

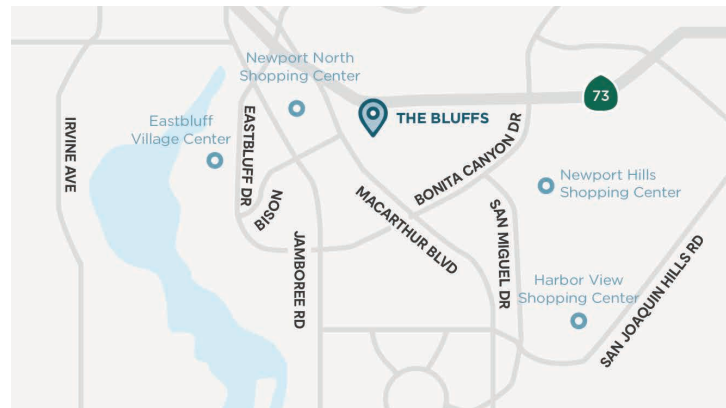
THE BLUFFS

1302 - 1380 BISON AVENUE | 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 Toshiba, Medtronic, Skyworks Solutions, Seegene Technologies, and UCI Beall Applied Innovation @ The Cove.
- Less than one mile away from University of California, Irvine with 36,000+ students and 18,000+ faculty/staff.
- Located near three Irvine Company-owned apartment communities featuring over 1,900 apartment homes: Baypointe, Newport North, and Newport Bluffs.



KEY TENANTS

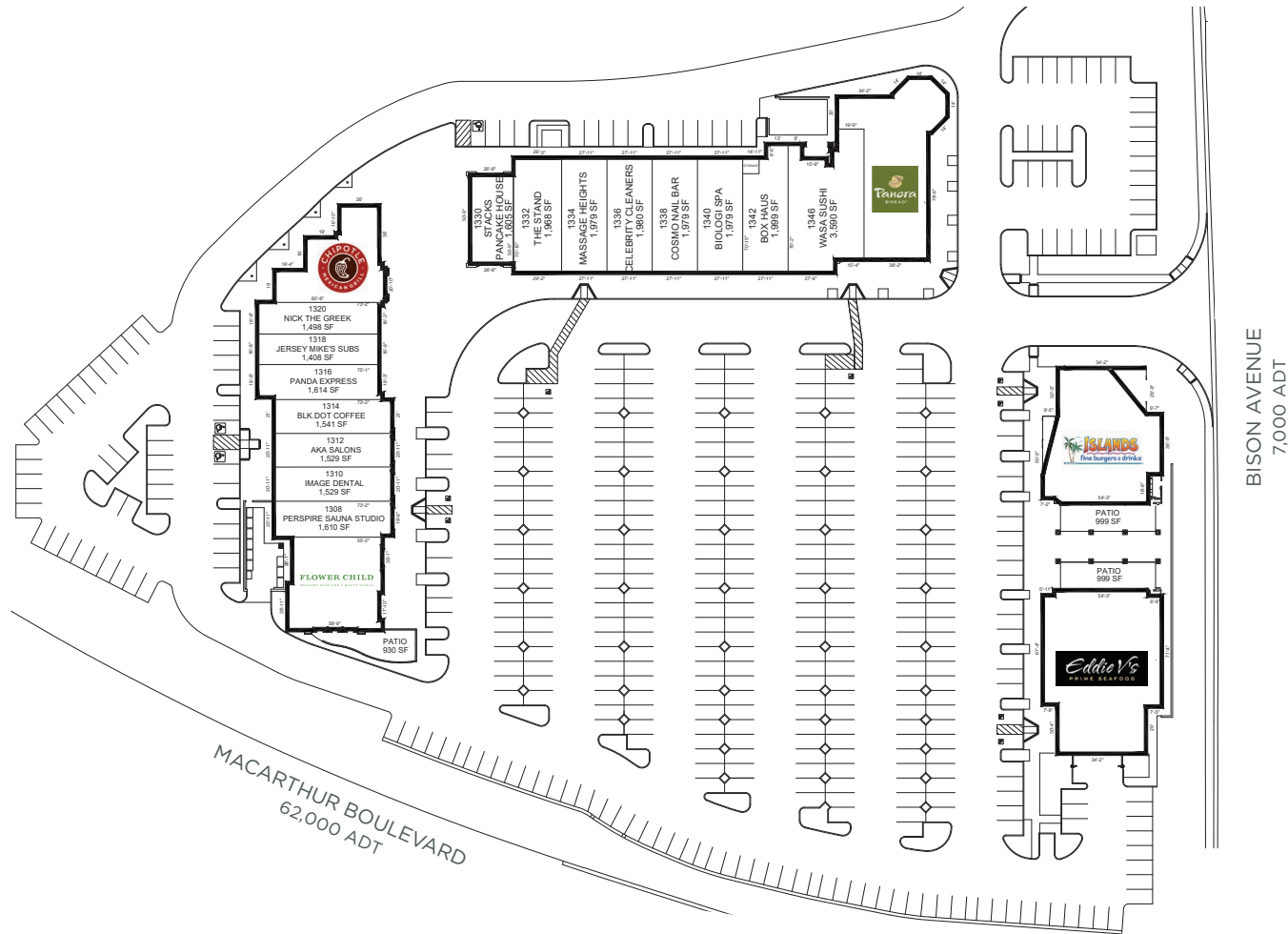
Biologi Spa	Flower Child
Blk Dot Coffee	Islands Fine Burger & Drinks
Chipotle Mexican Grill	Jersey Mike's Subs
Eddie V's Prime Seafood	The Stand

DEMOGRAPHICS (3 MILE RADIUS)

69,000 AVG DAILY TRAFFIC	34 MEDIAN AGE
134,000+ POPULATION	\$1.5 million+ AVG HOME VALUE
219,000+ DAYTIME POPULATION	\$180,000+ AVG HOUSEHOLD INCOME

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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