



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 the affluent business population at UCI Research Park (2.2 million sf workplace community) home to companies such as Toshiba, Cisco, Intel, Paciolan, Skyworks Solutions, and UCI Beall Applied Innovation @ the Cove. Also minutes away from Newport Center® (2.6 million sf of Class A workplace communities) home of companies such as PIMCO, J.P. Morgan, Charles Schwab, UBS, Greystar, Chipotle, and Wells Fargo
- 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) with an average household income of over \$145,000

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

133,602

POPULATION

148,511

DAYTIME POPULATION

41

AVERAGE AGE

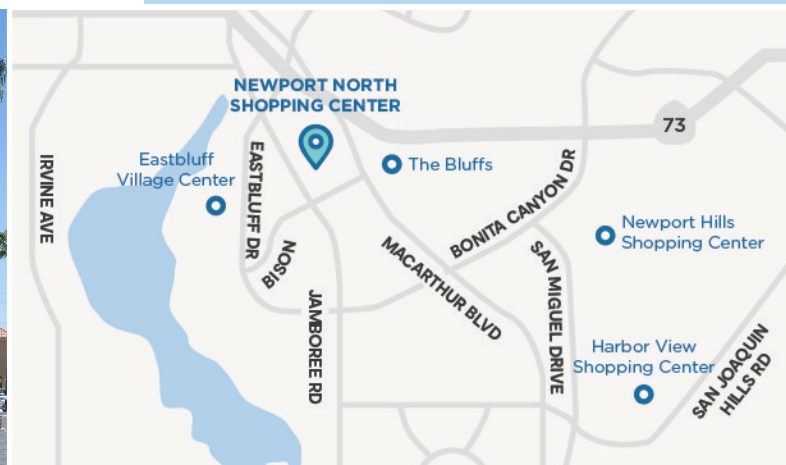
\$1,419,198

AVERAGE
HOME VALUE

\$158,400

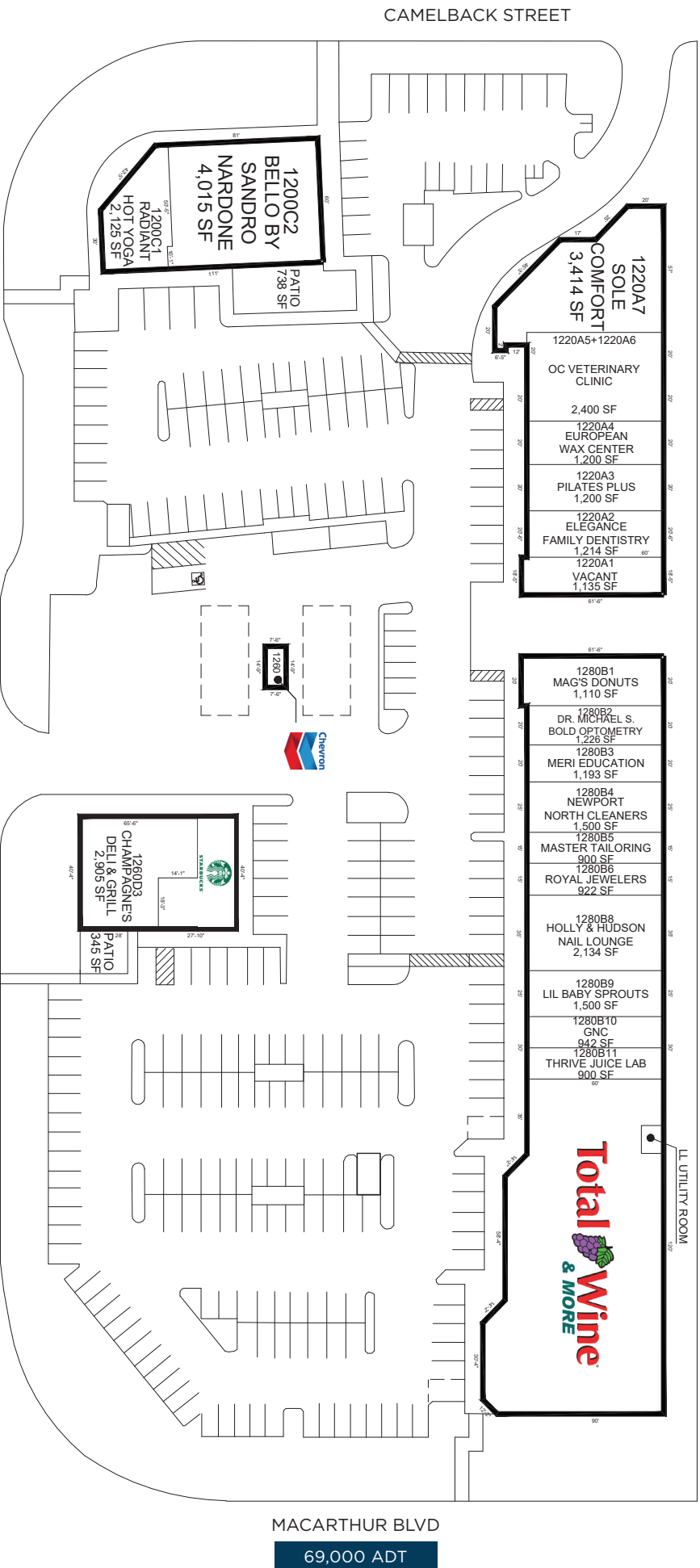
AVERAGE
HOUSEHOLD INCOME

For leasing information,
call Irvine Company at 949.720.2535



NEWPORT NORTH SHOPPING CENTER

Newport Beach, California



BISON AVE

13,000 ADT

MACARTHUR BLVD

69,000 ADT

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