

Northwood Town Center

4800 Irvine Boulevard, Irvine, CA 92620



Property Highlights

193,312 Gross Leasable Area

19.16 Total Acres

319,902 5 Mile Population

- Located in the heart of Orange County, the city of Irvine boasts one of the country's largest critically acclaimed master-planned urban communities.
- Draws from an affluent population with household incomes over \$170,000 within a 1-mile radius.
- Benefits from an extremely productive regional Korean grocer, Zion Market.



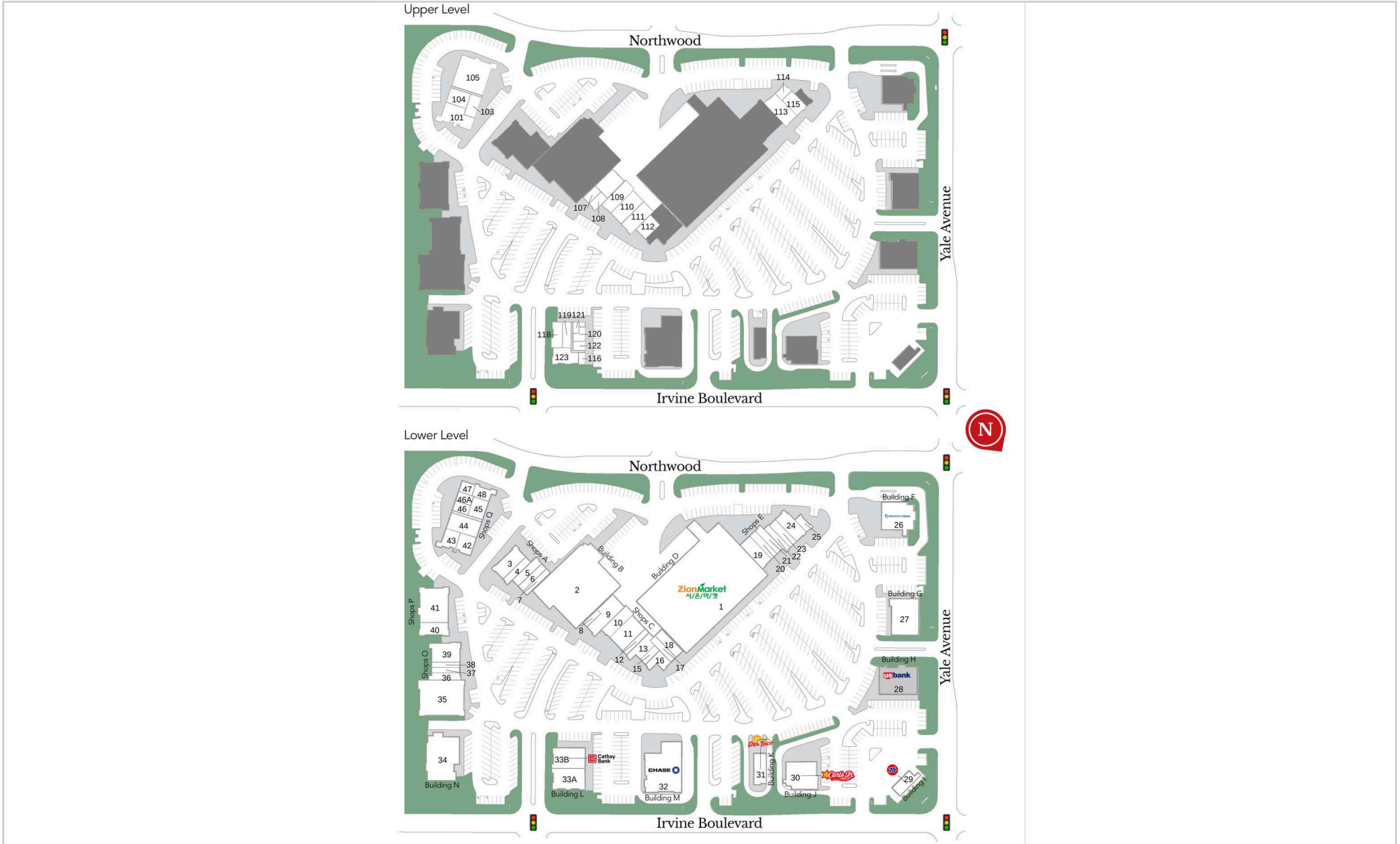
Demographics

	1-Mile	3-Mile	5-Mile
Population	26,603	158,824	319,902
Households	8,840	58,290	115,911
Avg HH Income	\$171,818	\$145,332	\$138,585

Source: Esri, 2019

Northwood Town Center

4800 Irvine Boulevard, Irvine, CA 92620



Northwood Town Center

4800 Irvine Boulevard, Irvine, CA 92620

Current Tenants

1	Zion Market	41,103 SF	36	Kim Sun Young Beauty	1,294 SF
2	Pacific Dance	18,672 SF	37	Little Black	895 SF
3	Old World Liquor	2,534 SF	38	Acme Music	840 SF
4	TMS Creative Arts	1,047 SF	39	Yogurtland	1,987 SF
5	Runner Boys Tech Services	1,076 SF	40	United Studios of Self Defense	1,428 SF
6	Northwood Pizza	1,137 SF	41	DaDa Shabu Shabu Buffet	4,741 SF
7	Hello Mobile	1,069 SF	42	Optometry Corner	1,260 SF
8	Haute Women's Clothes	650 SF	43	Peter J. Lee DDS, Inc.	1,260 SF
9	Irvine Conservatory of Music	2,949 SF	44	Jeffrey Robertson DDS	2,556 SF
10	Walnut Village Pharmacy	1,429 SF	45	Body & Brain Yoga and Tai Chi	1,260 SF
11	Michelle K. Lee, DDS	2,800 SF	46	Dr. Smart Phones	630 SF
12	Nails Paradise	1,050 SF	46A	Eafa Express	630 SF
13	Irvine Animal Hospital	1,678 SF	47	Bliss and Wisdom Foundation	1,260 SF
15	Alteration Specialist	540 SF	48	Peter J. Lee DDS, Inc.	1,260 SF
16	Sootha Coffee	1,432 SF	101	Maria Lorente DDS	2,040 SF
17	Korea Ginseng Corporation	1,309 SF	103	Acupia Wellness	1,470 SF
18	Cellreon	982 SF	104	Scholars Academy	1,150 SF
19	Northwood Cleaners	1,564 SF	105	Irvine Tustin Teachers Association	5,420 SF
20	Ritz Hair and Supplies	1,050 SF	107	Tomsware USA Inc	1,323 SF
21	Hako Japanese Restaurant	1,640 SF	108	L&P CPAs	896 SF
22	Well Living Acupuncture	1,099 SF	109	Irvine Naeun Medical	1,849 SF
23	The UPS Store	1,040 SF	110	Farmers Insurance	2,240 SF
24	DooRe Korean Restaurant	2,152 SF	111	Orange Realty	2,240 SF
25	Flora Cosmetics	863 SF	112	Bloom Medical Aesthetic	2,600 SF
26	Pacific City Bank	4,400 SF	113	New Star Realty Inc.	2,083 SF
27	Beijing Restaurant	4,909 SF	114	Four Seasons Tour and Travel	644 SF
28	US Bank (N.A.P.)	5,220 SF	115	Shining Light Academy	1,470 SF
29	Union 76 Gas Station	1,610 SF	116	College Consulting	577 SF
30	Carl's Jr.	4,008 SF	118	Magnet Learning Academy	1,033 SF
31	Del Taco	1,872 SF	119	Allstate Insurance	664 SF
32	Chase Bank	7,478 SF	120	Green House Remodel	420 SF
33A	Gui BBQ	3,367 SF	121	BIS Inc.	637 SF
33B	Cathay Bank	3,266 SF	122	GFM Management	385 SF
34	Montessori Preschool	6,950 SF	123	Ceragem	1,707 SF
35	Orient Retreat Spa	7,218 SF			