

Westcliff Plaza

1000 - 1150 IRVINE AVENUE | NEWPORT BEACH, CA 92660

113,904 SF GROSS LEASABLE AREA | 21 MERCHANTS

With its boutique atmosphere and locals-only vibe, this center is a magnet for Newport's style-conscious crowd. Positioned near the 17th Street business district and Eastside Costa Mesa, the location offers a direct connection to the rarified wealth of Lido Isle, Newport Bay, and Balboa Island, where home values average over \$2M³. The pedestrian access is strong for both socializing and daily errands, serving the 2.2K students at Newport Harbor High School and the nearby Hoag Hospital medical community.

KEY STATISTICS

2M

Annual Visits
6X Visitor Frequency₄

40

Average
Age₁

93%

Higher Spend on Retail Goods
Vs. the National Avg.₂

113K

Total
Population₂

\$242K

Average Household Income
108% Higher than the National Avg.₂

98%

Higher Spend on Food
Vs. the National Avg.₂

53%

Family
Households₂

\$1.8M

Average Home Value
272% Higher than the National Avg.₂

127%

Higher Spend on Health
and Wellness
Vs. the National Avg.₂

Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

NOTABLE TENANTS



pressed
JUICERY

CVS
pharmacy



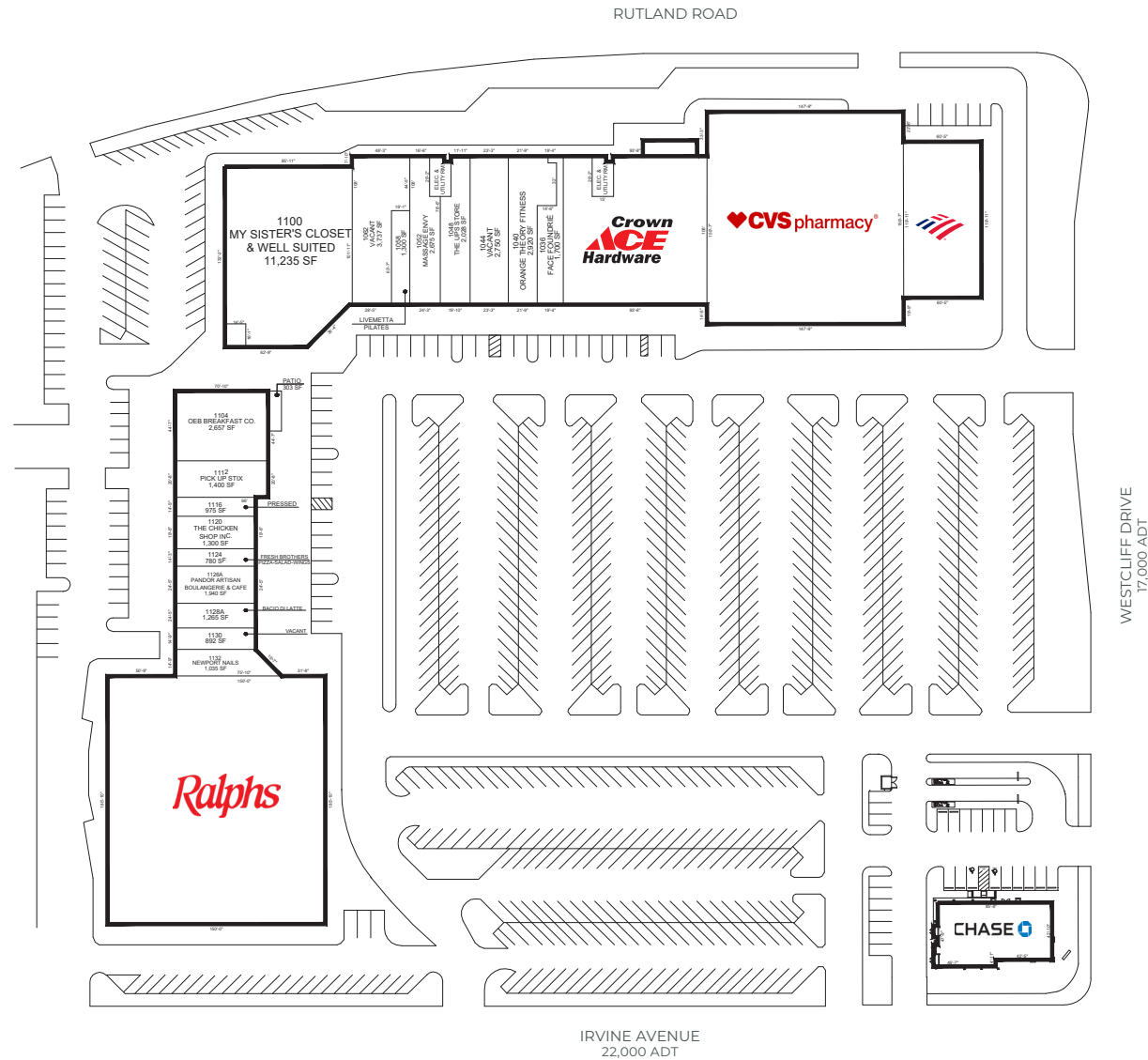
BACIO di LATTE
GELATO PURO

Crown
ACE
Hardware



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