



NEWPORT NORTH SHOPPING CENTER

1200 - 1280 Bison Ave. | Newport Beach, CA 92660

48,058 SF Gross Leasable Area

- Serves the affluent residents of Newport North, Eastbluff, One Ford Road, Bonita Canyon, Big Canyon and more
- Caters to professionals working in UCI Research Park: 2.2 million sf workplace community, home to companies such as Acorns, Toshiba, Cisco, Intel, Paciolan, Skyworks Solutions, and UCI Beall Applied Innovation @ the Cove
- Less than one mile away from University of California, Irvine with 37,000+ students and 17,200+ faculty/staff
- Located near three Irvine Company-owned apartment communities: Baypointe (300 units), Newport North (570 units) and Newport Bluffs (1,052 units)

KEY TENANTS

Bello by
Sandro Nardone
Thrive Juice Lab
Chevron
Mag's Donuts & Bakery
Pilates Plus
Total Wine & More

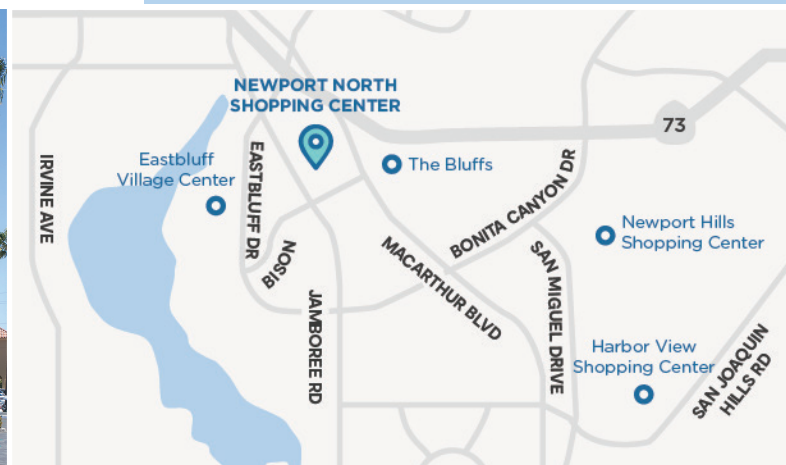
AVERAGE DAILY TRAFFIC COUNTS

69,000
MacArthur Blvd. at Bison Ave.
13,000
Bison Ave. at MacArthur Blvd.
82,000
Total

DEMOGRAPHICS 3 MILE RADIUS

132,000+ **191,000+** **36**
POPULATION DAYTIME POPULATION MEDIAN AGE
\$1.4 million+ **\$156,000+**
AVERAGE HOME VALUE AVERAGE HOUSEHOLD INCOME

For leasing information,
call Irvine Company at 949.720.2535



NEWPORT NORTH SHOPPING CENTER

Newport Beach, California

