

NORTHWOOD TOWN CENTER

Irvine Boulevard and Yale Avenue, Irvine, CA 92620

Merlone Geier
Partners



FEATURES

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 in excess of \$162,000 within a 1-mile radius.

Benefits from an extremely productive regional Korean grocer, Zion Market.



DEMOGRAPHICS 2018

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	24,439	148,704	305,291
Daytime:	2,391	43,896	170,634
Households:	8,040	53,816	109,331
Average Household Income:	\$162,804	\$137,163	\$129,502



KATY NOEL

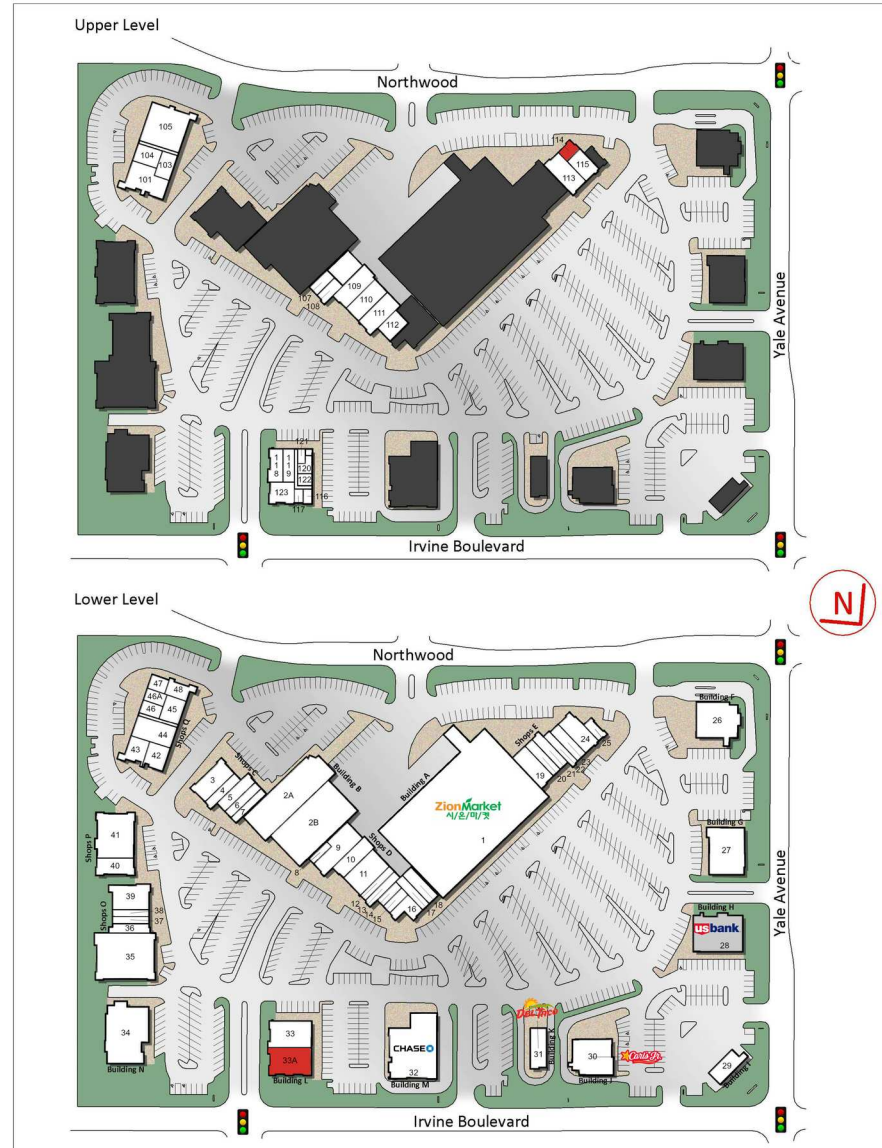
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knoel@merlonegeier.com

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PROJECT SUMMARY

Building Summary
Gross Leasable Area

+/-193,210 SF

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TENANT INDEX

1	Zion Market	41,103 SF	23	The UPS Store	1,040 SF	46A	Eafa Express	630 SF
2A	Pacific Dance	9,336 SF	24	DooRe Korean Restaurant	2,152 SF	47	Bliss and Wisdom Foundation	1,260 SF
2B	Pacific Dance	9,336 SF	25	Flora Cosmetics	863 SF	48	Peter J. Lee DDS, Inc.	1,260 SF
3	Old World Liquor	2,534 SF	26	Pacific City Bank	4,400 SF	101	Maria Lorente DDS	2,040 SF
4	TMS Creative Arts	1,047 SF	27	Beijing Restaurant	4,909 SF	103	Aculpia Wellness	1,470 SF
5	Runner Boys Tech Services	1,076 SF	28	US Bank (N.A.P.)	5,220 SF	104	Scholars Academy	1,150 SF
6	Northwood Pizza	1,137 SF	29	Union 76 Gas Station	1,610 SF	105	Irvine Tustin Teacher	5,420 SF
7	Hello Mobile	1,069 SF	30	Carl's Jr.	4,008 SF	107	G-Art Studio	1,323 SF
8	Haute Women's Clothes	650 SF	31	Del Taco	1,872 SF	108	Tomsware USA	896 SF
9	Irvine Conservatory of Music	2,949 SF	32	Chase Bank	7,478 SF	109	Irvine Naeun Medical	1,849 SF
10	Four Seasons Tour and Travel	1,429 SF	33	Cathay Bank	3,266 SF	110	Farmer's Insurance	2,240 SF
11	Michelle K. Lee, DDS	2,800 SF	33A	AVAILABLE	3,267 SF	111	Orange Realty	2,240 SF
12	Nails Paradise	1,050 SF	34	Montessori Preschool	6,950 SF	112	Bloom Medical Aesthetic	2,600 SF
13	Irvine Animal Hospital	839 SF	35	Orient Retreat Spa	7,218 SF	113	New Star Realty Inc.	2,083 SF
14	Irvine Animal Hospital	839 SF	36	Kim Sun Young Beauty	1,294 SF	114	AVAILABLE	644 SF
15	Alteration Specialist	540 SF	37	Little Black	895 SF	115	Shining Light Academy	1,470 SF
16	Sootha Coffee	1,432 SF	38	Coast Music	840 SF	116	College Consulting	577 SF
17	Korea Ginseng Corporation	1,309 SF	39	Yogurtland	1,987 SF	117	PBLA Engineering	525 SF
18	Jackson Hewitt Office	982 SF	40	United Studio of Self Defense	1,428 SF	118	Magnet Learning Academy	1,033 SF
19	Northwood Cleaners	1,564 SF	41	DaDa Shabu Shabu Buffet	4,741 SF	119	Allstate Insurance	664 SF
20	Ritz Hair and Supplies	1,050 SF	42	Optometry Corner	1,260 SF	120	Green House Remodel	420 SF
21	Ginzaya Japanese Restaurant	1,640 SF	43	Peter J. Lee DDS, Inc.	1,260 SF	121	BIS Inc.	637 SF
22	Zheng Acupuncture	1,099 SF	44	Jeffrey Robertson DDS	2,556 SF	122	GFM Management	385 SF
			45	Body and Brain Yoga	1,260 SF	123	PBLA Engineering	1,182 SF
			46	Dr. Smart Phones	630 SF			

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