

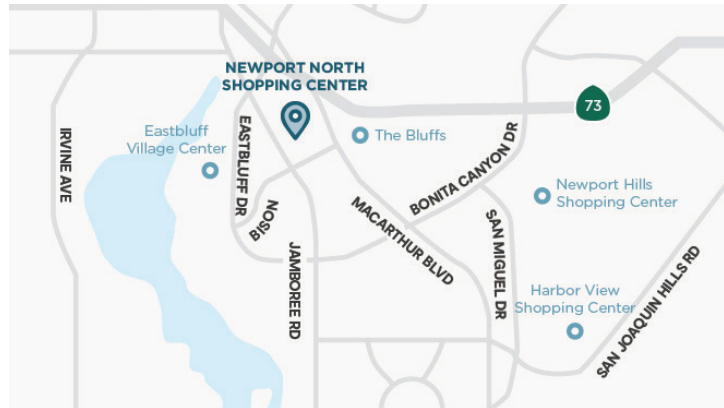
NEWPORT NORTH SHOPPING CENTER

1200 - 1280 BISON AVENUE | 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 Toshiba, Medtronic, Skyworks Solutions, Seegene Technologies and UCI Beall Applied Innovation @ The Cove.
- Less than one mile away from University of California, Irvine with 37,000+ students and 18,000+ faculty/staff.
- Located near three Irvine Company-owned apartment communities featuring over 1,900 apartment homes: Baypointe, Newport North and Newport Bluffs.
- With a high walk score rating, this area is extremely pedestrian-friendly, making it very convenient to accomplish most errands on foot.



KEY TENANTS

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

DEMOGRAPHICS (3 MILE RADIUS)

74,000

AVG DAILY TRAFFIC

140,000+

POPULATION

216,000+

DAYTIME POPULATION

34

MEDIAN AGE

\$1.4 million+

AVG HOME VALUE

\$175,000+

AVG HOUSEHOLD INCOME

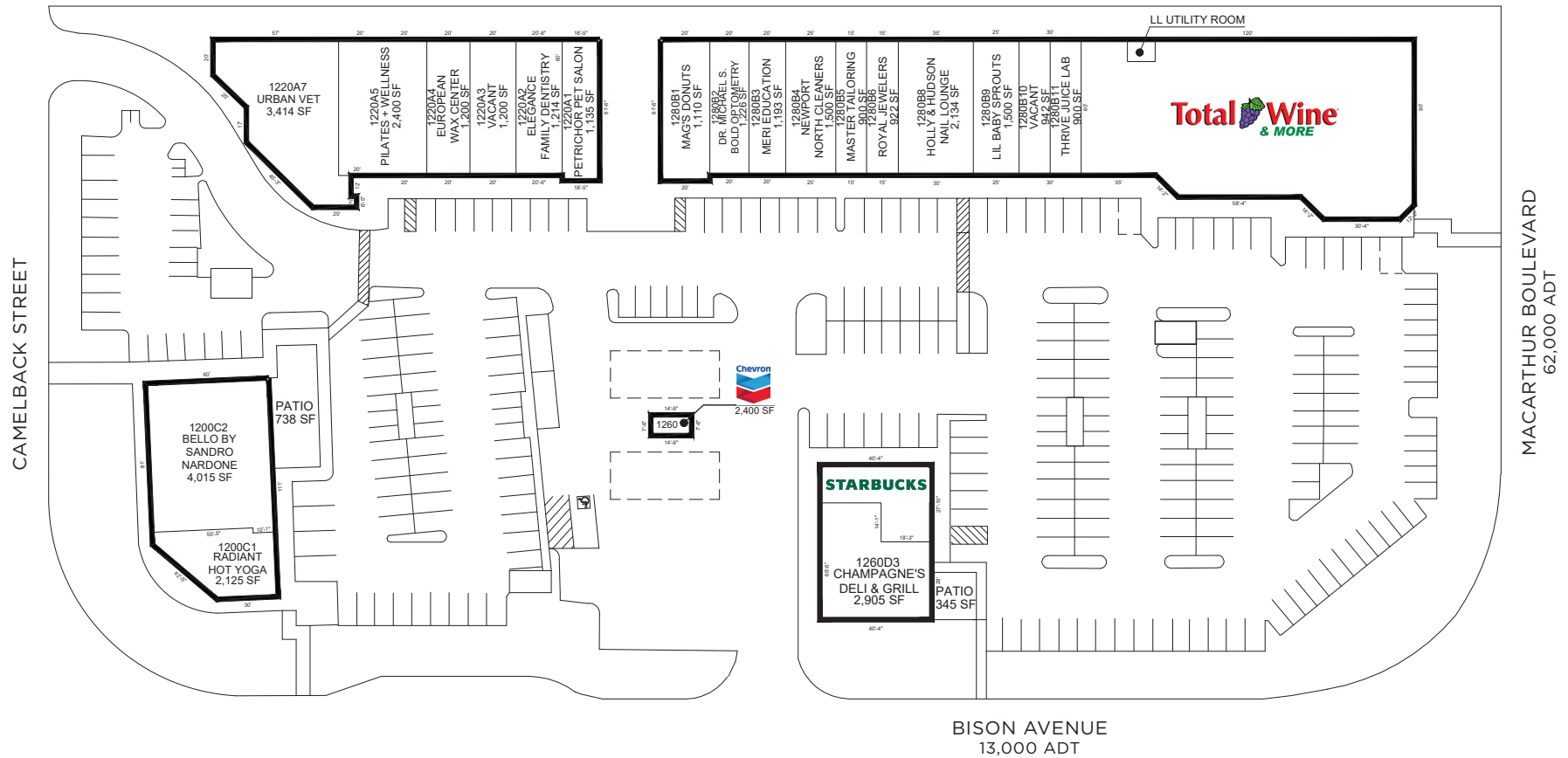


IRVINE COMPANY
RETAIL PROPERTIES

NEWPORT NORTH SHOPPING CENTER



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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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