

Northpark Plaza

3901 - 3997 IRVINE BOULEVARD | IRVINE, CA 92602

125,226 SF GROSS LEASABLE AREA | 29 MERCHANTS

A neighborhood bright spot for the daily checklist, this is the local stop for Northpark, Northwood, and Orchard Hills. Positioned at the corner of Culver Drive and Irvine Boulevard, the center draws from the area's most established residential pockets. The professional pull is just as strong: the nearby West Irvine business district features 2.1M SF of office and industrial space for giants like Kia and Toshiba. Then there is the campus influence: Northwood High School and its 2.3K students are just down the street.

KEY STATISTICS

3.6M

Annual Visits
7X Visitor Frequency₄

37

Average Age₁

48%

Higher Spend on Retail Goods
Vs. the National Avg.₂

247K

Total Population₂

\$182K

Average Household Income
57% Higher than the National Avg.₂

51%

Higher Spend on Food
Vs. the National Avg.₂

73%

Family Households₂

\$1.4M

Average Home Value
185% Higher than the National Avg.₂

65%

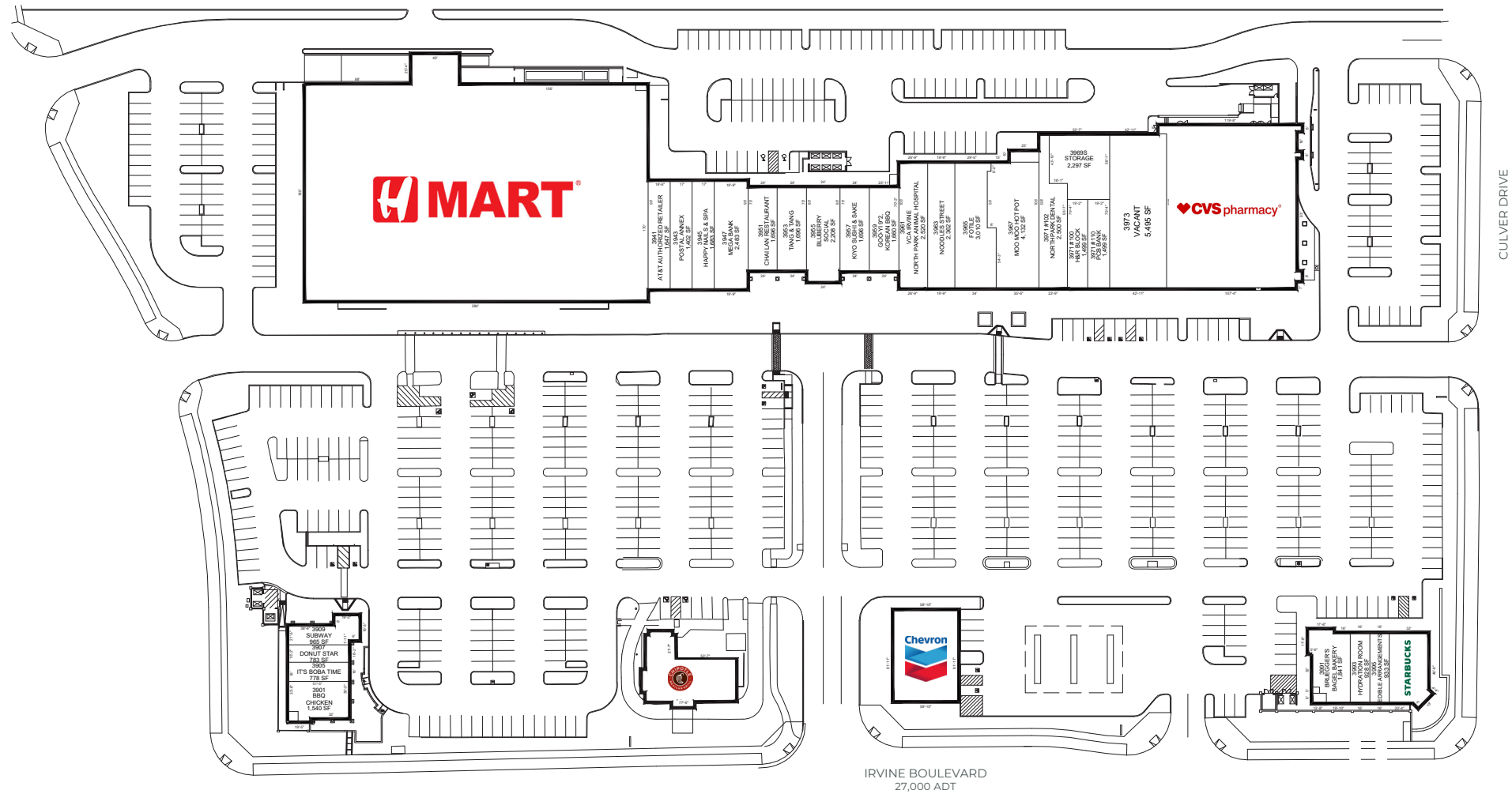
Higher Spend on Health and Wellness
Vs. the National Avg.₂

NOTABLE TENANTS



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