

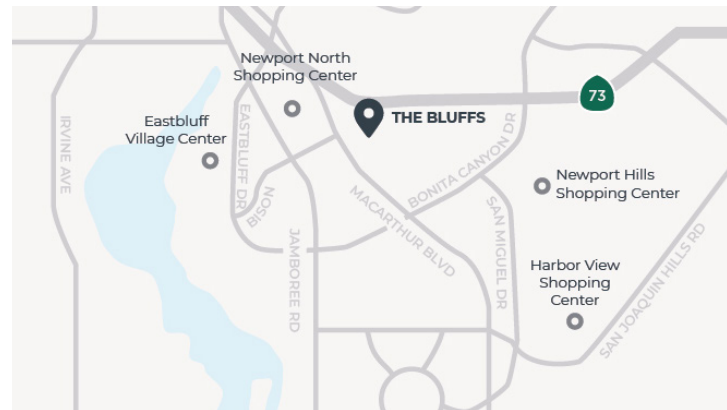
The Bluffs

1302 - 1380 BISON AVENUE | NEWPORT BEACH, CA 92660



53,507 SF GROSS LEASABLE AREA

- The Bluffs is an Amenity Center designed to provide a convenient environment that seamlessly integrates the demands of work, life, and play.
- Serves the affluent residents of Newport North, Eastbluff, One Ford Road, Bonita Canyon, and Big Canyon.
- Caters to professionals working in UCI Research Park: 2.2 million square foot 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 3,800+ faculty/staff.
- Adjacent to 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

TRADE AREA DEMOGRAPHICS

(TOTAL)

(PRIMARY)

1.8M

Annual Visits₁

\$190K

Avg Household Income₂

545K

Total
Population₂

68%

Higher Spend on Food₂
Vs. the National Average

37

Average
Age₂

59%

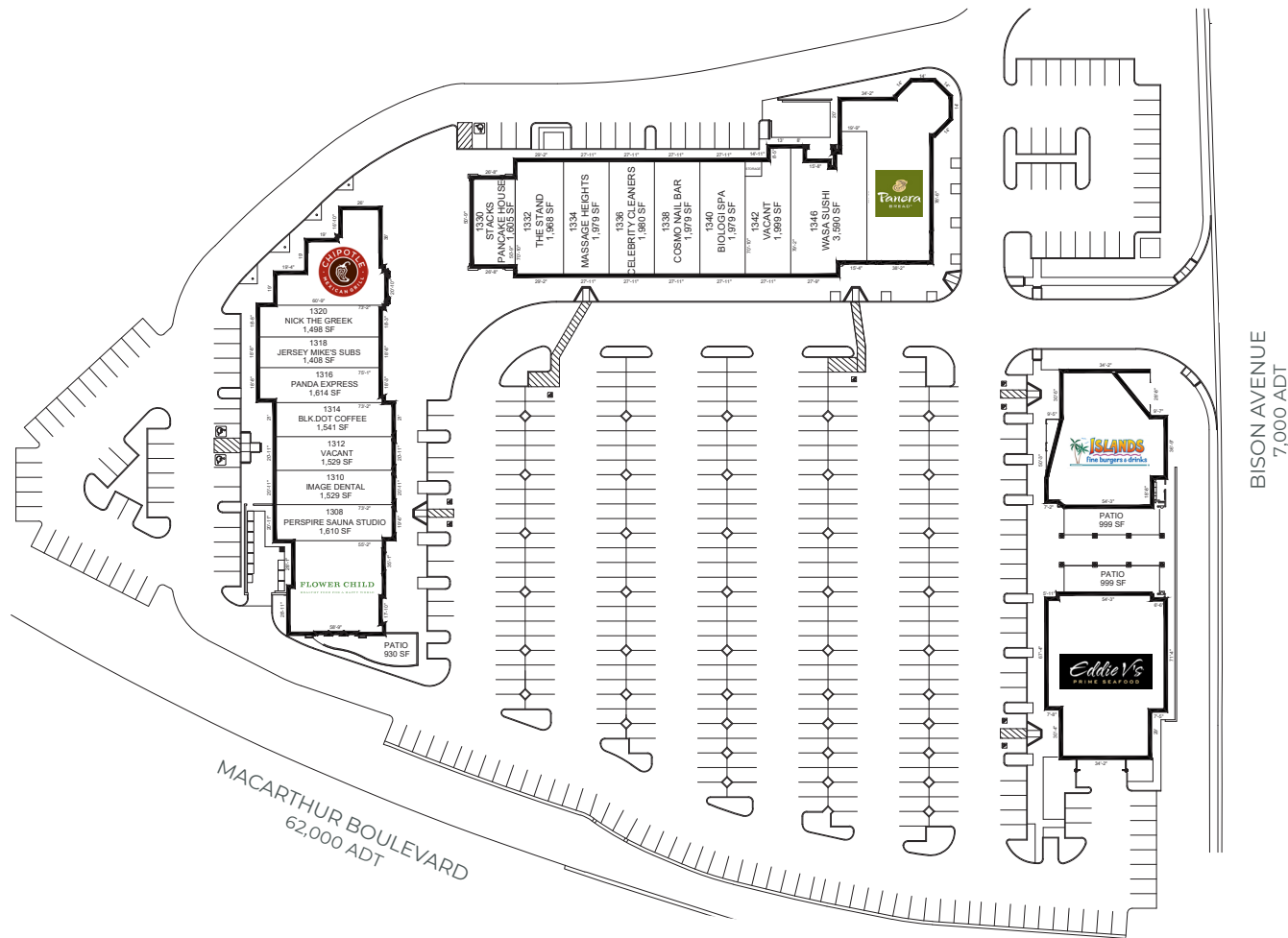
Higher Spend on Retail Goods₂
Vs. the National Average

Total = 70% of visits; Primary = 30% of visits

Sources: (1) Placer.ai, (2) Esri 2024

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)

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