



NEWPORT COAST® SHOPPING CENTER

21101 - 21185 Newport Coast Dr. | Newport Beach, CA 92657

50,939 SF Gross Leasable Area

- Less than three miles away from luxury shopping center Fashion Island®, hotels, apartment communities and more than 2.6 million sf of premier workplaces, which houses companies such as PIMCO, J.P. Morgan, Charles Schwab, UBS, Chipotle, and Wells Fargo have 10,000+ employees
- Serves the residents of Newport Coast, Crystal Cove, Turtle Ridge®, Spyglass Hill, Harbor View and more with an average household income of \$250,000
- Caters to local residents as well as tourists staying at The Resort at Pelican Hill® (204 rooms and 128 villas) and Marriott's Newport Coast Villas (700 rooms)
- Nearby attractions include Pelican Hill Golf Club® and Crystal Cove State Park, which attracts 1 million visitors a year

KEY TENANTS

Bank of America
Hoag Urgent Care
Pavilions
Starbucks Coffee
Wells Fargo Bank
Zov's Bistro

AVERAGE DAILY TRAFFIC COUNTS

25,000

Newport Coast Dr. at San Joaquin Hills Rd.

16,000

San Joaquin Hills Rd. at Newport Coast Dr.

41,000

Total

DEMOGRAPHICS

3 MILE RADIUS

63,000+

POPULATION

78,000+

DAYTIME POPULATION

38

MEDIAN AGE

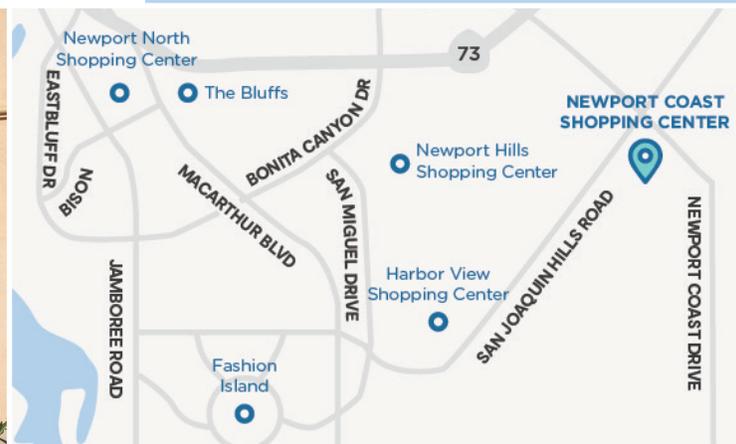
\$1.7 million+

AVERAGE HOME VALUE

\$204,000+

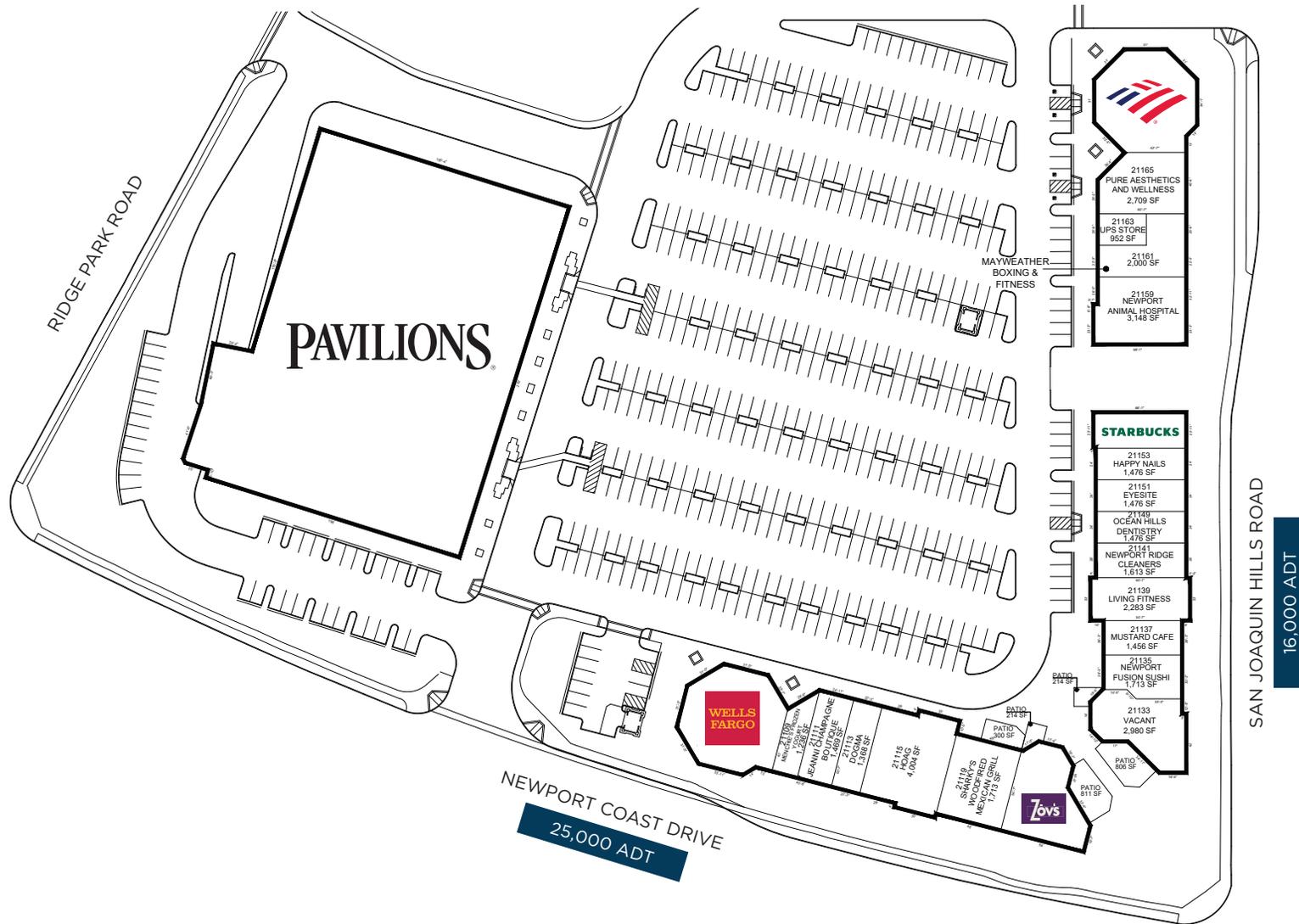
AVERAGE HOUSEHOLD INCOME

For leasing information, call Irvine Company at 949.720.2535



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Newport Beach, California



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