

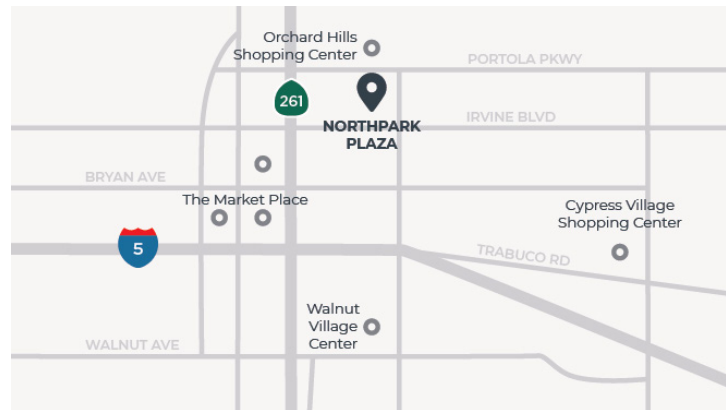
# Northpark Plaza

3901 - 3997 IRVINE BOULEVARD | IRVINE, CA 92602



## 125,226 SF GROSS LEASABLE AREA

- Northpark Plaza is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- A well-established and affluent local demographic within the residential communities of Northpark, Northpark Square, and Northwood.
- Serves the thriving retail and business area of West Irvine, which includes 2.1 million square foot of Irvine Company-owned office and industrial workplace communities all within two miles of the center - home to companies such as Kia Motors and Toshiba America Medical Systems.
- Caters to the luxury residential community of Orchard Hills®, home to some of Irvine's most prestigious and high-value properties.
- Located near the top-rated Northwood High School (2,300+ students).



## KEY TENANTS

Bruegger's Bagels

Chase Bank

Chipotle Mexican Grill

CVS Pharmacy

H Mart

Starbucks Coffee

## TRADE AREA DEMOGRAPHICS

(TOTAL)

**3.4M**

Annual Visits<sub>1</sub>

**229K**

Total Population<sub>2</sub>

**38**

Average Age<sub>2</sub>

(PRIMARY)

**\$187K**

Avg Household Income<sub>2</sub>

**61%**

Higher Spend on Food<sub>2</sub>  
Vs. the National Average

**58%**

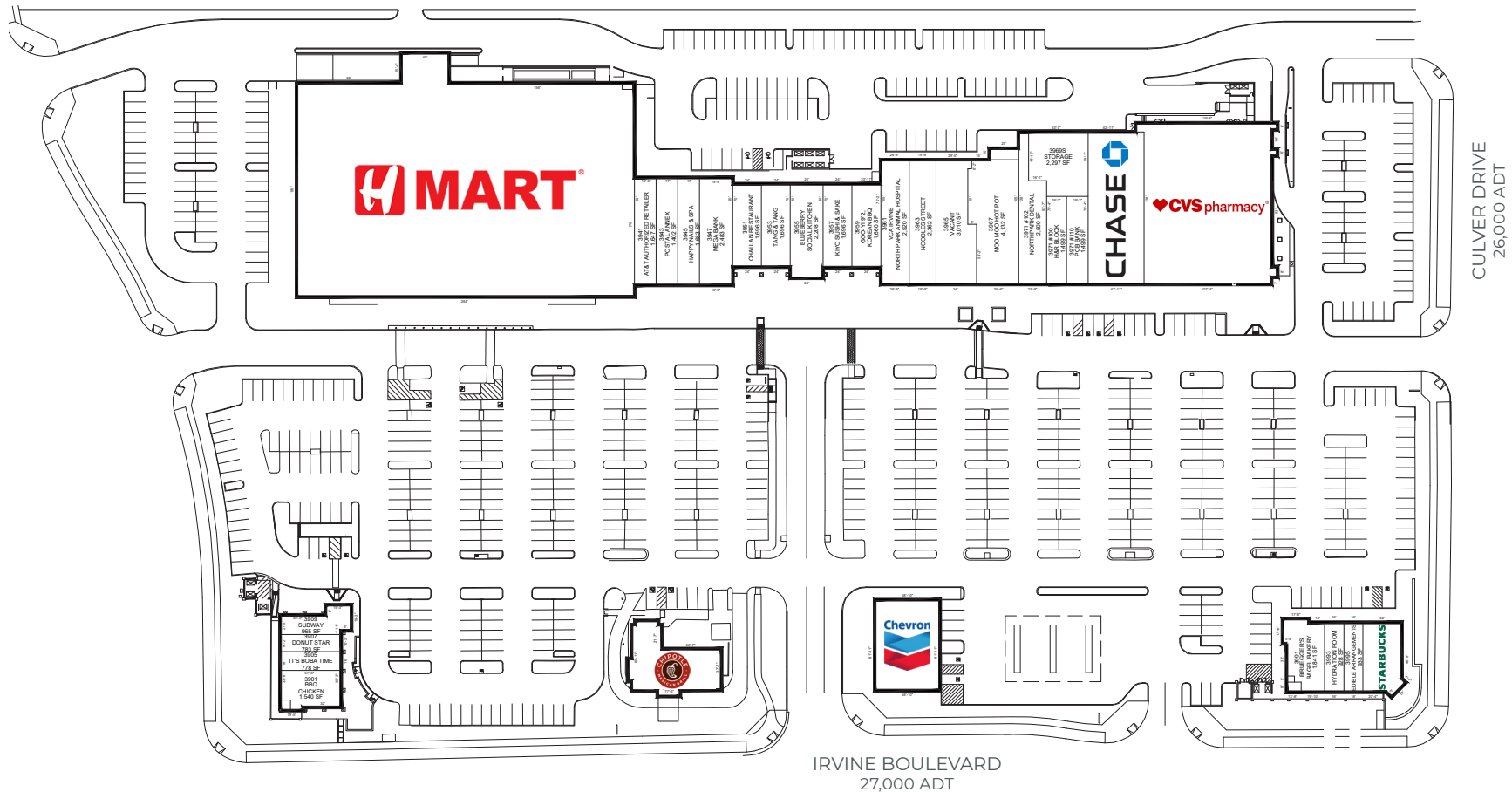
Higher Spend on Retail Goods<sub>2</sub>  
Vs. the National Average

Total = 70% of visits; Primary = 30% of visits

Sources: (1) Placer.ai, (2) Esri 2024

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**FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)**

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