

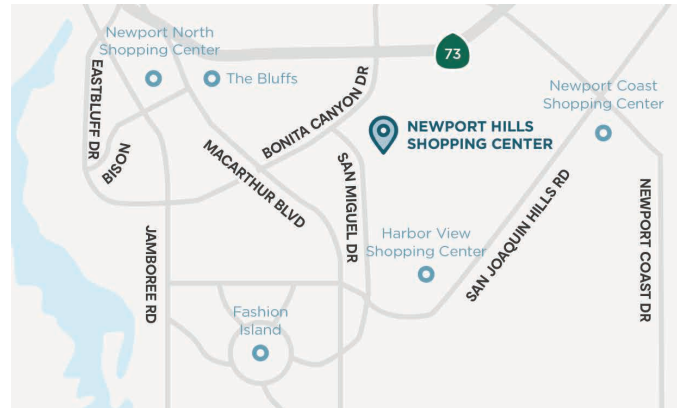
# NEWPORT HILLS SHOPPING CENTER

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



## 70,652 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 36,000+ students and 18,000+ faculty/staff.



### KEY TENANTS

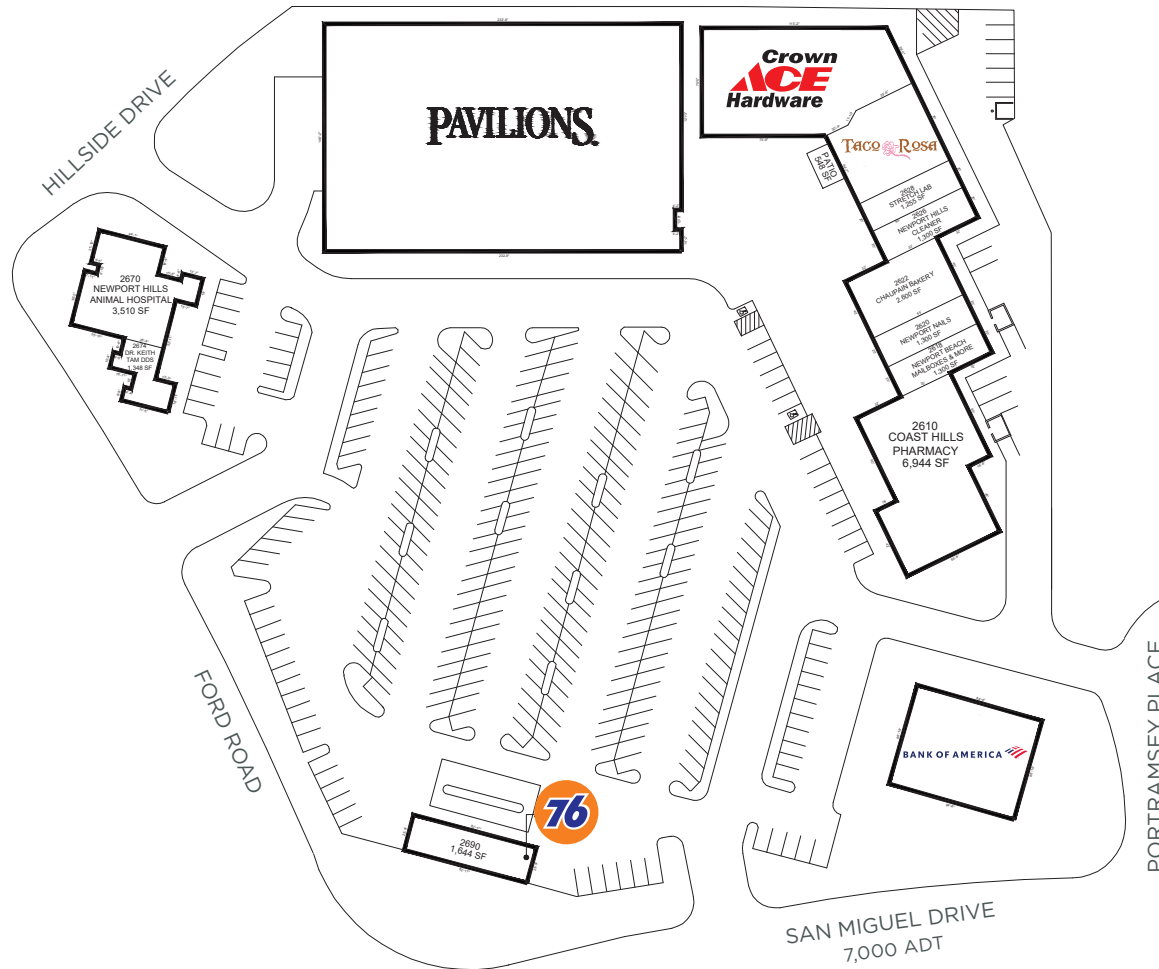
|                      |            |
|----------------------|------------|
| Bank of America      | Pavilions  |
| Coast Hills Pharmacy | StretchLab |
| Crown Ace Hardware   |            |

### DEMOGRAPHICS (3 MILE RADIUS)

|                                       |   |
|---------------------------------------|---|
| <b>7,000</b><br>AVG DAILY TRAFFIC     | <b>34</b><br>MEDIAN AGE                   |
| <b>107,000+</b><br>POPULATION         | <b>\$1.7 million+</b><br>AVG HOME VALUE   |
| <b>161,000+</b><br>DAYTIME POPULATION | <b>\$201,000+</b><br>AVG HOUSEHOLD INCOME |

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