

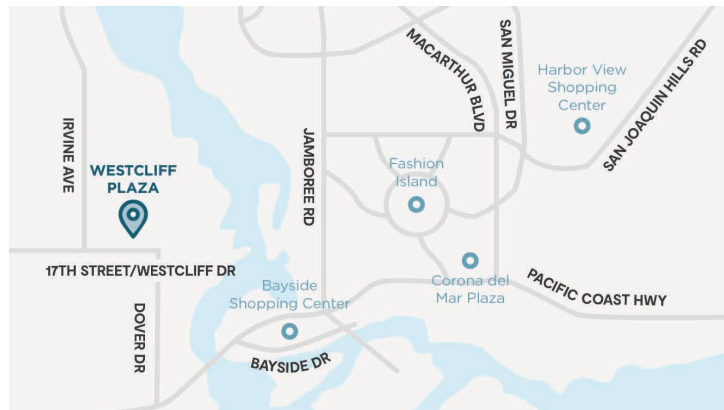
WESTCLIFF PLAZA

1000 - 1150 IRVINE AVENUE | NEWPORT BEACH, CA 92660



113,816 SF GROSS LEASABLE AREA

- Located near Eastside Costa Mesa, a highly sought-after residential area of Costa Mesa.
- In the heart of the vibrant 17th Street business district between Newport Beach and Costa Mesa.
- Orange County's top hospital, Hoag Hospital Newport Beach, is located two miles away.
- Located minutes from the affluent areas of Lido Isle, Newport Bay and Balboa Island where average home values are over \$2 million.
- Near Newport Harbor High School (2,200+ students).
- With a high bike and walk score rating, this area provides unparalleled convenience in completing most errands within close proximity.



KEY TENANTS

Crown Ace Hardware
CVS Pharmacy
Fresh Brothers

Orangetheory Fitness
Pressed
Ralphs Fresh Fare

DEMOGRAPHICS (3 MILE RADIUS)

39,000
AVG DAILY TRAFFIC

40
MEDIAN AGE

136,000+
POPULATION

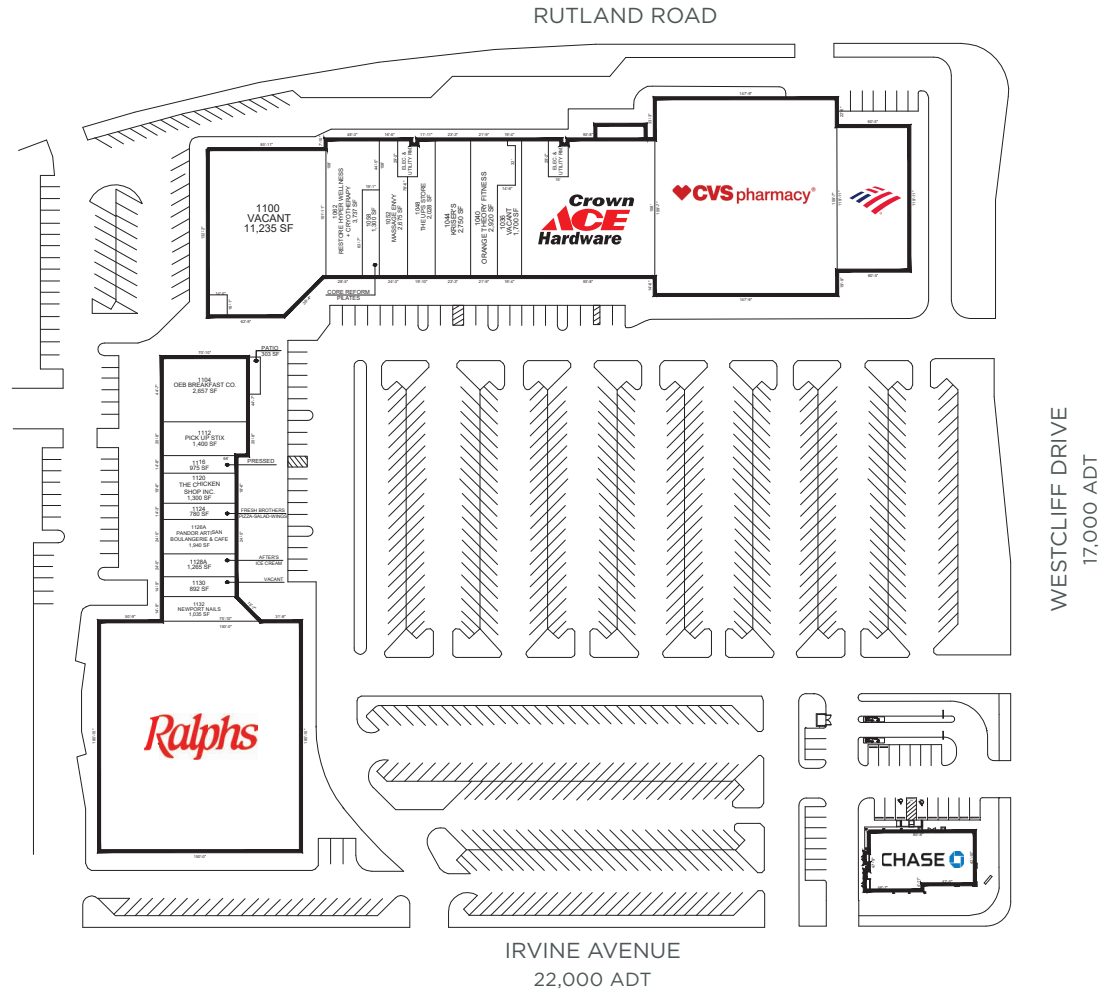
\$1.4 million+
AVG HOME VALUE

157,000+
DAYTIME POPULATION

\$180,000+
AVG HOUSEHOLD INCOME

WESTCLIFF PLAZA

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