

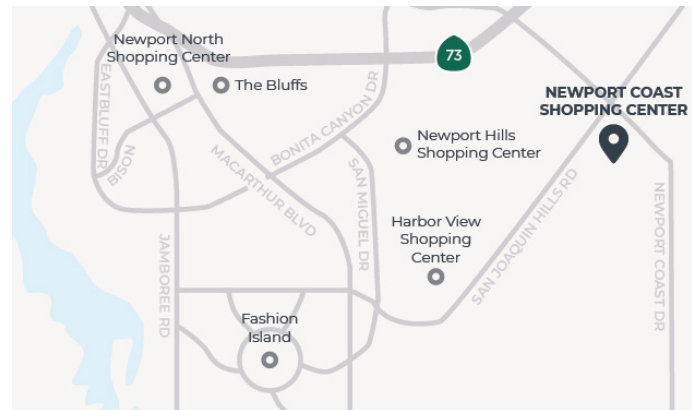
# Newport Coast® Shopping Center

21101 - 21185 NEWPORT COAST DRIVE | NEWPORT BEACH, CA 92657



## 51,275 SF GROSS LEASABLE AREA

- Newport Coast® Shopping Center is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Surrounded by upscale hotels, luxury apartments, and over 2.6 million square feet of premium office space occupied by companies such as PIMCO, Bank of America, Morgan Stanley, Chipotle, and Wells Fargo.
- Serves the affluent residents of Newport Coast, Crystal Cove, Turtle Ridge®, Spyglass Hill, and Harbor View.
- Newport Coast® Shopping Center's location is ideal for both locals and tourists, including those staying at The Resort at Pelican Hill® (204 rooms and 128 villas), VEA Newport Beach (400 rooms), Pendry Newport Beach (409 rooms), 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.
- Located within a one-mile radius of Fashion Island®, one of Orange County's premier shopping destinations attracting over 12 million visitors a year.



### KEY TENANTS

Golden Spoon	Starbucks Coffee
Hoag Urgent Care	Wells Fargo Bank
Pavilions	Zov's Bistro

### TRADE AREA DEMOGRAPHICS

(TOTAL)

**1.6M**  
Annual Visits<sub>1</sub>

**123K**  
Total  
Population<sub>2</sub>

**39**  
Average  
Age<sub>2</sub>

(PRIMARY)

**\$264K**  
Avg Household Income<sub>2</sub>

**118%**  
Higher Spend on Food<sub>2</sub>  
Vs. the National Average

**121%**  
Higher Spend on Retail Goods<sub>2</sub>  
Vs. the National Average

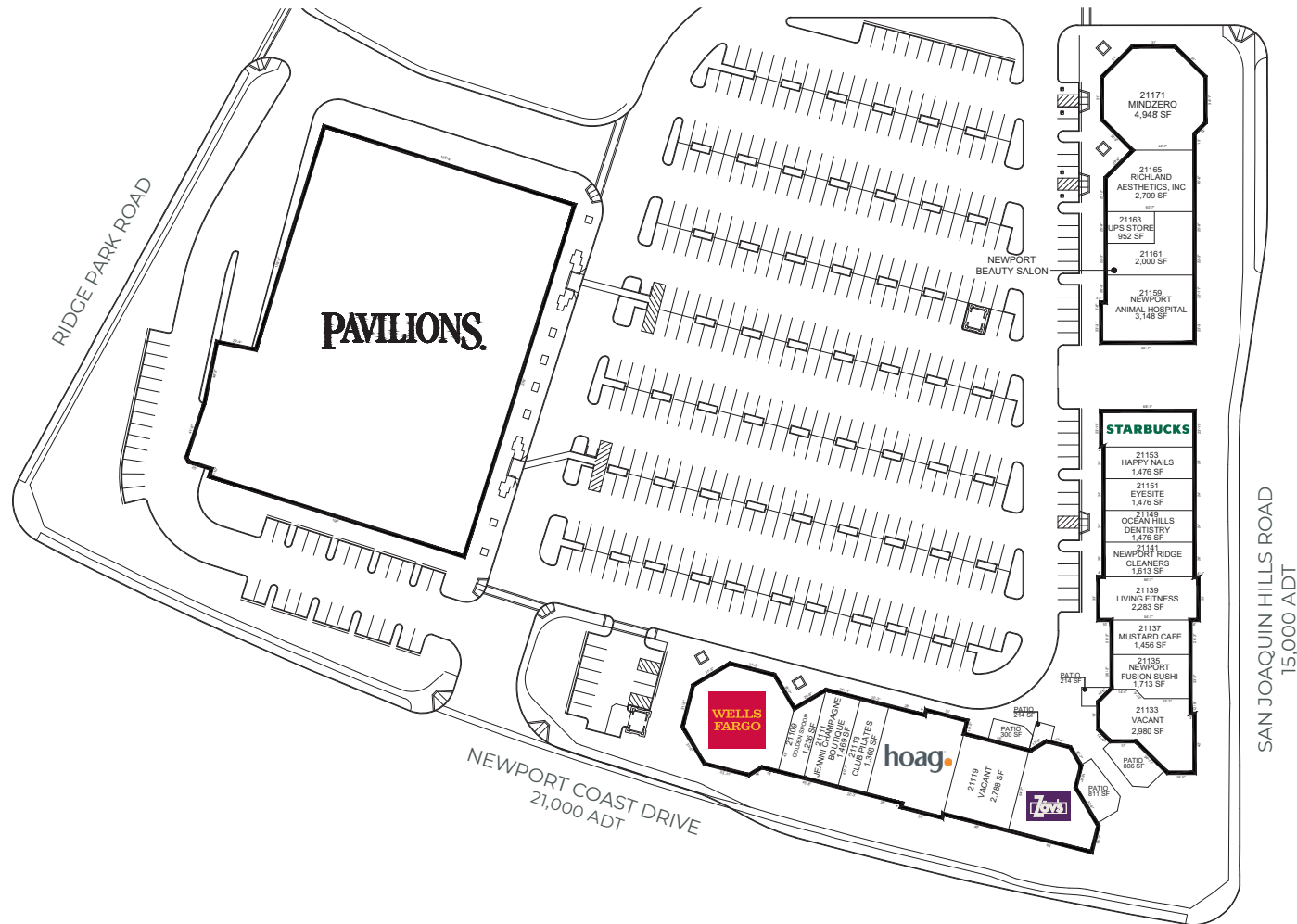
Total = 70% of visits; Primary = 30% of visits

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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