

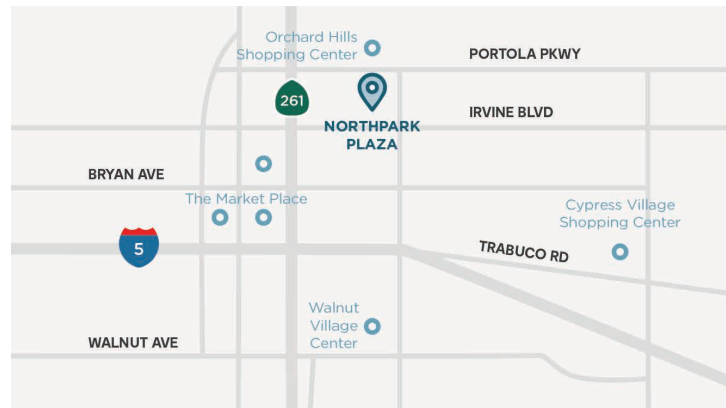
NORTHPARK PLAZA

3901 - 3997 IRVINE BOULEVARD | IRVINE, CA 92602



125,641 SF GROSS LEASABLE AREA

- Strong local population within the established residential communities of Northpark, Northpark Square, and Northwood.
- Serves the thriving retail and business area of West Irvine, which includes 2.1 million sf of Irvine Company-owned office and industrial workplace communities all within two miles of the center - home to companies such as Kia Motors, Toshiba America Medical Systems, and others.
- Caters to the newer luxury residential community of Orchard Hills®, and includes some of the most expensive homes in Irvine with average value of over \$1.2 million+.
- Located near the top-rated Northwood High School (2,200+ students).



KEY TENANTS

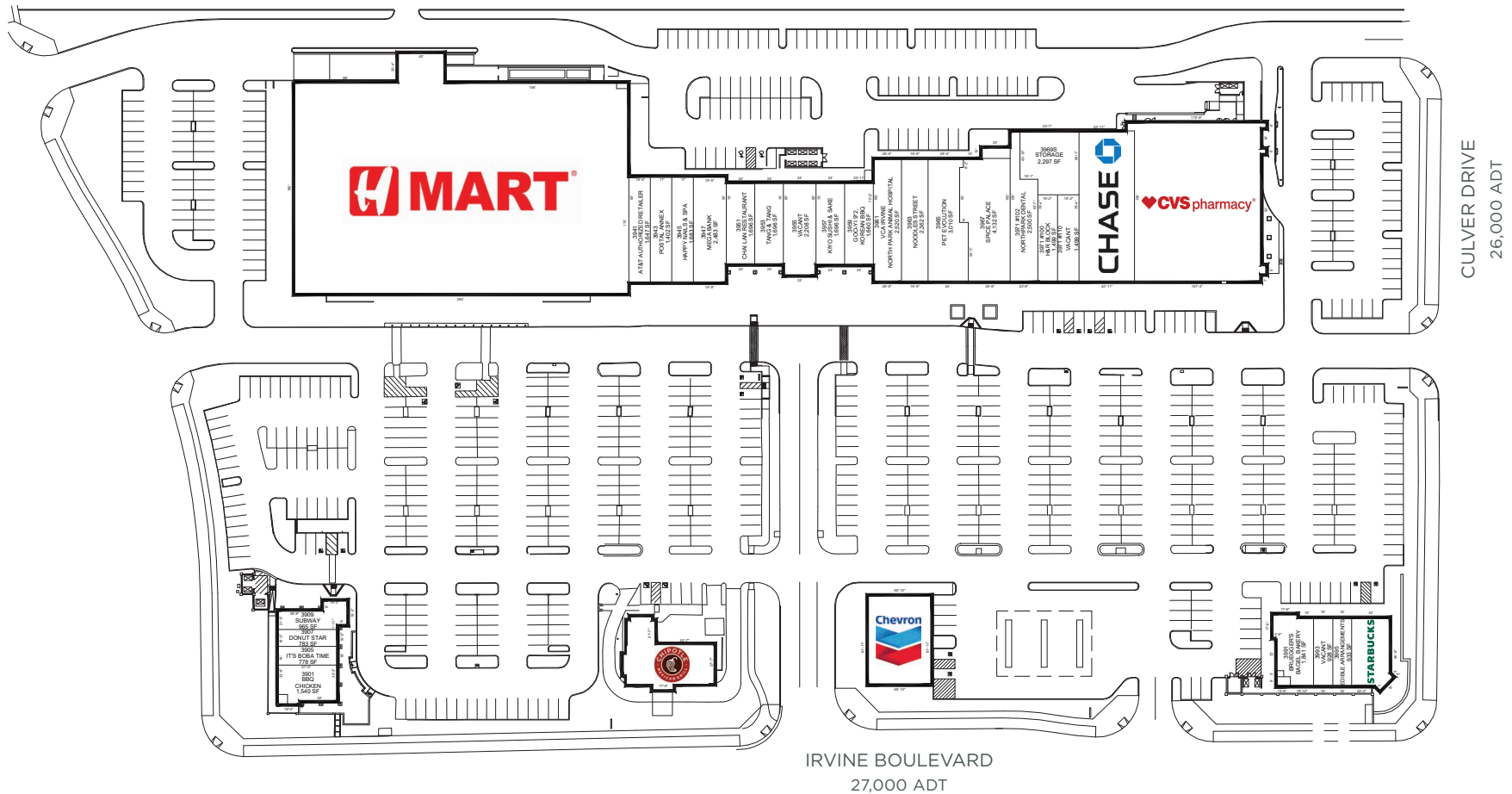
Bruegger's Bagels	CVS Pharmacy
Chase Bank	H Mart
Chipotle Mexican Grill	Starbucks Coffee

DEMOGRAPHICS (3 MILE RADIUS)

53,000 AVG DAILY TRAFFIC	38 MEDIAN AGE
190,000+ POPULATION	\$1.1 million+ AVG HOME VALUE
147,000+ DAYTIME POPULATION	\$170,000+ AVG HOUSEHOLD INCOME

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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