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Guided by an unwavering pursuit of excellence since 1969, the Irvine Company’s vision — like its history — is long-term.
Often referred to as the California Riviera, the Orange County coastline— a world-renowned luxury resort destination. At the coastline's center is Newport Beach, a community that epitomizes the relaxed sophistication of Southern California's resort lifestyle. Within this area are four upscale shopping centers — Crystal Cove Shopping Center, Corona del Mar Plaza, Newport Coast Shopping Center, and Fashion Island — known as The Coastal Collection, catering to this coastal community, as well as elite residents and tourists throughout Southern California.

Orange County vs. United States
- Sixth most populous county
- First in total retail sales
- Third in total restaurant sales
- Highest retail demand per capita
- Highest average household income at $95,500

Newport Beach
- Highest concentration of wealth in Southern California
- Ranks third for total restaurant sales in Orange County
- More than 20,000 employees located in Newport Center® with additional Class A office space planned
- Average sale price of homes range from $1.9-$4.2 million

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### Crystal Cove Shopping Center

<table>
<thead>
<tr>
<th>Drive Time</th>
<th>Population</th>
<th>Median Age</th>
<th>Households by Income</th>
<th>Average Household Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 minutes</td>
<td>37,747</td>
<td>43</td>
<td>$100,000 – $149,999</td>
<td>$151,627</td>
</tr>
<tr>
<td>15 minutes</td>
<td>34,037</td>
<td>37</td>
<td>$150,000 – $199,999</td>
<td>$115,221</td>
</tr>
<tr>
<td>15 minutes</td>
<td>41</td>
<td>37</td>
<td>$200,000+</td>
<td>$150,201</td>
</tr>
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</table>

### Corona del Mar Plaza

<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>10 minutes</td>
<td>197,775</td>
<td>36</td>
<td>$100,000 – $149,999</td>
<td>$120,570</td>
</tr>
<tr>
<td>15 minutes</td>
<td>749,114</td>
<td>35</td>
<td>$150,000 – $199,999</td>
<td>$101,173</td>
</tr>
<tr>
<td>15 minutes</td>
<td>36</td>
<td>35</td>
<td>$200,000+</td>
<td>$150,201</td>
</tr>
</tbody>
</table>

### Overlooking the Pacific Ocean, Crystal Cove Shopping Center offers endless square feet of unique retail and entertainment space. The center sits amongst one of the most affluent residential communities in Southern California, and offers The Resort at Pelican Hill®, a five-star Condé Nast award-winning resort, with high occupancy rates and guests seeking a one-of-a-kind coastal dining and shopping experience.

<table>
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</table>

### Over 39,000 vehicle visits by Crystal Cove Shopping Center daily on Pacific Coast Highway.

### Situated at the heart of Newport Center’s Fashion Island, an internationally recognized 1.4 million-square-foot iconic outdoor shopping center with views of the Pacific Ocean.

### Over 52,000 vehicles travel by the center daily on Pacific Coast Highway.

### Home to some of the most affluent residents, including: Orange County’s only Neiman Marcus, Joie, and Rebecca Taylor and west coast’s first C. Wonder.

### Future plans include a Whole Foods Market, the first Fleming’s Prime Steakhouse & Wine Bar and Orange County’s first Red 6, Rock & Roll Bar and Lemonade locations.

### First regional center to open a Whole Foods Market.

### Over 40% of shoppers travel from Orange County’s only Michelin-starred restaurant, Tamarind of London.

### Crystal Cove is home to a prestigious population with an average household income of $419,000.
**Drive Time**

<table>
<thead>
<tr>
<th>Population</th>
<th>Households</th>
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</tr>
<tr>
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<td>$200,000+</td>
<td>$120,570</td>
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</table>

**Medina's Corpus Christi**

- **The 150,000 sq ft center is located on the corner of the Coastal Highway and the Arthur Blvd.**
- Needs in Corpus Christi's business and financial hub of the greater Corpus Christi area with over 30,000 employees and 1,500 hotel rooms — including Island Blvd Beachfront, a genuine AAA Five Diamond rated hotel.
- Crystal Cove Plaza offers upscale dining, shopping and homeless services.
- Features the only Sprinkles Cupcakes and Sprinkles Ice Cream.
- Newly remodeled 31,500 square foot Bristol Farms.
- Over 52,000 vehicles travel by the center daily on Pacific Coast Highway.
- Home to local entrepreneurs including Maker & Company Home, Jack's Surfboards, Mi Place and more.

**Overlooking the Pacific Ocean, Crystal Cove Shopping Center offers 67,000 square feet of unique retail and entertainment space.**

- **The center offers a unique blend of signature dining including Javier’s and Mastro’s Ocean Club, mixed with premium and retail tenants including Whole Foods, Williams-Sonoma and Banana Republic.**
- Features Orange County’s only Michelin-starred restaurants.
- Crystal Cove is home to a prestigious population with an average household income of $419,000.

**Situated at the heart of downtown Newport Beach, is internationally recognized as an internationally recognized 1.4 million-square-foot upscale casual dining, shopping and entertainment center with views of the Pacific Ocean.**

- High average household income of shoppers exceeds $190,000.
- Home to many unique or “firsts” including Orange County’s only Neiman Marcus, Joie, and Rebecca Taylor and west coast’s first C. Wonder.
- Also home to the first Fleming’s Prime Steakhouse & Wine Bar and Orange County’s first Red Rock & Co. Coffee & Nook locations.
- First regional center to open a Whole Foods Market.

**Crystal Cove Shopping Center**

- Over 39,000 vehicles travel by Crystal Cove Shopping Center daily on Pacific Coast Highway.

- Average retail spending per household on the Irvine Ranch is almost 2 times the national average.

**Fashion Island**

- Situated at the heart of Newport Center village, an internationally recognized 1.4 million-square-foot upscale casual dining, shopping and entertainment center with views of the Pacific Ocean.
- The center welcomes more than 10 million visitors each year from Southern California’s affluent residents to a prestigious community, as well as from the charming coastal resort market.

- Overlooking the Pacific Ocean, Crystal Cove Shopping Center offers 67,000 square feet of unique retail and entertainment space.
- The center offers a unique blend of signature dining including Javier’s and Mastro’s Ocean Club, mixed with premium and retail tenants including Whole Foods, Williams-Sonoma and Banana Republic.
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- Features Orange County’s only Michelin-starred restaurants.
- Crystal Cove is home to a prestigious population with an average household income of $419,000.
Overlooking the Pacific Ocean, Crystal Cove Shopping Center offers luxury service for unique retail and restaurant experience. The center sits amongst one of the most affluent residential communities in Southern California, and offers The Resort at Pelican Hill®—a five-star Condé Nast award-winning resort, with high occupancy rates and guests seeking a one-of-a-kind coastal dining and shopping experience.

The center offers a unique blend of signature dining including Javier’s and Mastro’s Ocean Club, mixed with grocery and retail tenants including Trader Joe’s, Williams-Sonoma and Banana Republic.

- Features Orange County’s only Michelin-starred restaurant, Tamarind of London.
- Crystal Cove is home to a prestigious population with an average household income of $419,000.

Situated in the heart of Newport Center sits Fashion Island, an internationally recognized 1.4 million-square-foot iconic outdoor shopping center with views of the Pacific Ocean. The center welcomes more than 13 million visitors each year, from Southern California’s affluent residents to a prosperous office community, as well as from the thriving coastal resort market.

- High average household income of shoppers exceeds $190,000.
- Home to many unique or “firsts” including Orange County’s only Neiman Marcus, Joie, and Rebecca Taylor and west coast’s first C. Wonder.
- Also home to the first Fleming’s Prime Steakhouse & Wine Bar and Orange County’s first Red O, Fig & Olive, Lark Creek and Lemonade locations.
- First regional center to open a Whole Foods Market.

Source: OCTA, 2011.

*Customers stay 40% longer than industry average at 109 minutes.*

Over 39,000 vehicles travel by Crystal Cove Shopping Center daily on Pacific Coast Highway.

Over 44,000 vehicles travel by Fashion Island daily on Pacific Coast Highway.

Source: Intersect Study 2012.

A convenient neighborhood center within the upscale community of Newport Coast, Newport Coast Shopping Center offers shoppers a broad selection of specialty retailers, restaurants, & personal services. This 103,000-square-foot center has visibility and accessibility from its prime location on the corner of San Joaquin Hills Road and Newport Coast Drive and boasts a beautiful Mediterranean-designed setting. The center also includes a 55,000-square-foot Pavilions gourmet market - one of the largest and most complete supermarkets in the area that attracts the nearby community of Turtle Ridge® (1,655 homes) and the guests at The Resort at Pelican Hill® and Marriott’s Newport Coast Villas.
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<td>10 minutes</td>
<td>77,327</td>
<td>$100,000 – $149,999</td>
<td>15.8%</td>
<td>14%</td>
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<td>34,037</td>
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<td>15 minutes</td>
<td>151,627</td>
<td>$100,000 – $149,999</td>
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<td>16%</td>
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<tr>
<td></td>
<td>74,122</td>
<td>$150,000 – $199,999</td>
<td>8.8%</td>
<td>8%</td>
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Overlooking the Pacific Ocean, Crystal Cove Shopping Center offers 129,000 square feet of unique retail and entertainment space. The center is one of the most affluent residential communities in Southern California, and neighbors The Resort at Pelican Hill®, a five-star Condé Nast award-winning resort with over 200 guest rooms and suites, a spa, golf course, and dining experiences.

The center offers a unique blend of signature dining including Javier’s and Mastro’s Ocean Club, mixed with grocery and retail tenants including Trader Joe’s, Williams-Sonoma and Banana Republic.

- Features Orange County’s only Michelin-starred restaurant, Tamarind of London.
- Overlooking the Pacific Ocean, Crystal Cove Shopping Center is home to a prestigious population with an average household income of $419,000.

Situated in the heart of Newport Center sits Fashion Island, an internationally recognized 1.4 million-square-foot outdoor shopping center with views of the Pacific Ocean.

The center welcomes more than 13 million visitors each year, from Southern California’s affluent residents to a prosperous office community, as well as from the thriving coastal resort market.

- Over 100,000 visitors travel to the center daily on Pacific Coast Highway.
- Home to local entrepreneurs including Mimosas, Poncho & Company, Oscar’s Sweet Goods, and many more.

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