

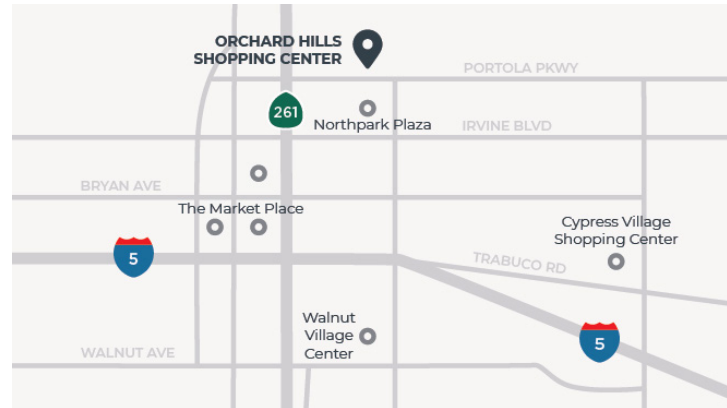
Orchard Hills® Shopping Center

3801 - 3993 PORTOLA PARKWAY | IRVINE, CA 92602



127,831 SF GROSS LEASABLE AREA

- Orchard Hills® Shopping Center is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Serves the thriving retail and business area of West Irvine that includes 2.1 million square foot of Irvine Company-owned office and industrial workplace communities - home to companies such as Kia Motors and Toshiba America Medical Systems.
- Caters to the newer luxury residential community of Orchard Hills®, home to some of Irvine's most prestigious and high-value properties.
- 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

TRADE AREA DEMOGRAPHICS

(TOTAL)	(PRIMARY)
1.9M Annual Visits ₁	\$208K Avg Household Income ₂
192K Total Population ₂	74% Higher Spend on Food ₂ Vs. the National Average
37 Average Age ₂	75% Higher Spend on Retail Goods ₂ Vs. the National Average

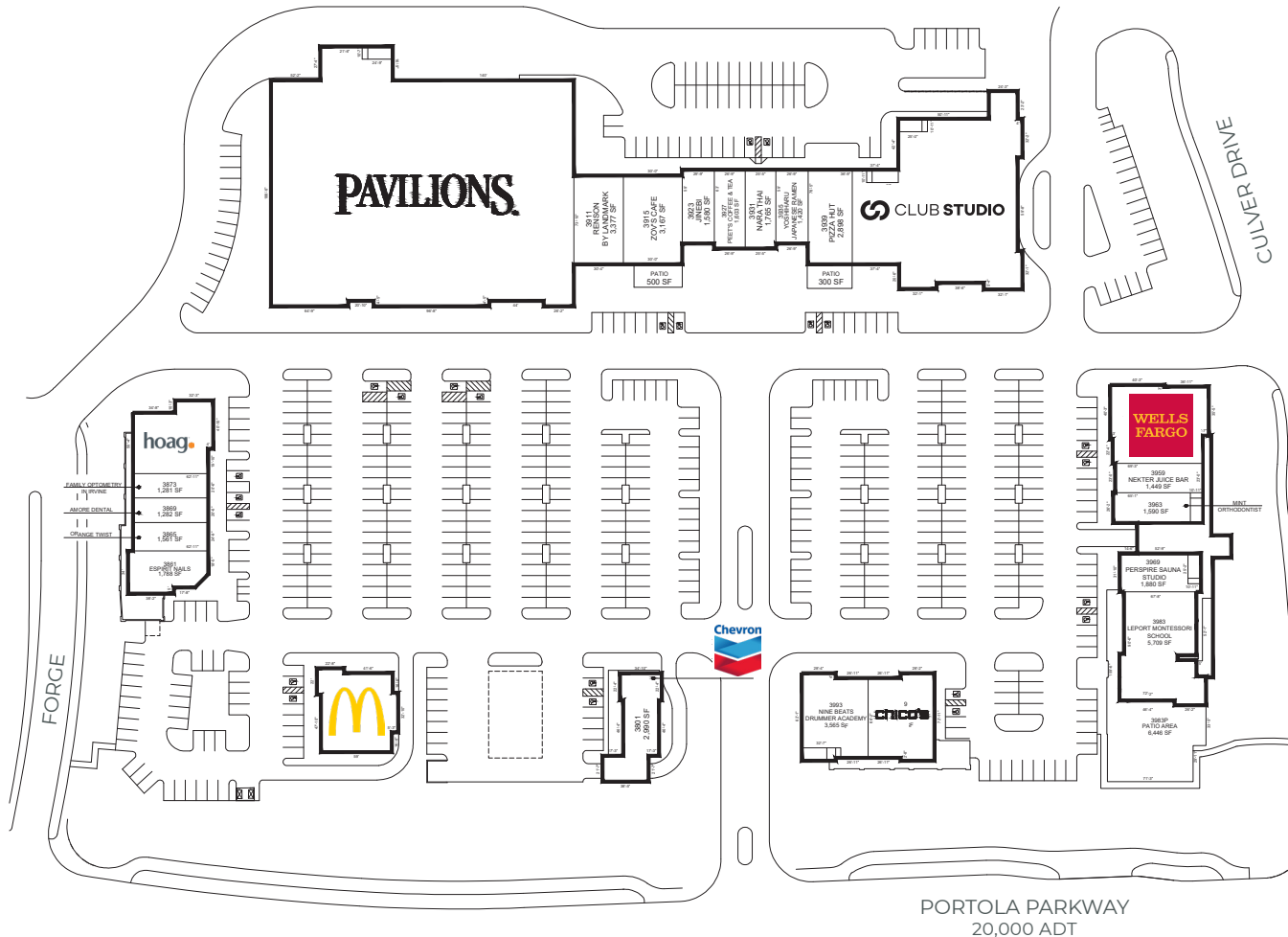
Total = 70% of visits; Primary = 30% of visits

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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