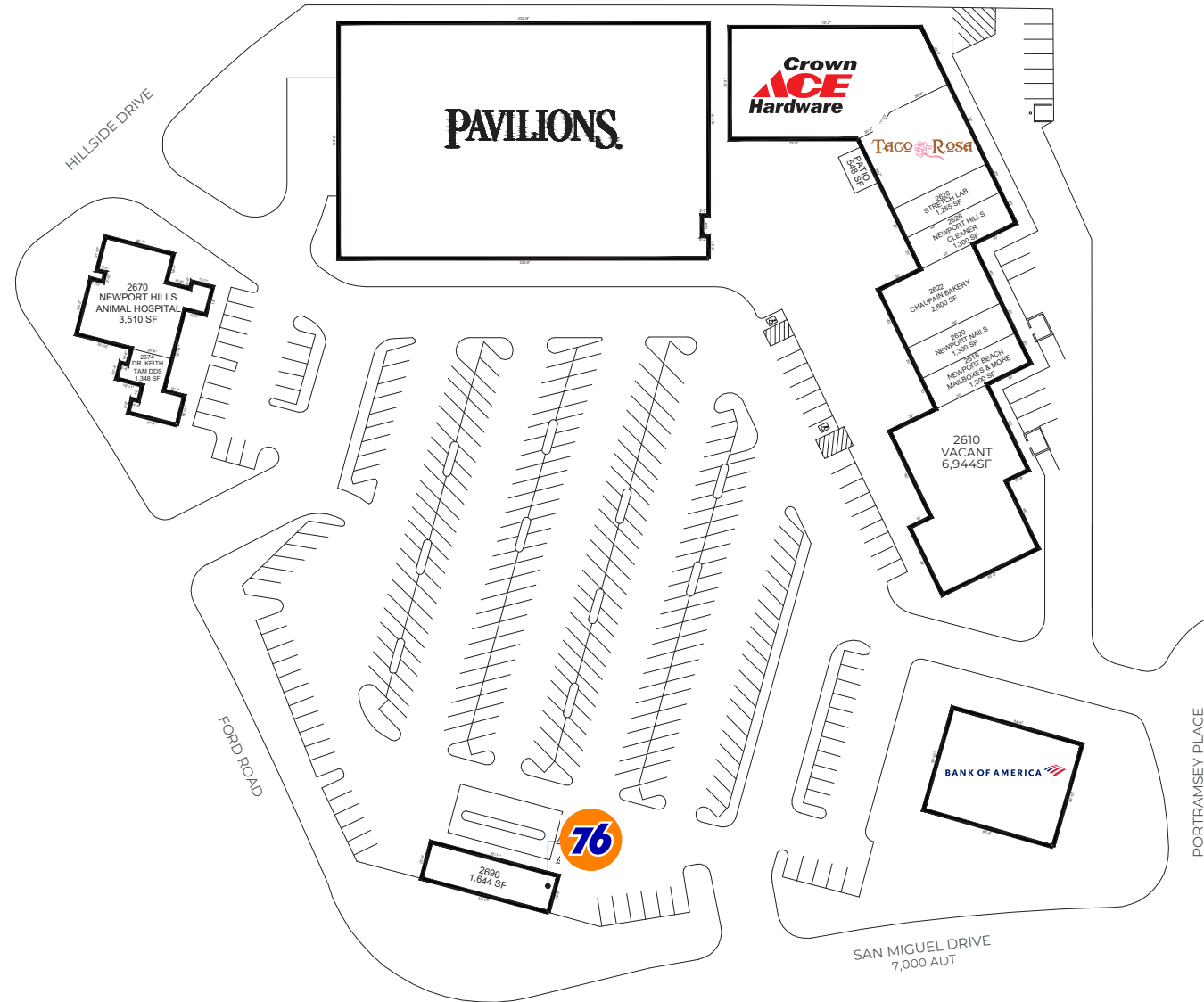
Higher Spend on Health and Wellness  
Vs. the National Avg.<sub>2</sub>

## NOTABLE TENANTS



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