



CRYSTAL COVE SHOPPING CENTER

7845 - 8085 East Coast Hwy. | Newport Beach, CA 92657

130,043 SF Gross Leasable Area

- Popular destination among the affluent coastal communities of Newport Coast®, Newport Beach, Laguna Beach, Corona del Mar, Irvine Cove and Emerald Bay - average household income of over \$300,000+ within a 3 mile radius
- Less than five 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
- 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® 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

A Crystal Cove
Aston Martin
Banana Republic
Javier's
Marche Moderne
Mastro's Ocean Club
Trader Joe's

AVERAGE DAILY TRAFFIC COUNTS

39,000

Pacific Coast Hwy.
at Reef Point Dr.

DEMOGRAPHICS 5 MILE RADIUS

80,000+

POPULATION

96,000+

DAYTIME POPULATION

46

MEDIAN AGE

\$1,766,000+

AVERAGE
HOME VALUE

\$207,000+

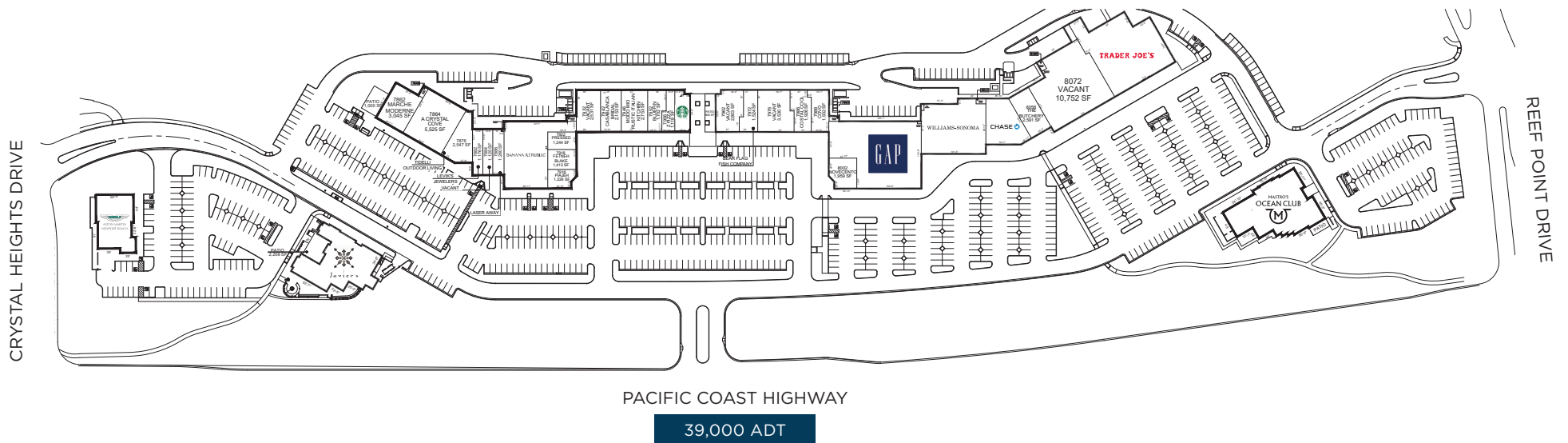
AVERAGE
HOUSEHOLD INCOME

For leasing information,
call Irvine Company at 949.720.2535



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Newport Beach, California



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