



THE BLUFFS

1302 - 1380 Bison Ave. | Newport Beach, CA 92660

53,507 SF Gross Leasable Area

- Serves the affluent residents of Newport North, Eastbluff, One Ford Road, Bonita Canyon, Big Canyon and more
- Caters to professionals working in UCI Research Park: 2.2 million sf workplace community, home to companies such as Acorns, Toshiba, Cisco, Intel, Paciolan, Skyworks Solutions, and UCI Beall Applied Innovation @ the Cove
- Less than one mile away from University of California, Irvine with 37,000+ students and 17,200+ faculty/staff
- Located near three Irvine Company-owned apartment communities: Baypointe (300 units), Newport North (570 units) and Newport Bluffs (1,052 units)

KEY TENANTS

Chipotle Mexican Grill
Eddie V's Prime Seafood
Flower Child
Islands Fine Burger & Drinks
Jersey Mike's Subs
WaSa Sushi

AVERAGE DAILY TRAFFIC COUNTS

69,000

MacArthur Blvd.
at Bison Ave. and SR-73.

7,000

Bison Ave. at
MacArthur Blvd.

76,000

Total

DEMOGRAPHICS

3 MILE RADIUS

126,000+

POPULATION

187,000+

DAYTIME POPULATION

36

MEDIAN AGE

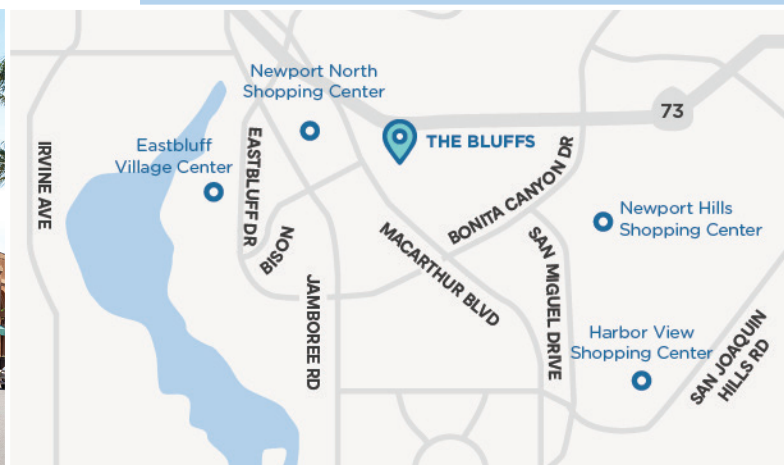
\$1.4 million+

AVERAGE
HOME VALUE

\$158,000+

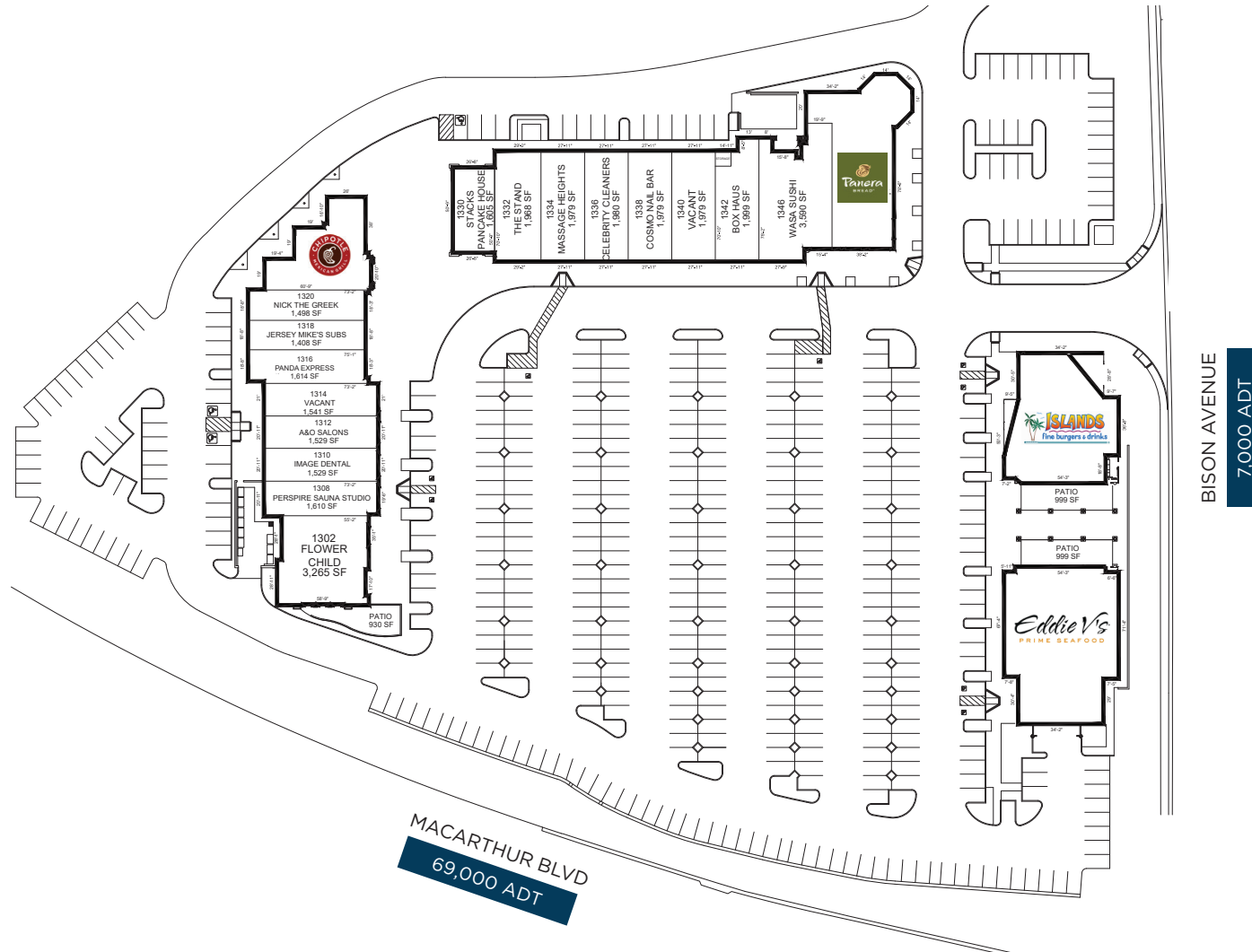
AVERAGE
HOUSEHOLD INCOME

For leasing information,
call Irvine Company at 949.720.2535



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Newport Beach, California



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