

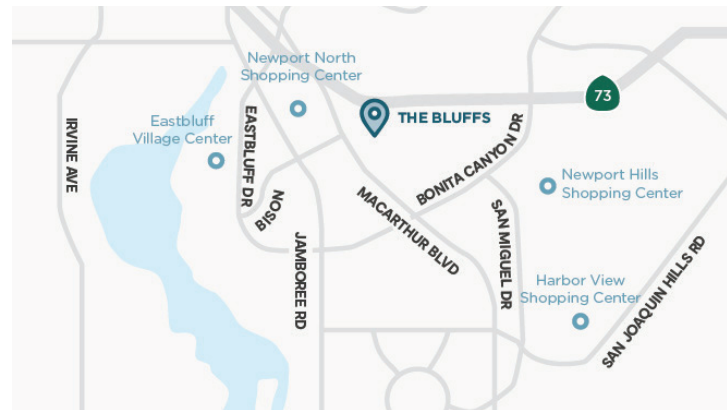
# THE BLUFFS

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 37,000+ 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

Blk Dot Coffee (Coming Soon)  
Chipotle Mexican Grill  
Eddie V's Prime Seafood  
Flower Child

Islands Fine Burger & Drinks  
Jersey Mike's Subs  
The Stand  
WaSa Sushi

## DEMOGRAPHICS (3 MILE RADIUS)

**76,000**  
AVG DAILY TRAFFIC

**134,000+**  
POPULATION

**210,000+**  
DAYTIME POPULATION

**34**  
MEDIAN AGE

**\$1.4 million+**  
AVG HOME VALUE

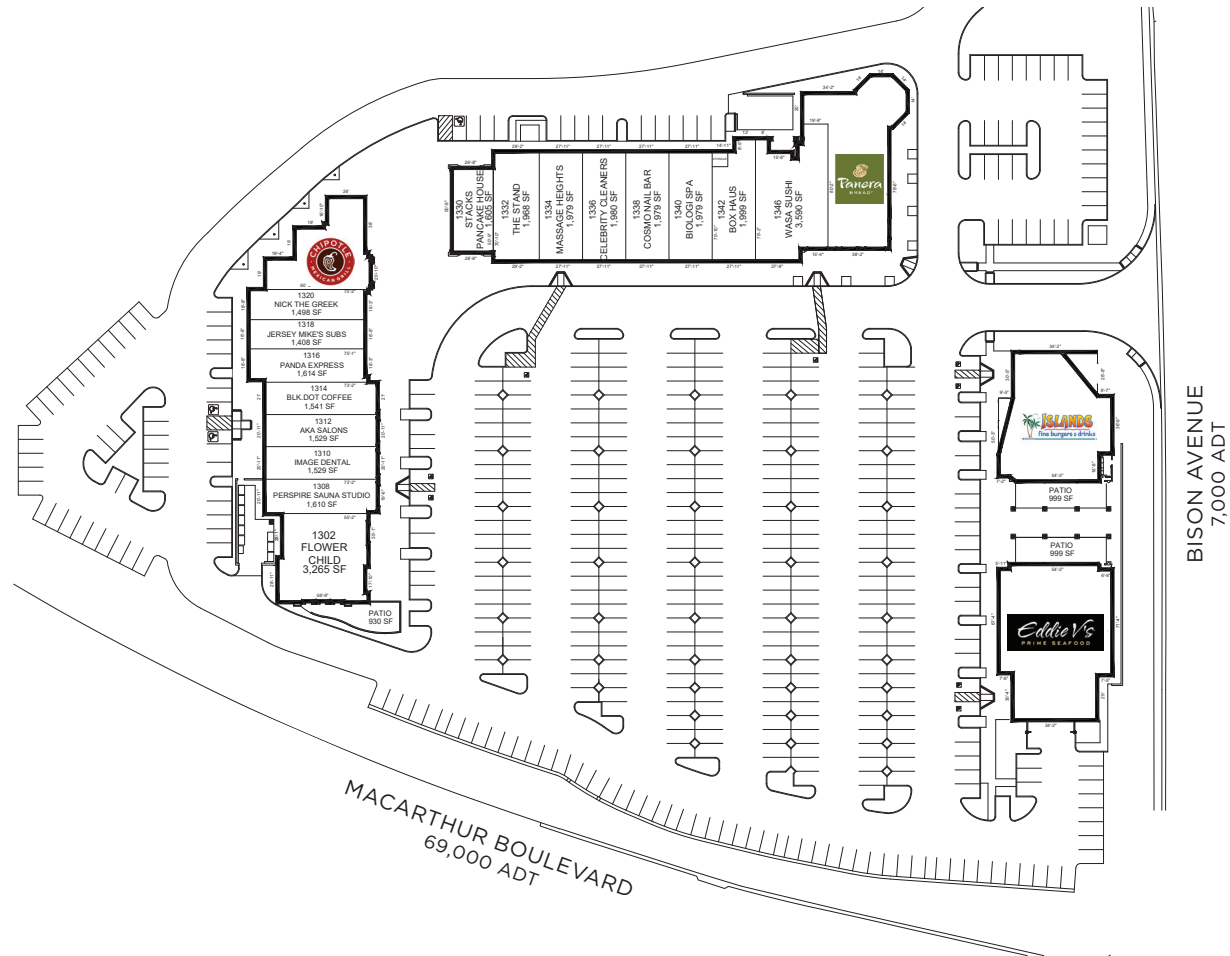
**\$178,000+**  
AVG HOUSEHOLD INCOME



**IRVINE COMPANY**  
RETAIL PROPERTIES

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