



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.

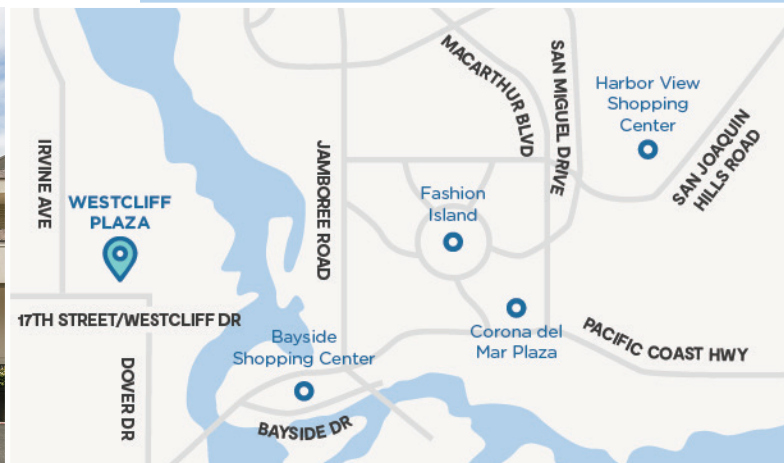
39,000
 Total

DEMOGRAPHICS 3 MILE RADIUS

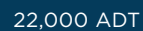
142,000+ **156,000+** **39**
 POPULATION DAYTIME POPULATION MEDIAN AGE

\$1.3 million+ **\$150,000+**
 AVERAGE HOME VALUE AVERAGE HOUSEHOLD INCOME

For leasing information,
 call Irvine Company at 949.720.2535



Newport Beach, California



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