

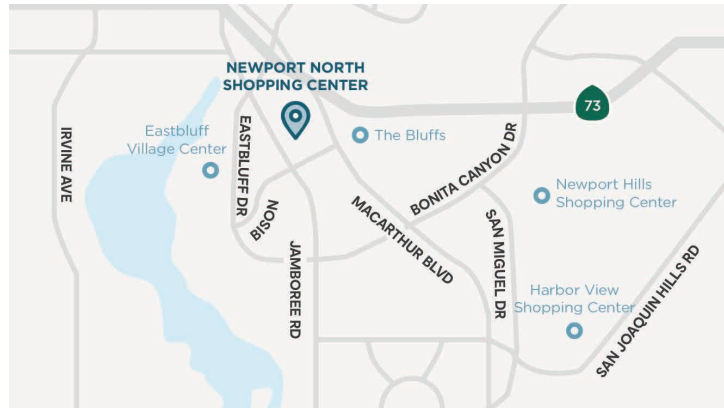
# NEWPORT NORTH SHOPPING CENTER

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 36,000+ 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	Mega Well by Pilates + OC
Chevron	Thrive Juice Lab
Mag's Donuts & Bakery	Total Wine & More

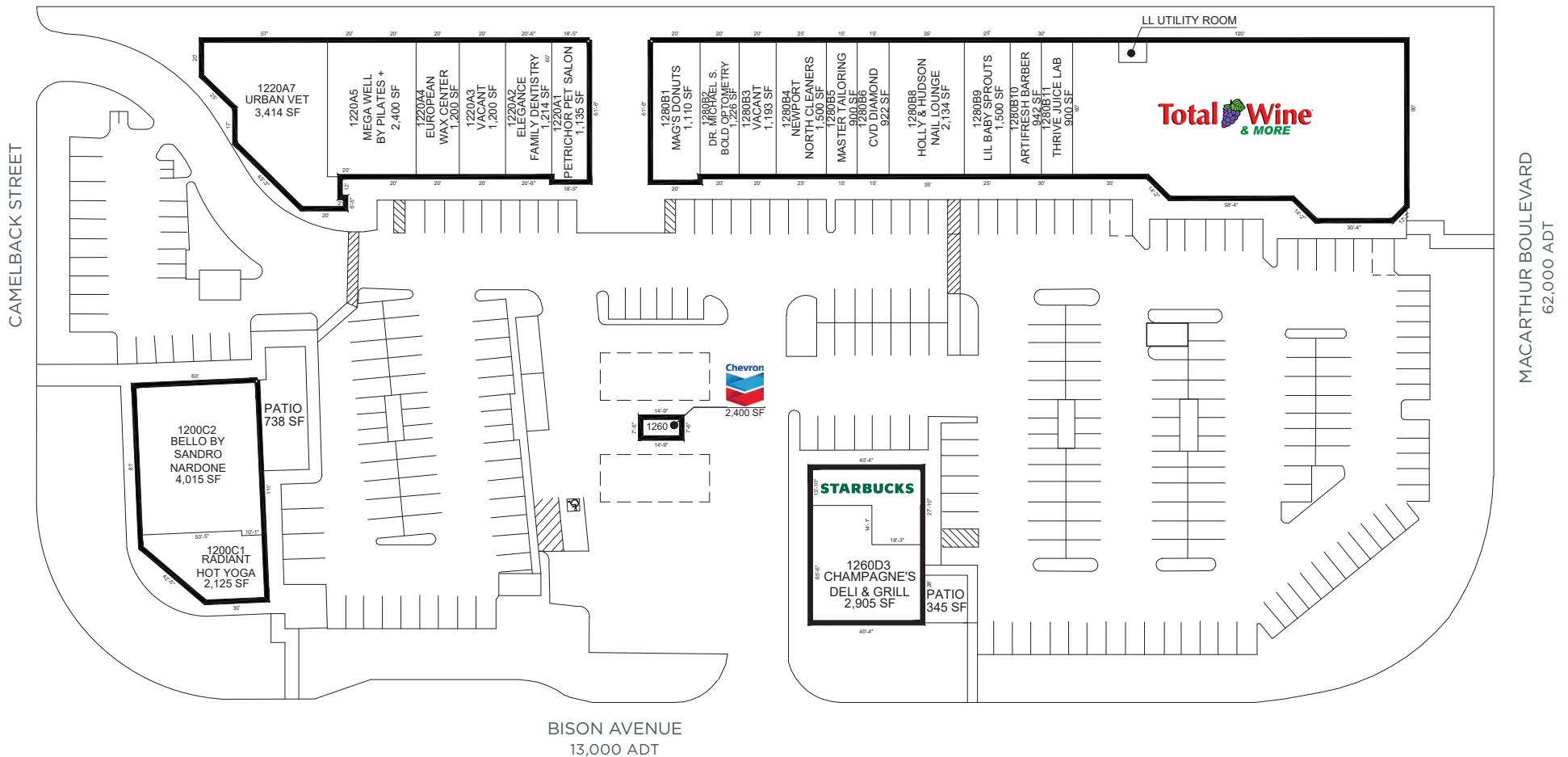
## DEMOGRAPHICS (3 MILE RADIUS)

<b>75,000</b> AVG DAILY TRAFFIC	<b>34</b> MEDIAN AGE
<b>140,000+</b> POPULATION	<b>\$1.5 million+</b> AVG HOME VALUE
<b>226,000+</b> DAYTIME POPULATION	<b>\$177,000+</b> AVG HOUSEHOLD INCOME



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