

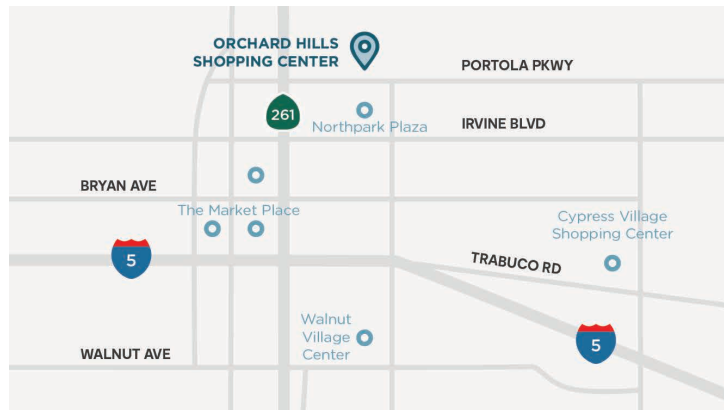
ORCHARD HILLS® SHOPPING CENTER

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® and includes some of the most expensive homes in Irvine with average value of over \$1.2 million.
- Villages of Irvine® has opened Eastwood Village and Portola Springs featuring over 8,000 housing units.



KEY TENANTS

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

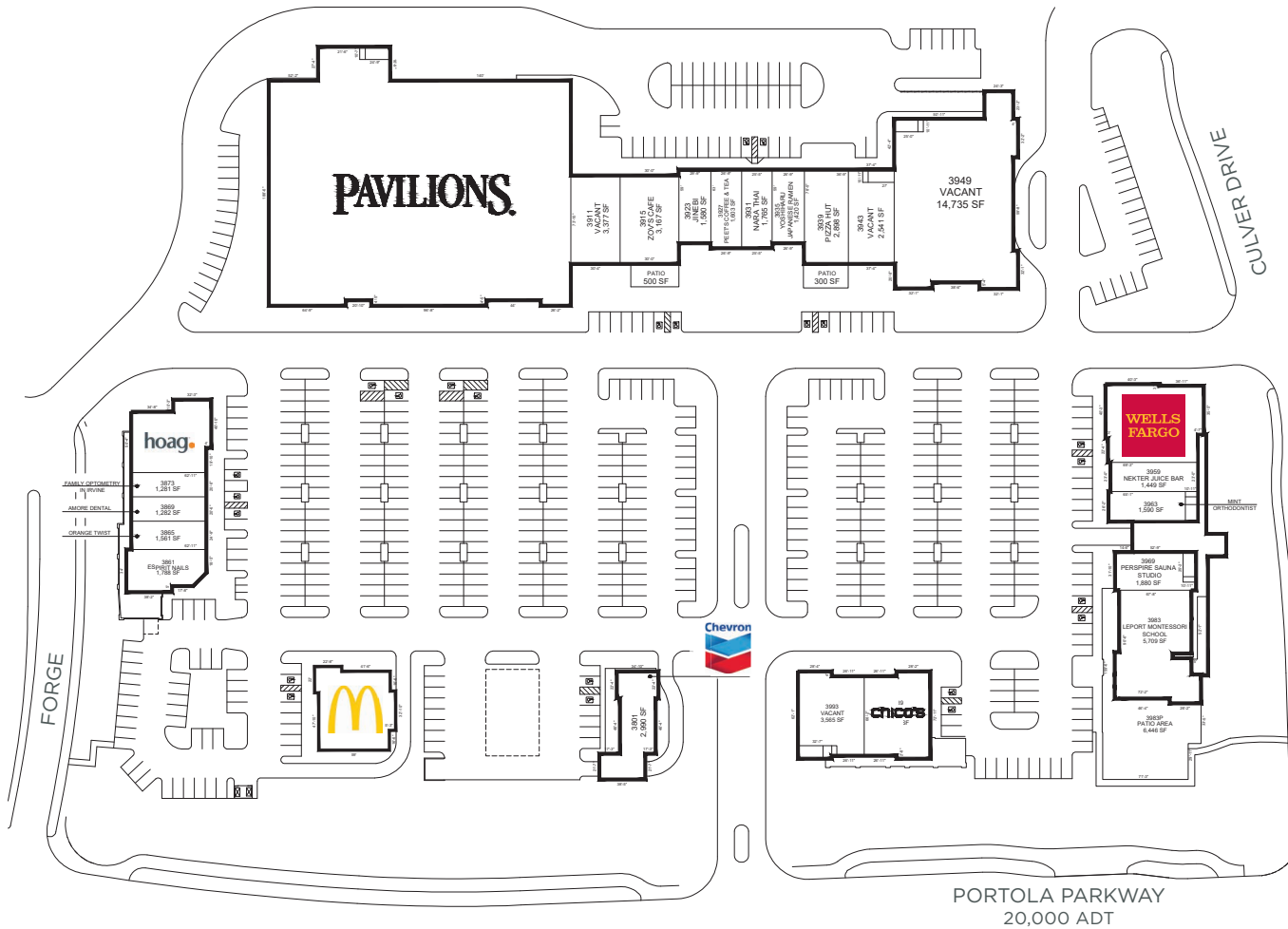
DEMOGRAPHICS (3 MILE RADIUS)

- | | |
|---------------------------------------|---|
| 20,000
AVG DAILY TRAFFIC | 39
MEDIAN AGE |
| 144,000+
POPULATION | \$1.1 million+
AVG HOME VALUE |
| 112,000+
DAYTIME POPULATION | \$179,000+
AVG HOUSEHOLD INCOME |



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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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