# NORTHPARK PLAZA

3901 - 3997 IRVINE BOULEVARD | IRVINE, CA 92602





### 125,226 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 Arnold O. Beckman High School (2,800+ students) and 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

38

AVG DAILY TRAFFIC

MEDIAN AGE

189,000+

\$1 million+

POPULATION

AVG HOME VALUE

155,000+
DAYTIME POPULATION

\$173,000+ AVG HOUSEHOLD INCOME

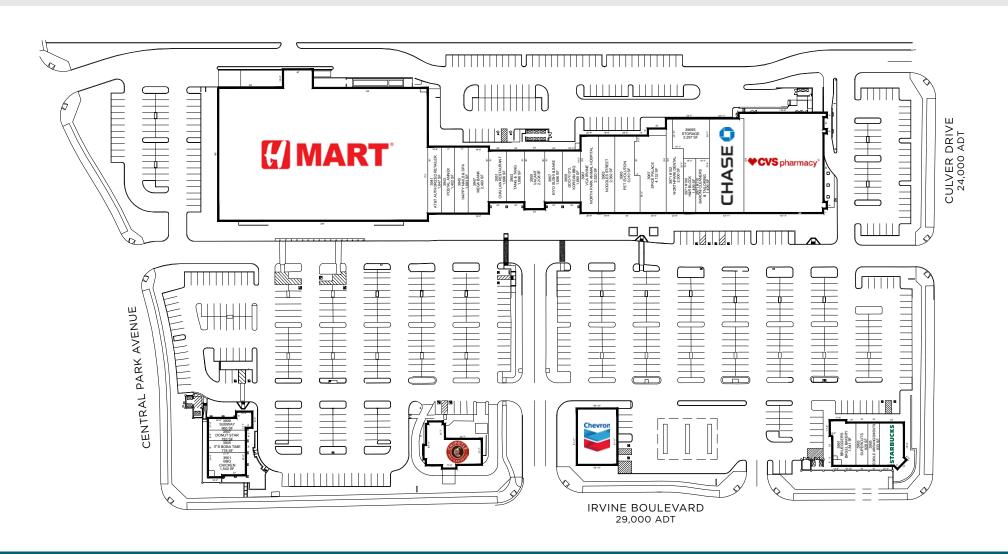


CLICK HERE OR SCAN QR CODE FOR LEASING VIDEO

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#### IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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