

Newport North Shopping Center

1200 - 1280 BISON AVENUE | NEWPORT BEACH, CA 92660

48,058 SF GROSS LEASABLE AREA | 22 MERCHANTS

A town square curated to elevate everyday life, Newport North serves Eastbluff, One Ford Road, Bonita Canyon, and Big Canyon. The center is positioned less than one mile from the University of California, Irvine, tapping into the campus energy of 37K+ students and faculty. Also close by: UCI Research Park, a 2.2M SF workplace campus, and a residential base of more than 1.9K Irvine Company apartment homes.

KEY STATISTICS

1.4M

Annual Visits
4X Visitor Frequency₄

36

Average Age₁

92%

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

388K

Total Population₂

\$240K

Average Household Income
107% Higher than the National Avg.₂

100%

Higher Spend on Food
Vs. the National Avg.₂

60%

Family Households₂

\$1.8M

Average Home Value
288% Higher than the National Avg.₂

125%

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

Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

NOTABLE TENANTS



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