

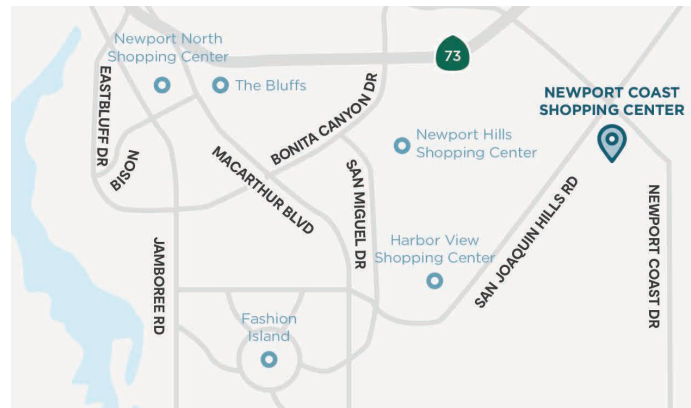
# NEWPORT COAST® SHOPPING CENTER

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



## 50,939 SF GROSS LEASABLE AREA

- Within a mile radius of Fashion Island®, Newport Coast Shopping Center is surrounded by upscale hotels, luxury apartments and over 2.6 million square feet of premium office space occupied by well known companies such as PIMCO, Bank of America, Morgan Stanley, Chipotle, and Wells Fargo.
- Serves the residents of Newport Coast, Crystal Cove, Turtle Ridge®, Spyglass Hill, Harbor View and more with an average household income over \$275,000.
- 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.



### KEY TENANTS

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

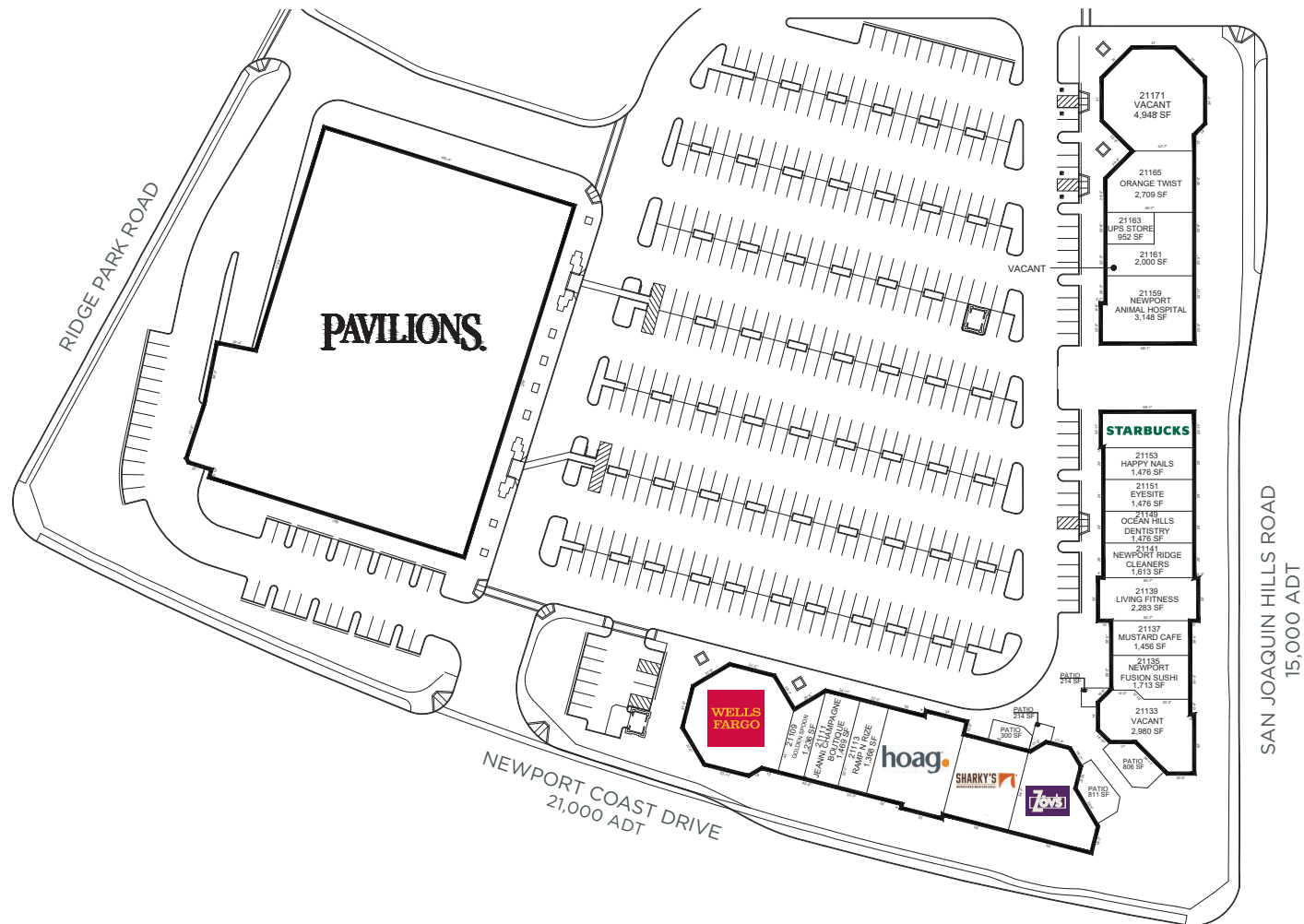
### DEMOGRAPHICS (3 MILE RADIUS)

|                                      |   |
|--------------------------------------|---|
| <b>36,000</b><br>AVG DAILY TRAFFIC   | <b>32</b><br>MEDIAN AGE                   |
| <b>67,000+</b><br>POPULATION         | <b>\$1.8 million+</b><br>AVG HOME VALUE   |
| <b>81,000+</b><br>DAYTIME POPULATION | <b>\$224,000+</b><br>AVG HOUSEHOLD INCOME |



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