

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

MEDIAN AGE

POPULATION

DAYTIME POPULATION

\$1.4 million+ AVERAGE

HOME VALUE

\$156,000+

AVERAGE HOUSEHOLD INCOME

For leasing information, call Irvine Company at 949.720.2535





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Newport Beach, California



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