



CRYSTAL COVE  
PROMENADE™

Newport Beach, California



Scan code to view a video of Crystal Cove Promenade.



At Ease for Men, Banana Republic, Bliss at The Cove, Bluefin Restaurant, Crystal Coast Optometry, Gap / Gap Kids / Gap Body, Javier's, Jenny Lee, Juxtaposition Home, La Diva / Royalty for Men, LOFT, Mastro's Ocean Club, Millie, Modo Mio Cucina Rustica, Novecento for Men, Novecento for Women, Opus Bank, Pacific Whey Café & Baking Company, Pier 1 Imports, Starbucks Coffee, Tamarind of London, The Bar Method, Trader Joe's, Trio, Williams-Sonoma, ZPizza

# COASTAL DESTINATION

Crystal Cove Promenade™ is a popular destination among the affluent coastal communities of Crystal Cove, Newport Coast®, Newport Beach, Laguna Beach, Corona del Mar, Irvine Cove and Emerald Bay.

A unique store mix and signature dining— anchored by Trader Joe's, Banana Republic, Gap, Mastro's Ocean Club, Javier's and Williams-Sonoma—are complemented by a Mediterranean style design and lush coastal landscaping that create the ideal outdoor shopping experience overlooking the Pacific Ocean.

Home to The Resort at Pelican Hill®, Marriott's Newport Coast Villas, Montage Laguna Beach and the Island Hotel Newport Beach®, the Orange County coastline is a renowned resort destination. Crystal Cove Promenade attracts both daytime and evening visitors who shop and dine at the center.

*More than 39,000 vehicles pass by Pacific Coast Highway near Newport Center Drive daily.*

ESRI, 2010. Traffic data is derived from two-way average daily traffic counts.



# AFFLUENT TRADE AREA POPULATION

<b>Drive Time</b>	<b>10 Minutes</b>	<b>15 Minutes</b>
Population	45,837	175,676
Households	21,853	76,334
Median Age	46.4	39.5
<b>Households by Income</b>		
\$100,000 - \$149,999	20.1%	19.6%
\$150,000 - \$199,999	12.2%	11.5%
\$200,000+	28.6%	19.2%
Average Household Income	\$178,496	\$142,703


*Average retail spending per household on the Irvine Ranch is almost two times the national average.*

ESRI, 2010.





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-  10 Minutes Drive Time
-  15 Minutes Drive Time

Pacific Ocean



The Irvine Company is one of the most respected and diversified private real estate companies in America. In addition to the balanced, sustainable master-planned communities it has created, the company is admired for its best-of-class real estate portfolio comprising retail and office properties, apartment and residential housing communities, and luxury resort properties in Orange County, San Diego, Los Angeles and Silicon Valley.

Guided by an unwavering pursuit of excellence since 1864, the Irvine Company's vision — like its history — is long-term.



For more information on retail opportunities available at Crystal Cove Promenade, please contact our leasing team:

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949.720.2535  
ShopTheIrvineCompany.com

 **IRVINE COMPANY** | **RETAIL PROPERTIES**  
Since 1864

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