

WESTCLIFF PLAZA

1000 - 1150 Irvine Ave. | 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 (2,300+ students)

KEY TENANTS

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

AVERAGE DAILY TRAFFIC COUNTS

22,000

Irvine Ave. at Westcliff Dr.

17,000

Westcliff Dr. at Irvine Ave.

39,000

Total

DEMOGRAPHICS

3 MILE RADIUS

142,000+

156,000+
DAYTIME POPULATION

39MEDIAN AGE

\$1.3 million+

n+ \$150,000+

AVERAGE HOME VALUE AVERAGE HOUSEHOLD INCOME

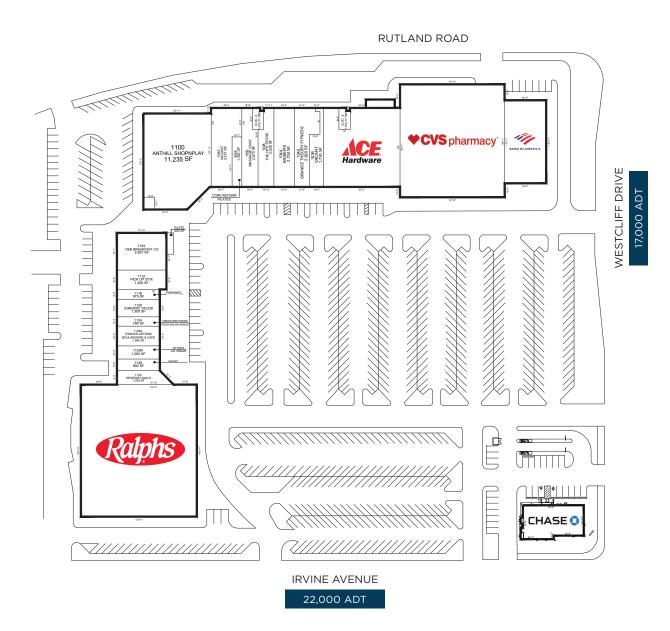
For leasing information, call Irvine Company at 949.720.2535





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Newport Beach, California



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