

Orchard Hills[®] Shopping Center

3801 - 3993 PORTOLA PARKWAY | IRVINE, CA 92602

127,457 SF GROSS LEASABLE AREA | 22 MERCHANTS

An open-air destination inspired by Northern Italy, this center is steeped in style and substance. It serves a residential base of more than 8,000 homes across Orchard Hills, Eastwood Village, and Portola Springs. The corporate reach is substantial: the center taps the West Irvine business district's 2.1M SF of offices home to Kia Motors and Toshiba.

KEY STATISTICS

2.0M

Annual Visits
7X Visitor Frequency₄

38

Average
Age₁

66%

Higher Spend on Retail Goods
Vs. the National Avg.₂

169K

Total
Population₂

\$203K

Average Household Income
75% Higher than the National Avg.₂

64%

Higher Spend on Food
Vs. the National Avg.₂

75%

Family
Households₂

\$1.5M

Average Home Value
210% Higher than the National Avg.₂

86%

Higher Spend on Health
and Wellness
Vs. the National Avg.₂

Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

NOTABLE TENANTS

PAVILIONS

ORANGETWIST

chico's hoag[®]

LePort
MONTESSORI

WELLS
FARGO

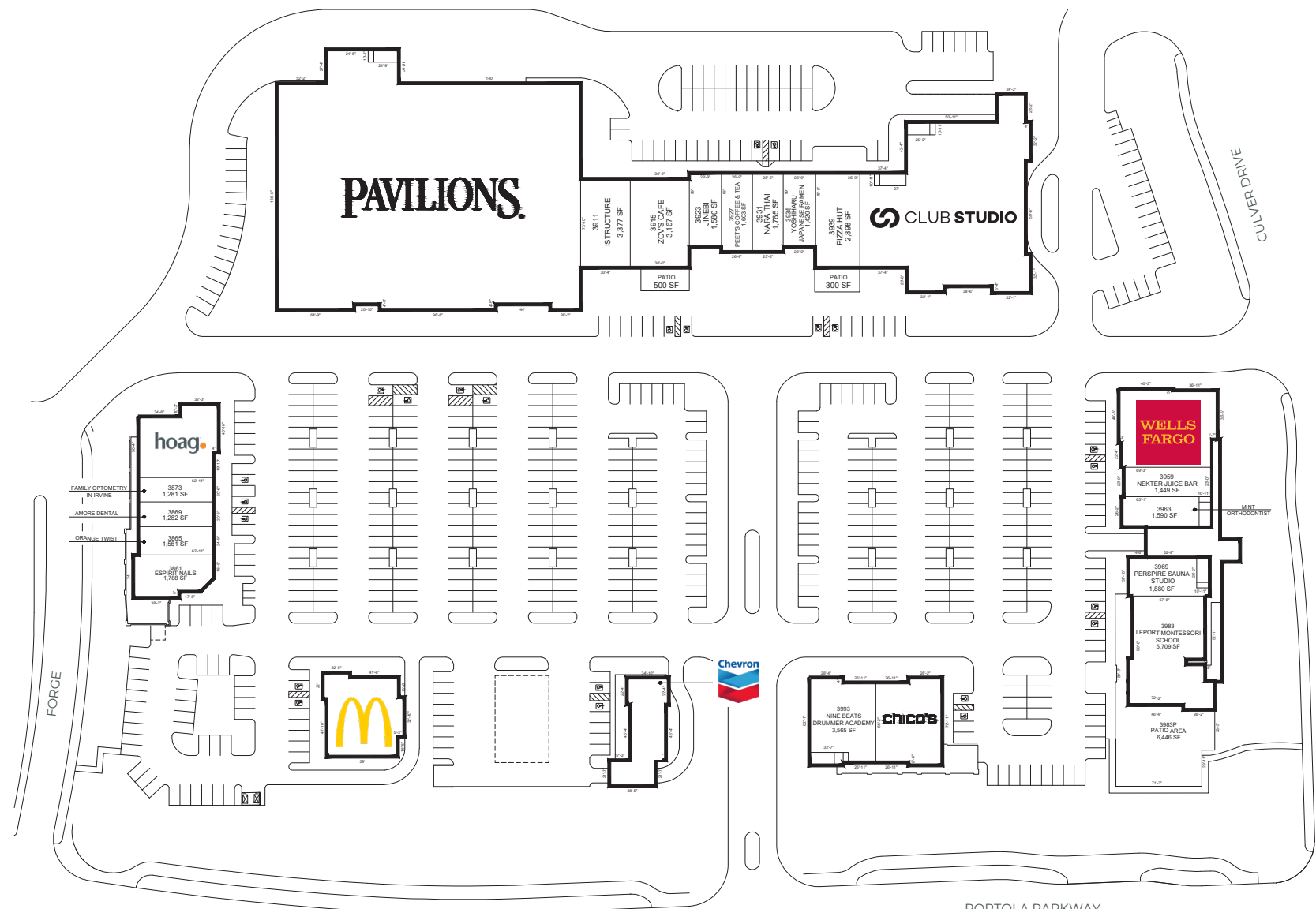
Peet's Coffee & Tea

CLUB STUDIO
Coming Fall 2026



Orchard Hills® Shopping Center

3801 - 3993 PORTOLA PARKWAY | IRVINE, CA 92602



© 2026 Irvine Management Company. All Rights Reserved. Sources: 2026 Esri; Placer.ai; OCTA Traffic Flow Map. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale. Orchard Hills® and Villages of Irvine®, Irvine Company, and the Sunwave logo are registered trademarks of Irvine Management Company. All other trademarks are the property of their respective owners. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.