

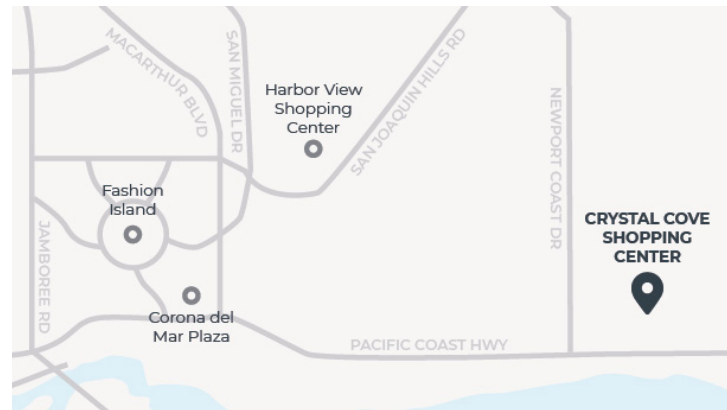
Crystal Cove Shopping Center

7845 - 8085 EAST COAST HIGHWAY | NEWPORT BEACH, CA 92657



135,320 SF GROSS LEASABLE AREA

- Crystal Cove Shopping Center is a Destination Center designed to offer unique, best-in-class experiences, dining, and shopping.
- A popular destination among the affluent coastal communities of Newport Coast®, Newport Beach, Laguna Beach, Corona del Mar, Irvine Cove, and Emerald Bay.
- Within a five-mile radius of upscale hotels, luxury apartments, and multi-million-dollar homes.
- Just 3 miles from Newport Center and Fashion Island®, which features over 2.6 million square feet of premium office space occupied by leading companies including PIMCO, Bank of America, Morgan Stanley, Chipotle, and Wells Fargo.
- An ideal destination 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®, which features 36 holes of Tom Fazio-designed golf, and Crystal Cove State Park, which attracts over 1 million visitors a year - 3.2 miles of beach and 2,400 acres of permanently protected woodland attracting hikers, mountain bikers, scuba divers and surfers from all over Orange County and beyond.



KEY TENANTS

Aston Martin	Novecento Boutique
Javier's	Parakeet Café
Marché Moderne	Piajeh
Mastro's Ocean Club	Trader Joe's

TRADE AREA DEMOGRAPHICS

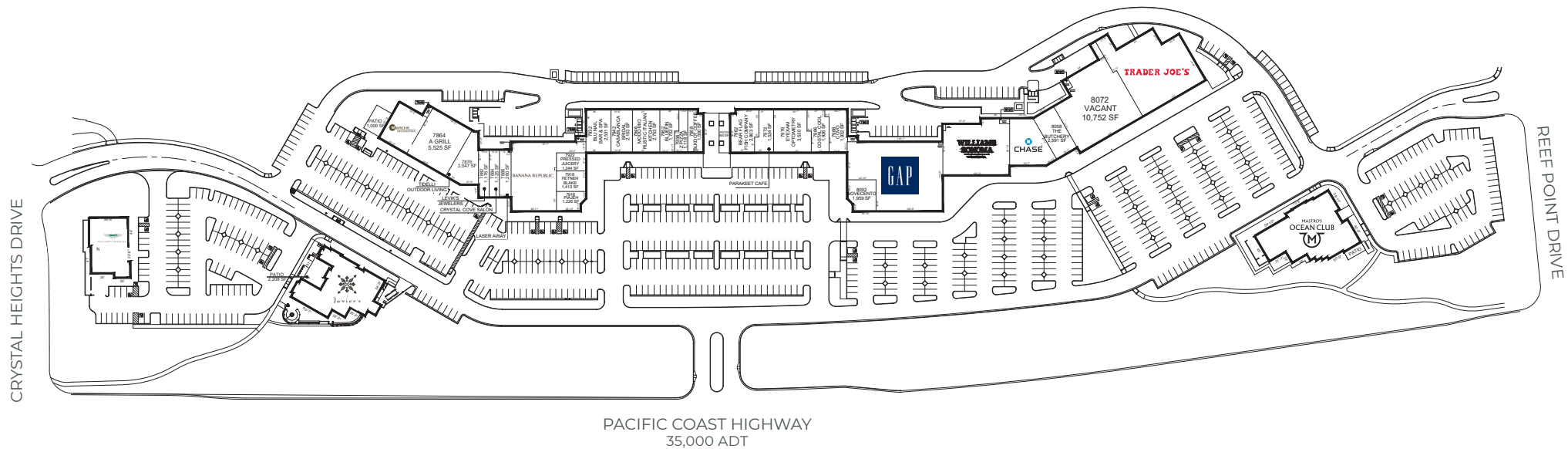
(TOTAL)	(PRIMARY)
2.4M Annual Visits ₁	\$236K Avg Household Income ₂
695K Total Population ₂	99% Higher Spend on Food ₂ Vs. the National Average
38 Average Age ₂	96% Higher Spend on Retail Goods ₂ Vs. the National Average

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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