



UN

RETINA

UP

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.

50%

population increase
expected in 3 years

10M

passengers a year from John
Wayne Airport,
1 mile away

47,000

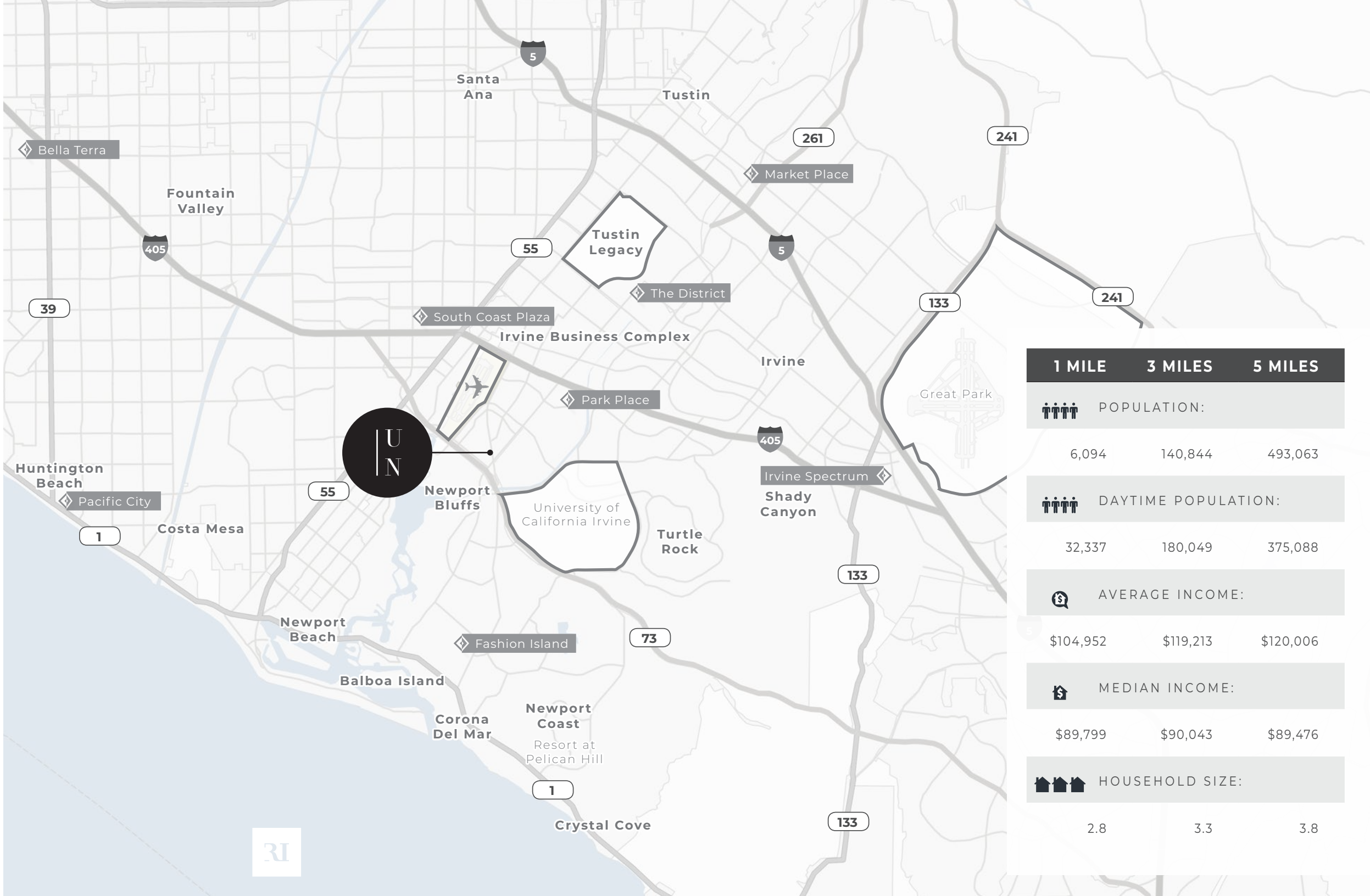
students and faculty at
University of California Irvine

\$2.5M

median home price from
surrounding communities

100,000

employees working in the
irvine business complex



UN

LOCATION

RI



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.

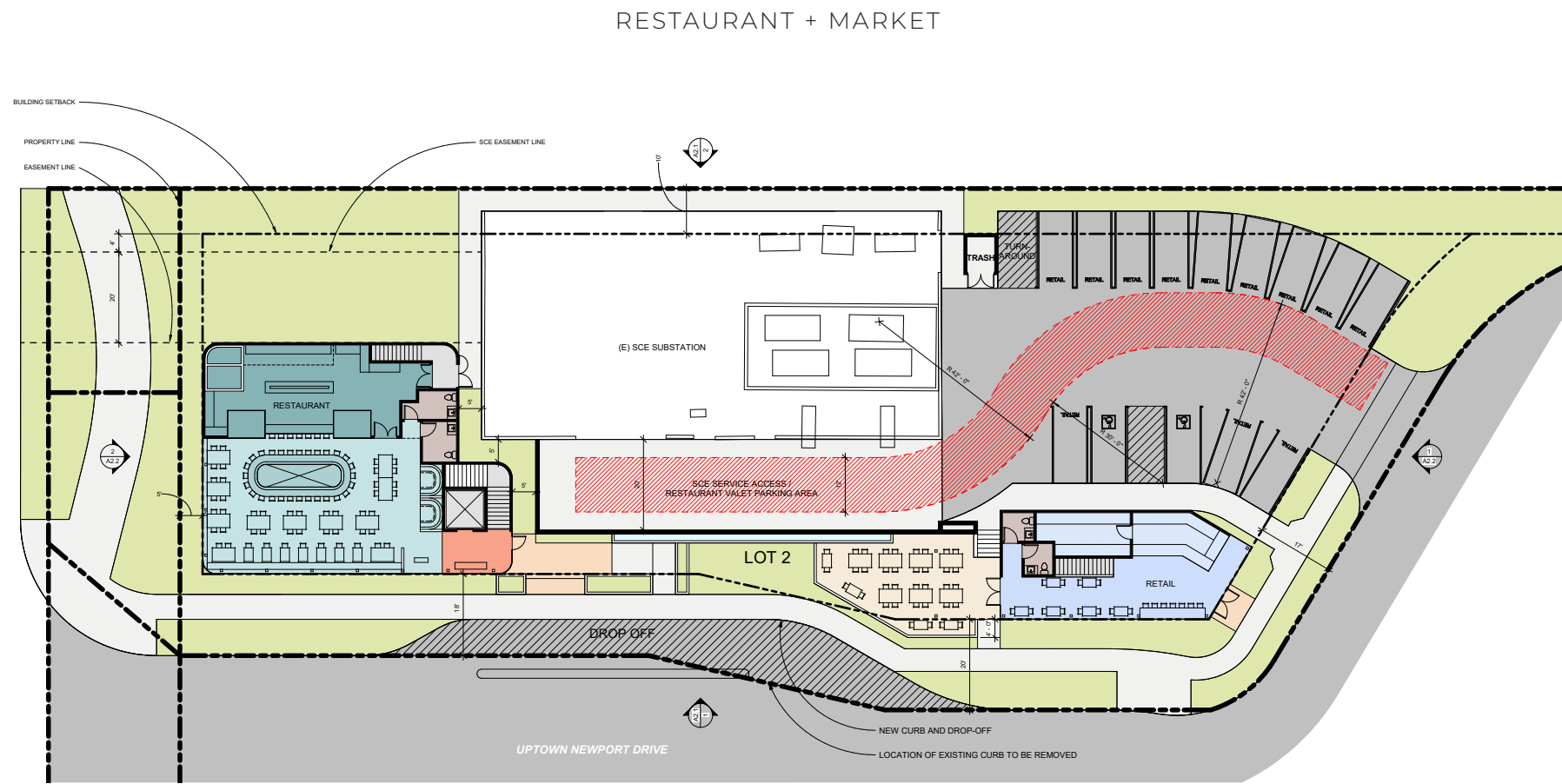
Uptown Newport will include a 3,224square foot restaurant with a 1,272 square foot rooftop bar and 1,000 square foot retail market opportunity located at the signalized intersection of Jamboree Rd and Fairchild. In what is known to be an underserved and high sales volume retail market this is a rare 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





RESTAURANT OPPORTUNITY

3,108 SF RESTAURANT LEVEL 1
3,009 SF WITH OUTDOOR PATIO LEVEL 2

RETAIL OPPORTUNITY

2,274 SF RETAIL





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