

# Crystal Cove Shopping Center

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

## 135,320 SF GROSS LEASABLE AREA | 31 MERCHANTS

Sun-drenched promenades. Curated retail. Ocean views. Crystal Cove Shopping Center is a premier coastal destination serving Newport Coast, Newport Beach, Laguna Beach, and Corona del Mar. It achieves major destination status not just as a neighbor to elite properties like Pendry Newport Beach and The Resort at Pelican Hill, but because the center itself offers a unique, luxury resort-style experience with a highly curated mix of sought-after retail and dining. Crystal Cove attracts an affluent customer drawn to premium brands, exceptional dining, and a vibrant coastal atmosphere. The center also benefits from its proximity to Crystal Cove State Park, which welcomes more than 3.5 million visitors annually, and sits just three miles from Fashion Island and Newport Center's 2.6 million square feet of premier office space.

## KEY STATISTICS

**2.5M**

Annual Visits  
6X Visitor Frequency<sub>4</sub>

**39**

Average Age<sub>1</sub>

**99%**

Higher Spend on Apparel  
Vs. the National Avg.<sub>2</sub>

**784K**

Total Population<sub>2</sub>

**\$234K**

Average Household Income  
101% Higher than the National Avg.<sub>2</sub>

**94%**

Higher Spend on Food  
Vs. the National Avg.<sub>2</sub>

**64%**

Family Households<sub>2</sub>

**\$1.9M**

Average Home Value  
291% Higher than the National Avg.<sub>2</sub>

**117%**

Higher Spend on Health and Wellness  
Vs. the National Avg.<sub>2</sub>

## NOTABLE TENANTS

*Novecento* PIAJEH GAP JAVIER S **TRADER JOE'S**

**Parakeet**  
*Cafe*

MASTRO'S  
RESTAURANTS  
**M**

ASTON MARTIN  
**ASTON MARTIN**

**WILLIAMS  
SONOMA**  
CALIFORNIA



