

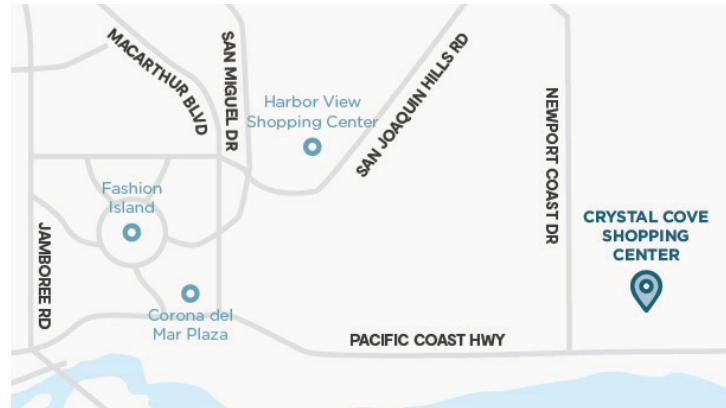
CRYSTAL COVE SHOPPING CENTER

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



131,762 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 over \$275,000 within a 3 mile radius.
- Within five miles radius of Fashion Island®, Crystal Cove 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.
- Crystal Cove 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 (set to open in Fall 2023) 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	Marché Moderne
Aston Martin	Mastro's Ocean Club
Banana Republic	Trader Joe's
Javier's	

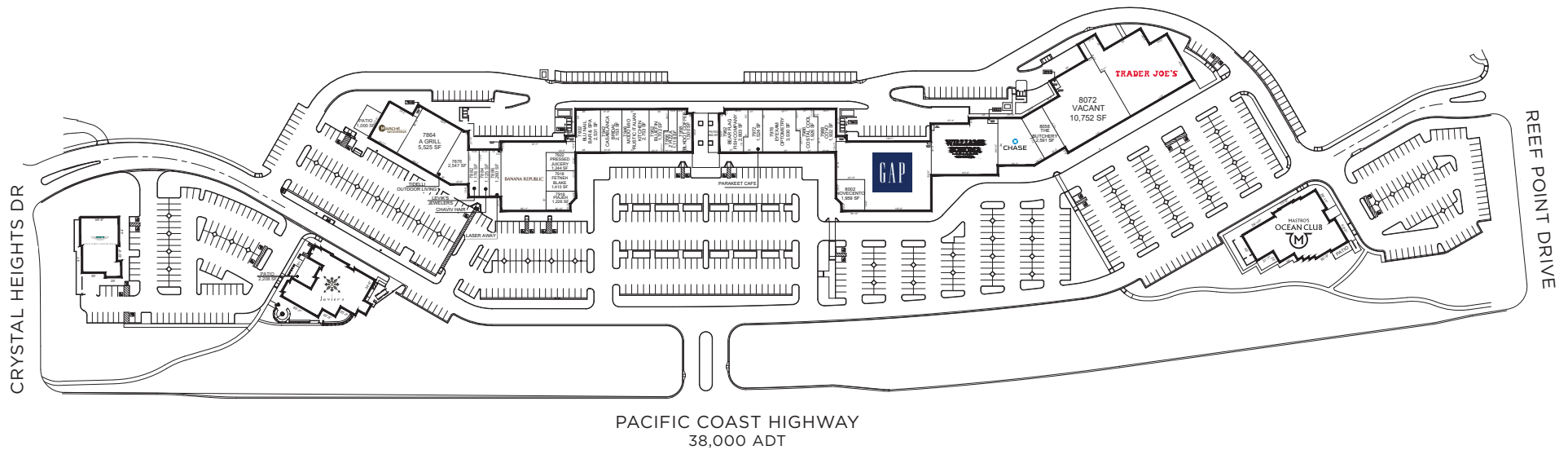
DEMOGRAPHICS (5 MILE RADIUS)

38,000 AVG DAILY TRAFFIC	46 MEDIAN AGE
79,000+ POPULATION	\$1.8 million+ AVG HOME VALUE
96,000+ DAYTIME POPULATION	\$231,000+ AVG HOUSEHOLD INCOME



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