

# THE BLUFFS

Newport Beach, California



Within the upscale community of Newport Beach, this convenient neighborhood center offers shoppers fast, casual foods and unique specialty retail concepts.


## Center Highlights

Just off the 73 Fwy at the busy Bison/MacArthur intersection, The Bluffs is a 53,000-square-foot neighborhood center with exceptional visibility and accessibility. Serving the daytime population of University Research Park®, Irvine Business Complex and Newport Center®, this center boasts favorites such as Islands Fine Burgers & Drinks, The Coffee Bean & Tea Leaf, Panera Bread, Chipotle Mexican Grill, Wildfish Seafood Grille, Pei Wei Asian Diner, WaSa Sushi, Wonderland Bakery and more.

For leasing information call  
the Irvine Company 949.720.2535

Source: ESRI Business Information Solutions, 2010. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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Demographics: 3 Mile Radius

Population: 115,321

Average Household Income: \$137,556

Median Age: 36.5

## Customer Profile

The Bluffs attracts educated professionals, married couples with families, single-family homeowners and condominium and apartment dwellers.

