



UPTOWN NEWPORT

**orange county national top 5 rankings.**



average household income  
**OVER \$100,000**



after-tax  
**INCOME**



total consumer  
**EXPENDITURES**



largest county in California by  
**POPULATION**

**surrounding proximity.**

**50M**

square feet of  
existing office space  
in the i.b.c.

**47,000**

students and faculty at  
University of California Irvine

**50%**

population increase  
expected in 3 years

**\$2.5M**

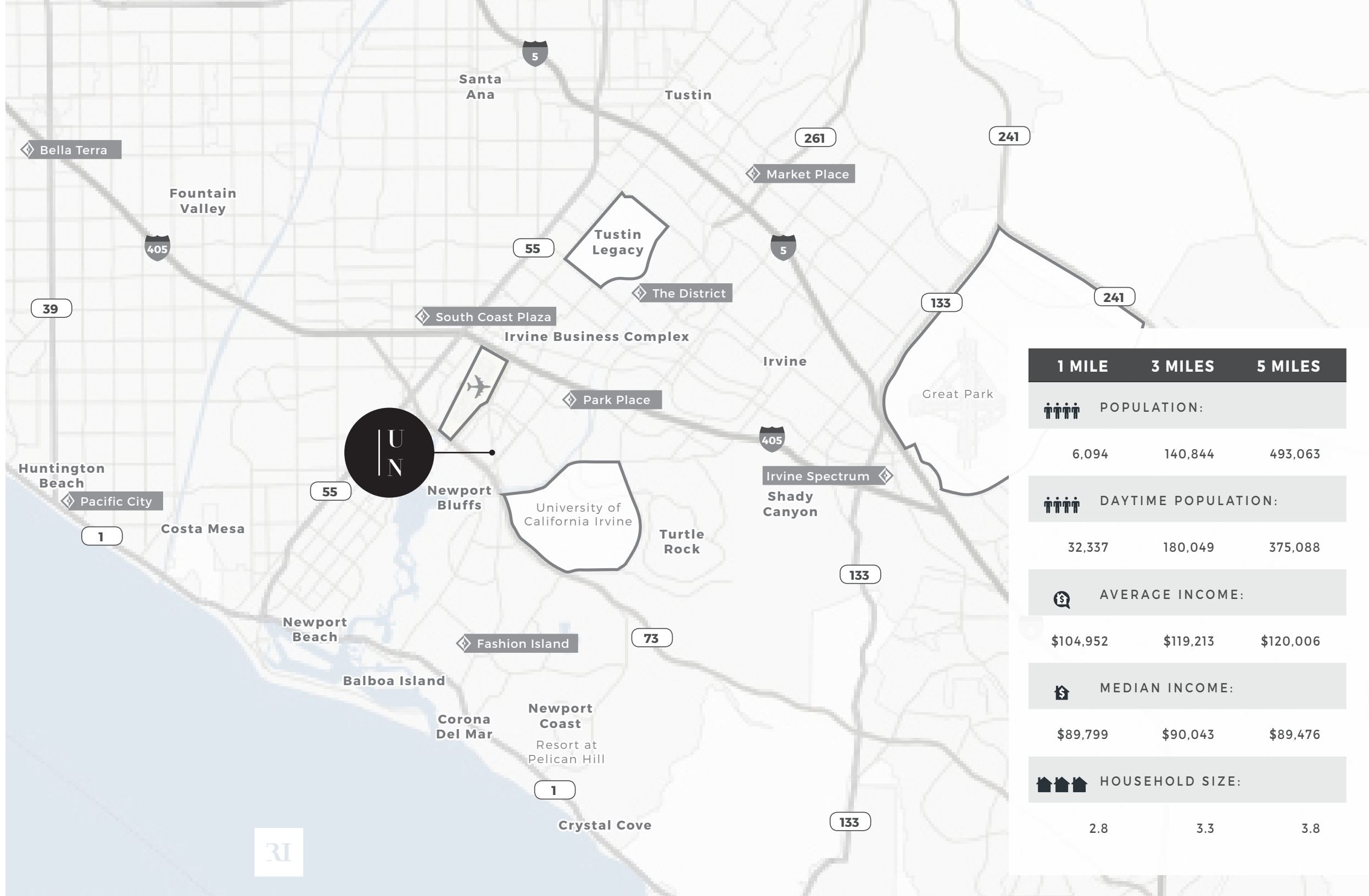
median home price from  
surrounding communities

**10M**

passengers a year from John  
Wayne Airport,  
1 mile away

**100,000**

employees working in the  
irvine business complex



UN

LOCATION

RI



GULLIVER'S  
EL TORITO  
IHOP

MARRIOTT  
INTERSTATE 405

HILTON

HARVARD  
PLACE

ATRIUM  
HOTEL  
HILTON

TRADE

CENTRAL PARK  
1,275 units

MARQUEE  
AT PARK PLACE  
232 units

PARK PLACE  
APARTMENTS  
PHASE II  
267 units

PARK PLACE  
APARTMENTS  
PHASE I  
989 units

CARLYLE  
156 units

AXIS 2500  
116 units

METROPOLITAN  
CONDOS  
261 units

BOSSCAT  
TEN ASIAN  
BISTRO

MacArthur Blvd

GARDEN  
COMMUNITIES  
1,680 units  
(under  
construction)

VILLA SIENNA  
APARTMENTS  
1,422 units

PARK PLACE

AURA  
AT PARK  
PLACE  
520 units

HOUSTONS  
NORTH  
LEMONADE  
PUERTO  
RUTH'S CHRIS  
MOTHER'S MARKET

CAMPUS  
CENTER  
402 units

TUSCANO  
APARTMENTS  
563 units

THE PACIFIC  
CLUB



RETAIL  
PAD

GOOGLE  
CAMPUS

73

INTERSTATE  
405

Google Earth

## location.

Uptown Newport is a 25 acre mixed used development in the City of Newport Beach located on the north side of Jamboree Road at Fairchild Road. The property sits at the border of where Newport Beach meets the Irvine Business Complex. This is where Orange County's best and brightest come to live, work, eat, and play. Uptown Newport's unsurpassed location in the heart of the Jamboree Road corridor is ideal for a high density innovative mixed-use project.

## project.

Shopoff Realty Investments has begun construction on what will be a 1,244 unit residential project envisioned to be a distinctive, vibrant, and interconnected residential/mixed use village. The project will embody an urban quality whereby residents and visitors are joined together through tree-lined streets, parkways, and a beautifully landscaped neighborhood park. Uptown Newport will blend luxury apartments, townhomes, and condominiums with first class amenities.

## retail.

Uptown Newport will include a 3,224 square foot restaurant with a 1,272 square foot rooftop bar and 1,000 square foot retail market opportunity located at the signalized intersection of Jamboree Rd and Fairchild. In what is known to be an underserved and high sales volume retail market this is a rare opportunity to establish and signature location in one of Orange County's most sought after markets.



## demos.

- 250,000 Irvine residents
- 87,000 Newport Beach residents
- \$119,685 median household income
- 290,000 cars per day on Interstate 405
- 70,000 cars per day on Jamboree Road



Von Karman Ave

MacArthur Blvd

KOLL CENTER NEWPORT

Birch St

Jamboree Rd

40,000 ADT

PHASE 2  
PHASE 1

PHASE II

LOT 1

LOT 1

PARK 'A'

PHASE 2  
PHASE 1

PARK 'B'

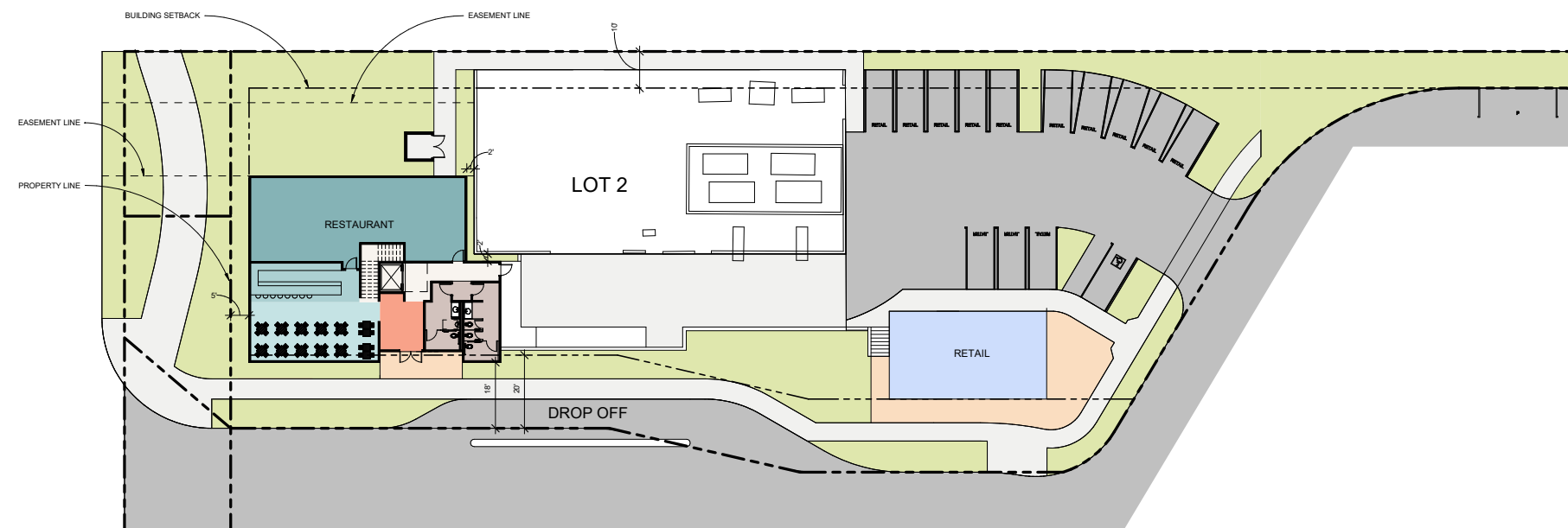
LOT 2  
RESTAURANT 1  
2,500 SF  
RETAIL  
1,000 SF  
EXISTING  
STATION

PHASE I  
SOUTH BUILDING  
LOT 3

NORTH BUILDING  
LOT 4  
GUEST PARKING  
RESIDENT MAIL VESTIBULE  
RESIDENT MAIL VESTIBULE  
HIGH SPEED ROLL UP DOOR  
STAIR ACCESS Garage Entry/Exit



RESTAURANT + MARKET



SIZE

3,224 SF RESTAURANT

1,272 SF ROOFTOP



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