

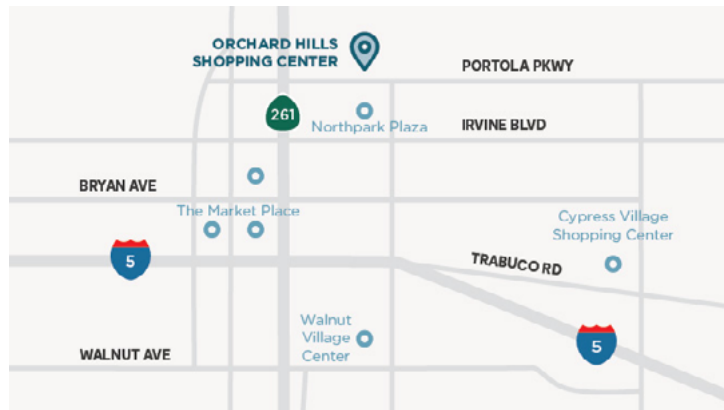
# ORCHARD HILLS<sup>®</sup> SHOPPING CENTER

3801 - 3993 PORTOLA PARKWAY | IRVINE, CA 92602



## 127,762 SF GROSS LEASABLE AREA

- Serves the thriving retail and business area of West Irvine that includes 2.1 million sf of Irvine Company-owned office and industrial workplace communities, all within two miles of the center - home to companies such as Kia Motors, Toshiba America Medical Systems and others.
- Caters to the newer luxury residential community of Orchard Hills<sup>®</sup> and includes some of the most expensive homes in Irvine with average value of over \$1.2 million.
- Villages of Irvine<sup>®</sup>, the top-selling master planned community in the Western U.S., has recently opened Eastwood Village (over 1,700 new homes and elementary school) and Portola Springs (over 5,900 units at completion) including nearby 800 apartment homes.



## KEY TENANTS

Esprit Nails Spa	Pavilions
Hoag Urgent Care	Peet's Coffee
LePort Montessori School	Wells Fargo

## DEMOGRAPHICS (3 MILE RADIUS)

<b>22,000</b> AVG DAILY TRAFFIC	<b>39</b> MEDIAN AGE
<b>143,000+</b> POPULATION	<b>\$1.1 million+</b> AVG HOME VALUE
<b>117,000+</b> DAYTIME POPULATION	<b>\$180,000+</b> AVG HOUSEHOLD INCOME



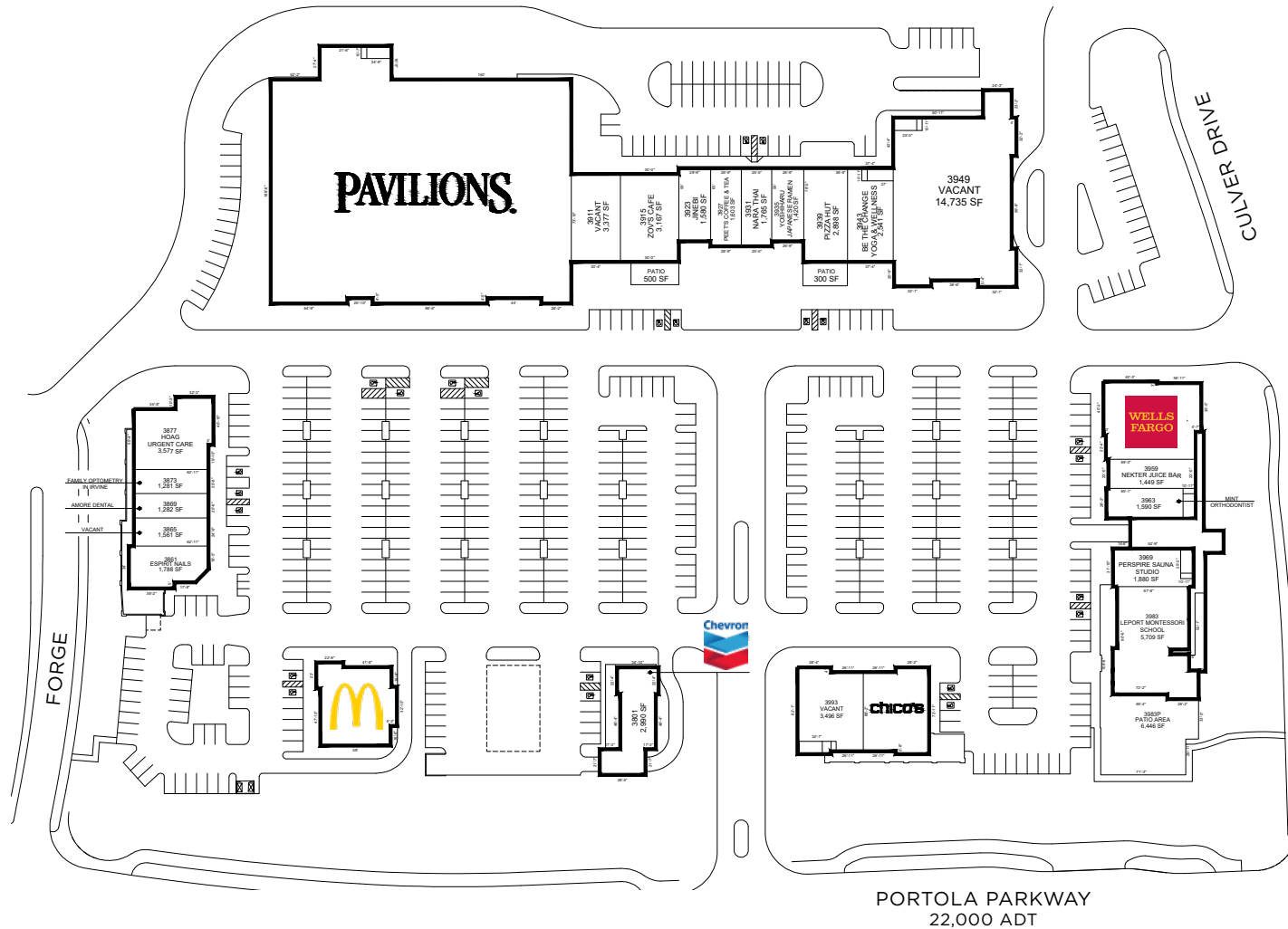
**IRVINE COMPANY**  
RETAIL PROPERTIES



**CLICK HERE OR SCAN QR CODE  
FOR LEASING VIDEO**

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[IRVINECOMPANYRETAIL.COM](http://IRVINECOMPANYRETAIL.COM) / FOR LEASING INFORMATION, CALL 949.720.2535

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