

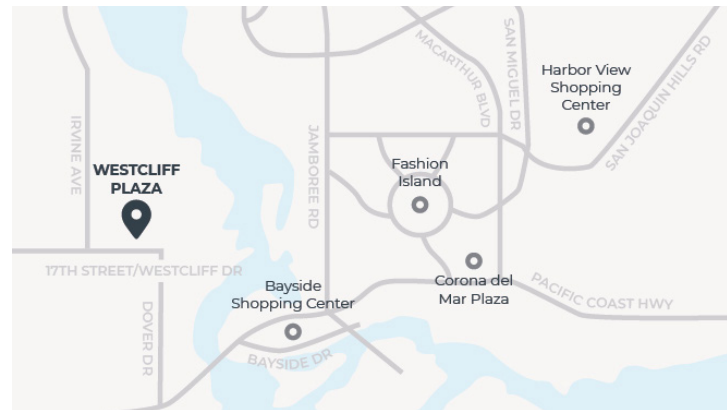
Westcliff Plaza

1000 - 1150 IRVINE AVENUE | NEWPORT BEACH, CA 92660



113,816 SF GROSS LEASABLE AREA

- Westcliff Plaza is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- 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 million₂.
- Near Newport Harbor High School (2,200+ students).
- With a high biking and walking score rating, this area provides unparalleled convenience in completing most errands within close proximity.



KEY TENANTS

Crown Ace Hardware	Orangetheory Fitness
CVS Pharmacy	Pressed
Fresh Brothers	Ralphs Fresh Fare

TRADE AREA DEMOGRAPHICS

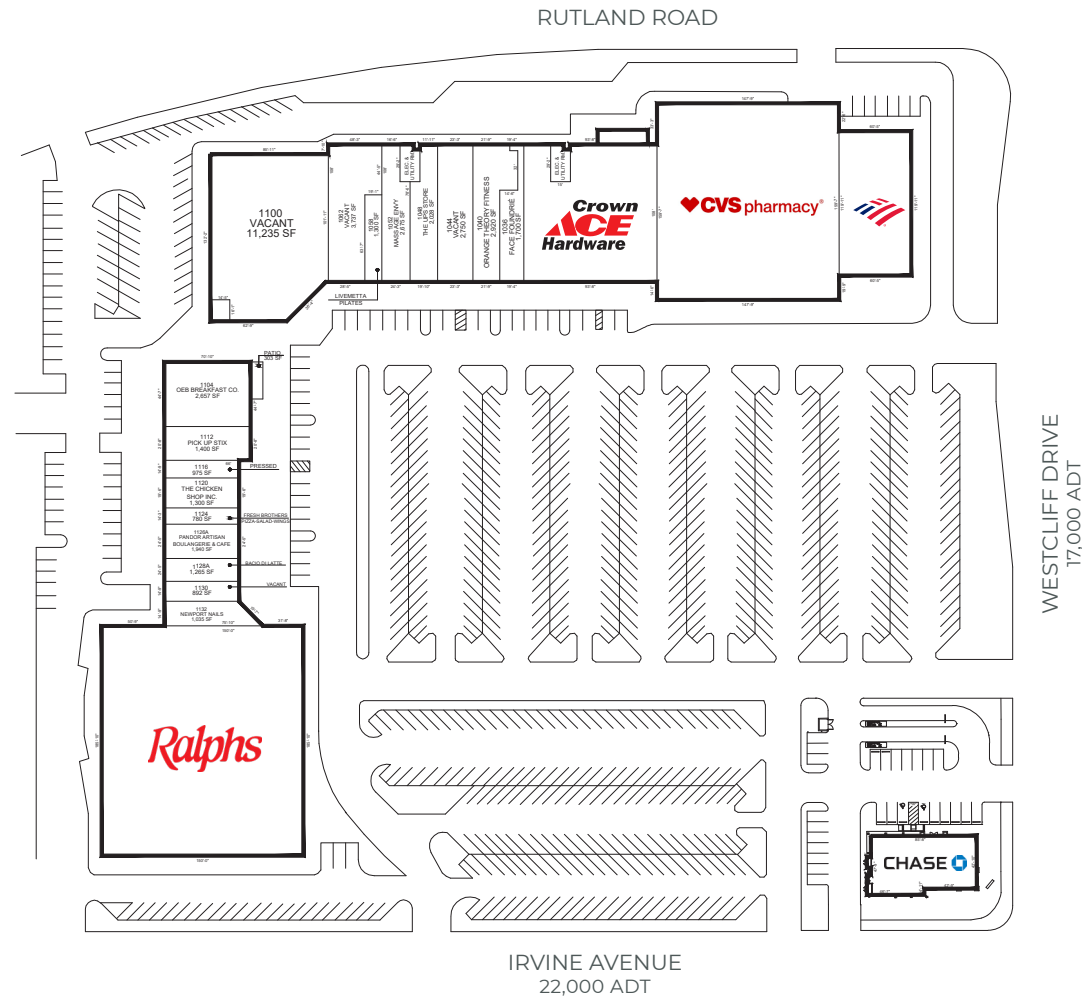
(TOTAL)	(PRIMARY)
2.1M Annual Visits ₁	\$226K Avg Household Income ₂
115K Total Population ₂	92% Higher Spend on Food ₂ Vs. the National Average
39 Average Age ₂	86% Higher Spend on Retail Goods ₂ Vs. the National Average

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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