

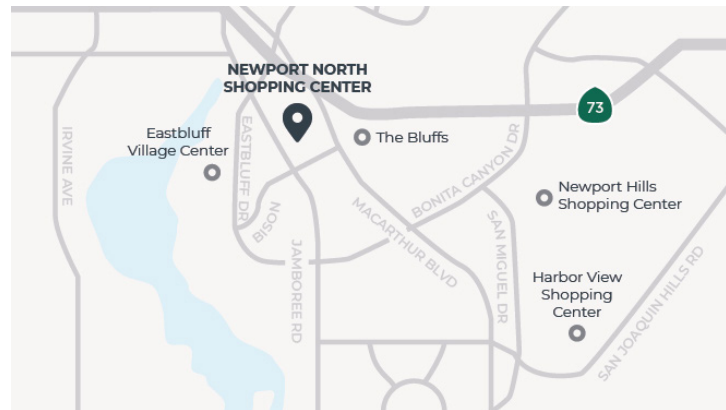
# Newport North Shopping Center

1200 - 1280 BISON AVENUE | NEWPORT BEACH, CA 92660



## 48,058 SF GROSS LEASABLE AREA

- Newport North Shopping Center is an Amenity Center designed to provide a convenient environment that seamlessly integrates the demands of work, life, and play.
- Serves the affluent residents of Newport North, Eastbluff, One Ford Road, Bonita Canyon, and Big Canyon.
- Caters to professionals working in UCI Research Park: 2.2 million square foot 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 3,800+ 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 walking score rating, this area is extremely pedestrian friendly, making it very convenient to accomplish most errands by foot.



## KEY TENANTS

|                         |                           |
|-------------------------|---------------------------|
| Bello by Sandro Nardone | Mega Well by Pilates + OC |
| Chevron                 | Thrive Juice Lab          |
| Mag's Donuts & Bakery   | Total Wine & More         |

## TRADE AREA DEMOGRAPHICS

(TOTAL)

(PRIMARY)

**1.2M**

Annual Visits<sub>1</sub>

**\$231K**

Avg Household Income<sub>2</sub>

**320K**

Total Population<sub>2</sub>

**99%**

Higher Spend on Food<sub>2</sub>  
Vs. the National Average

**36**

Average Age<sub>2</sub>

**91%**

Higher Spend on Retail Goods<sub>2</sub>  
Vs. the National Average

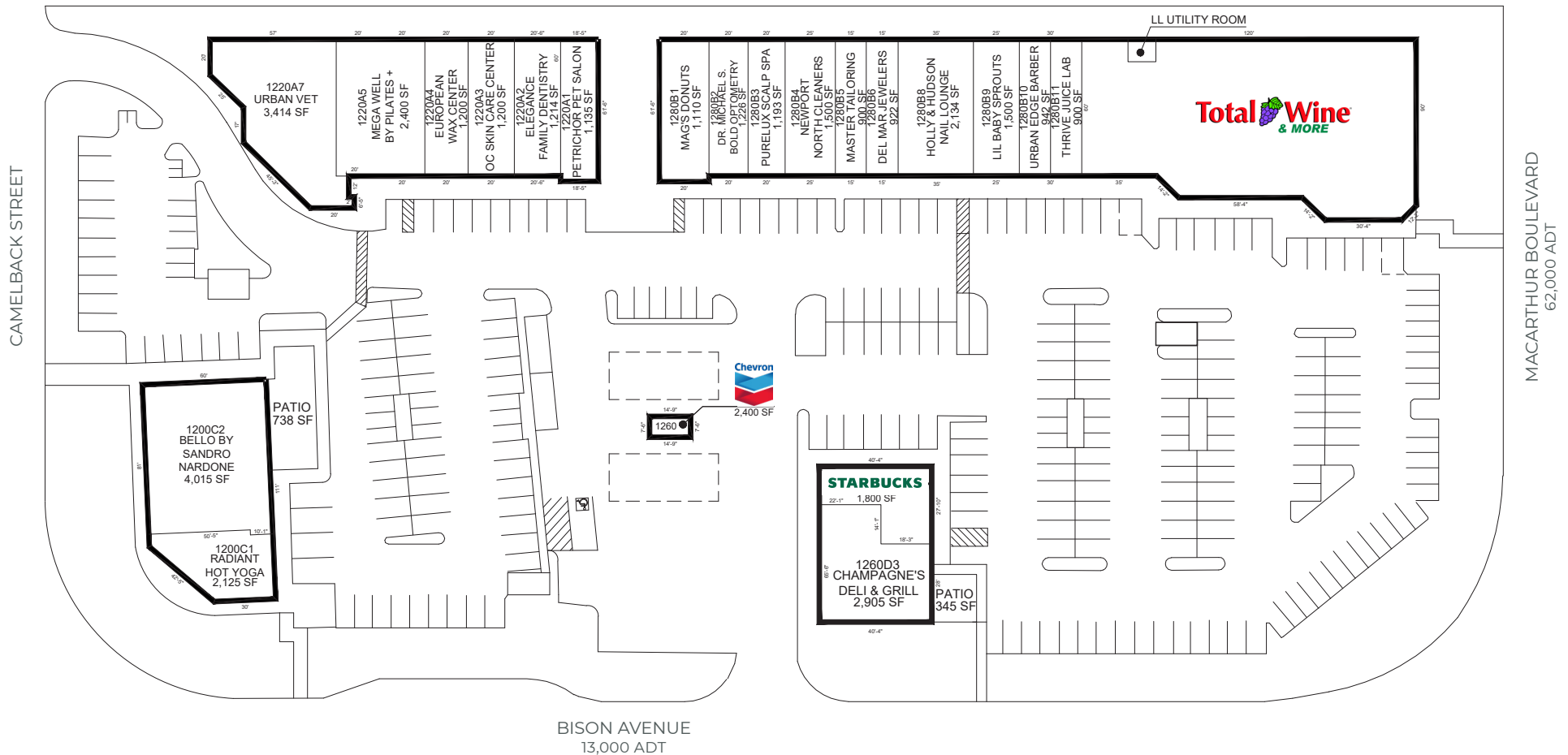
Total = 70% of visits; Primary = 30% of visits

Sources: (1) Placer.ai, (2) Esri 2024

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**FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)**

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