



1303 AVOCADO AVE



Newport Beach, CA



**the bird does not resist the  
wind; it lets itself be carried to  
freedom**



– zen proverb



DISCLAIMER: Conceptual only; LAB Holding, LLC. plans and design subject to change at any time due to forthcoming major renovations.





# belong

At 1303 Avocado Avenue, **birdhouse** is a place where calm gathers like birdsong at dawn. Wellness finds its home here: a [collective of studios](#), [practitioners](#), and [spaces devoted to the balance of body, mind, and spirit](#).

Just a skip from the shores of Newport Beach, birdhouse offers visitors a peaceful refuge to unwind, belong, and simply be.

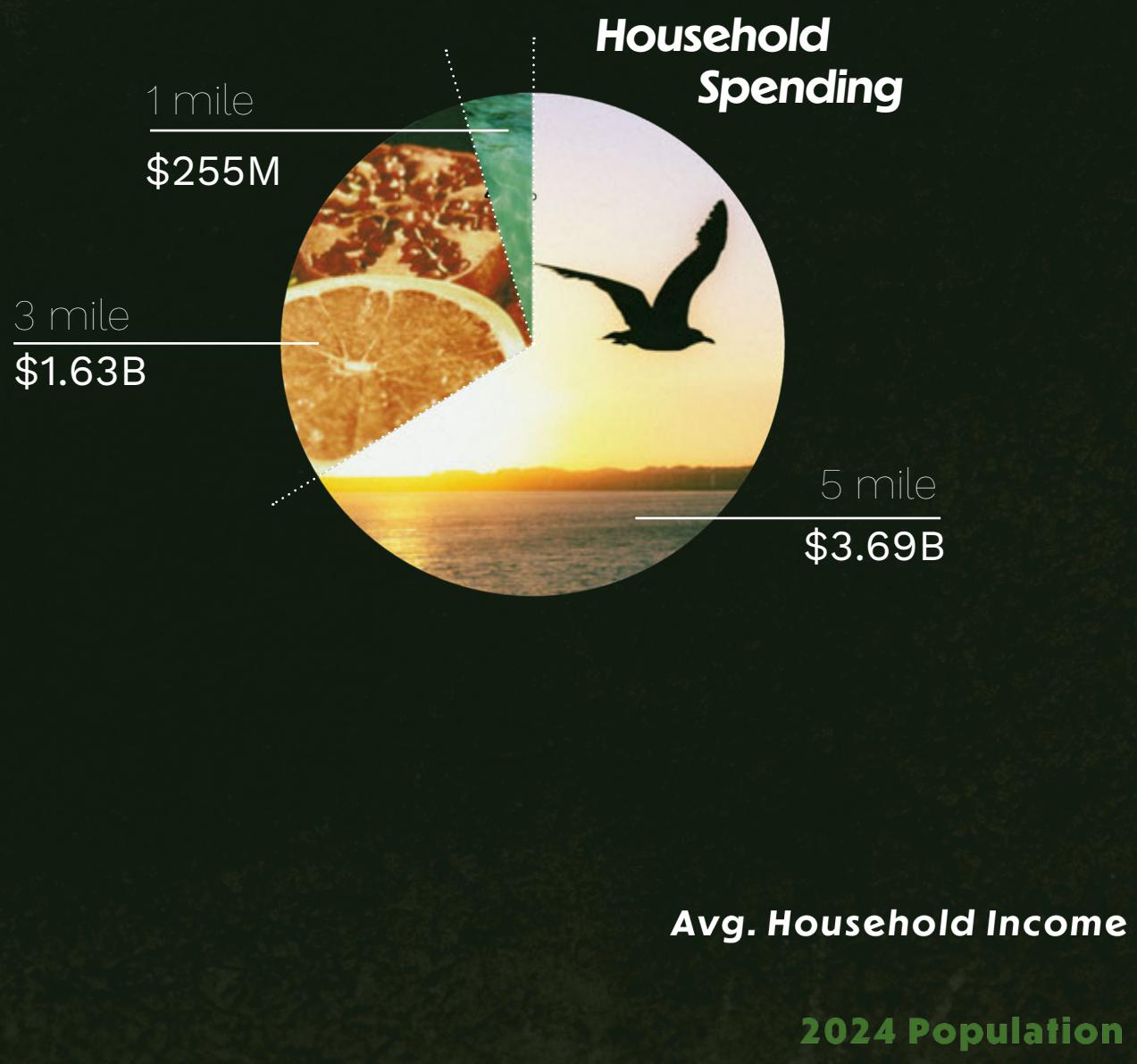
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1303

# around

*a growing radius of wellness*



3 mile



5 mile  
\$146,390



## UPCOMING RESIDENTIAL

Over 1000 units in the pipeline

- 1 12 Corp Ctr Dr  
Planned for 76 Apartments
- 2 Gateway Plaza  
Planned 600 Luxury Apartments
- 3 Chase Bank  
Planned for 120 Apartments
- 4 Edwards Cinema  
Planned 150 Luxury Condos

Not Shown On Map

- Villas at Fashion Island Expansion

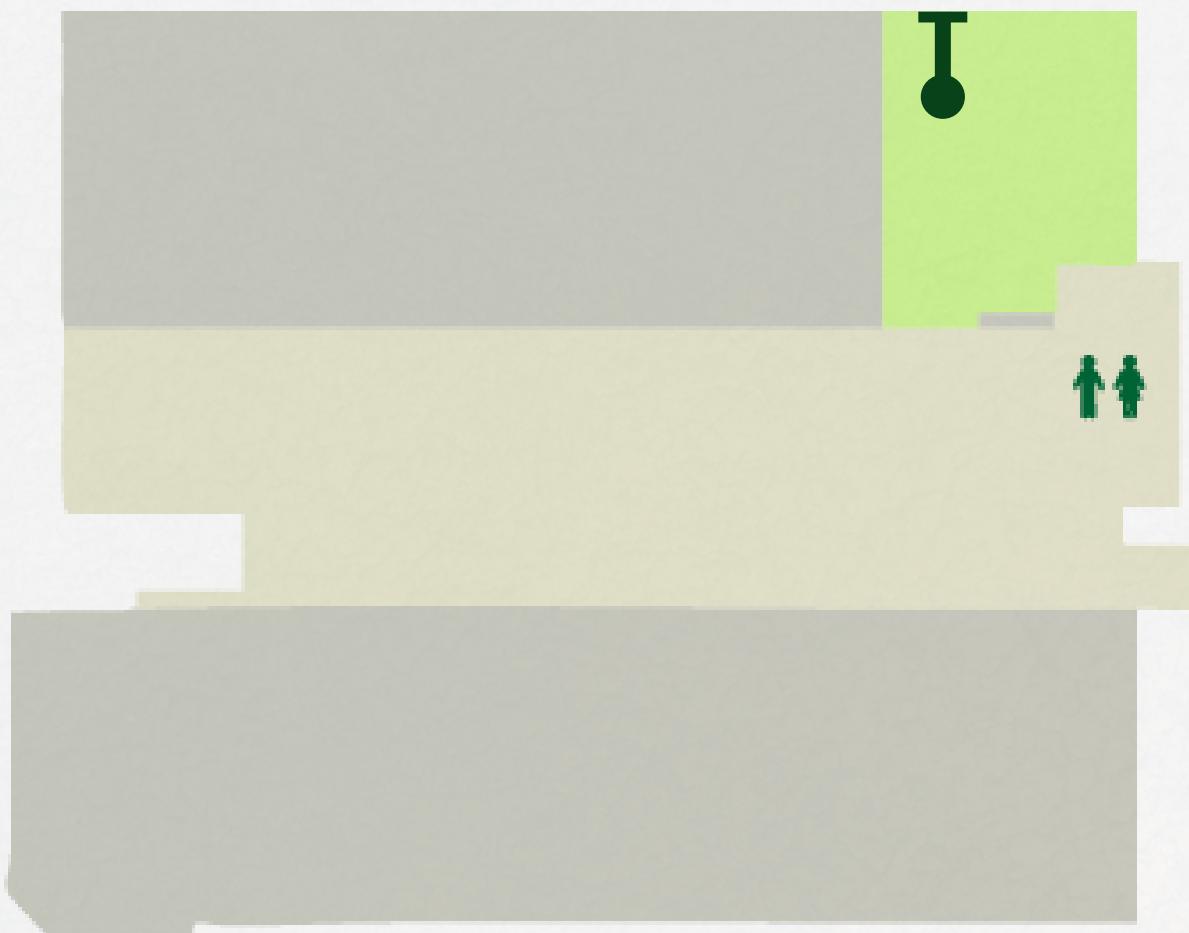
## ATTRACTI0NS

- 5 Fashion Island  
± 0.2 miles / 1 minute  
RH, Nordstrom, Macy's, Neiman Marcus, Whole Foods, The LOT, Red O, Ocean 48 and more.

- 6 Vea Hotel
- 7 Balboa Island
- 8 Civic Center Park
- 9 Newport Beach Country Club



# availability

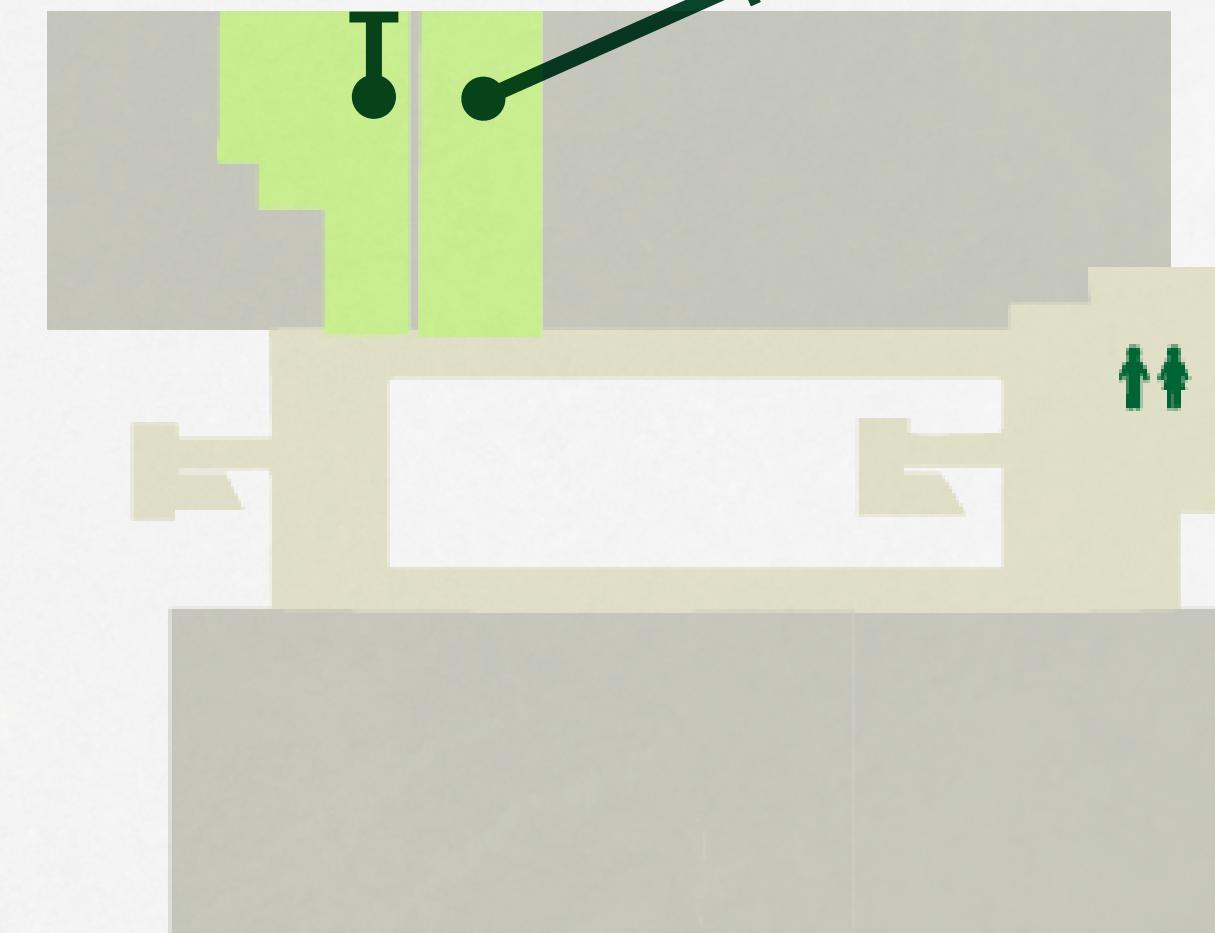


*1st Floor*

**Suite 195**  
845 sf

**Suite 230**  
585 sf

**Suite 235**  
487 sf



*2nd Floor*



Turnkey



Wood Floors



Fully Built Out

THE LAB

THE CAMP

CAMPOUT

ANAHEIM PACKING HOUSE



**FARMERS PARK** Over 30 years ago, LAB Holding began its journey to combat retail

**MAKE BUILDING** monotony. In the midst of Orange County's suburbia and perfectly planted palms, they envisioned a

**PACKARD BUILDING** place of gathering for likeminded tribes, rooted in community and

**SOLO BUILDING** offering experiences not found in every mall on every corner.

**SOBECA DISTRICT**

**BIRDHOUSE** The "LAB" stands for Little American Business, and

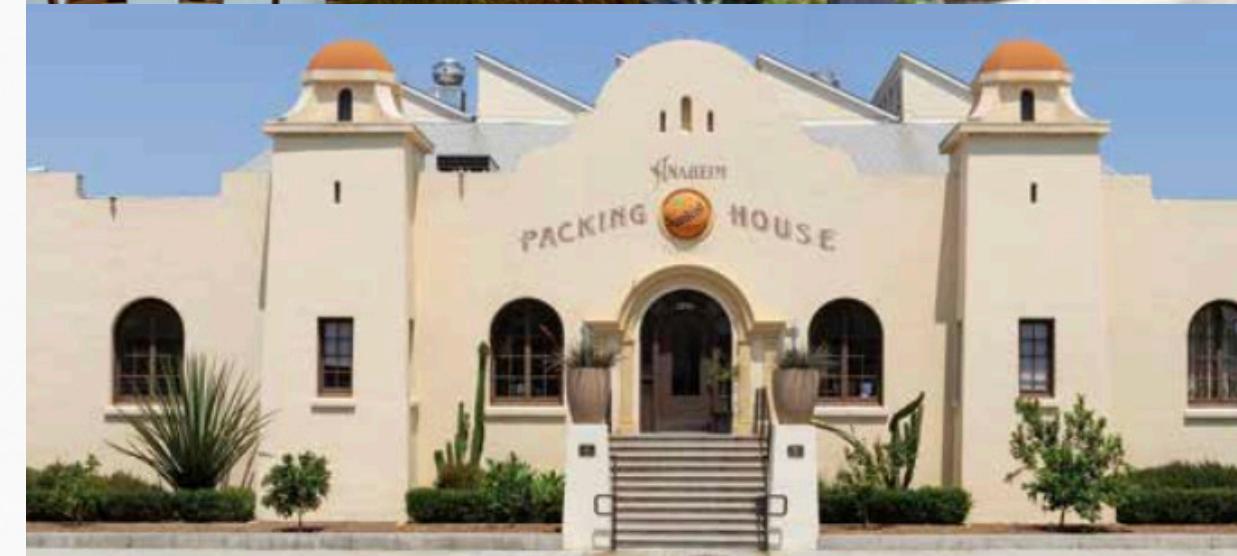
**CASINO SAN CLEMENTE** each project champions localization, customization, and

**SOUTH SIDE SOCIAL** personalization while supporting independent voices. Guided by

**DNA** its mission, LAB Holding weaves community, culture, commerce,

**MARCOS** and consciousness into real estate innovation and place

**AND MORE** making.





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