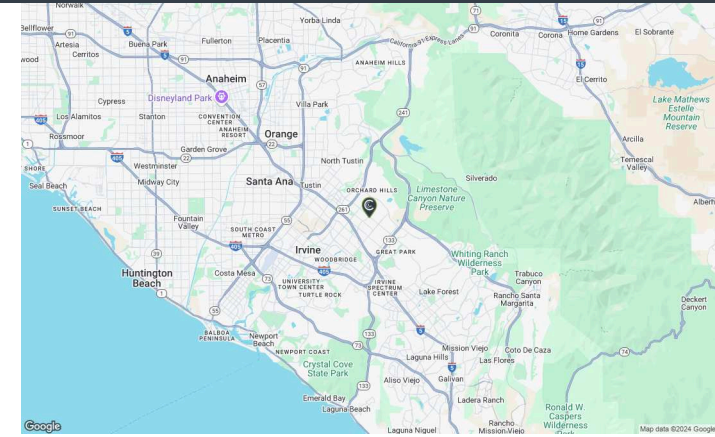


# NORTHWOOD TOWN CENTER

4800 IRVINE BOULEVARD // IRVINE, CA, 92620



**OWNED GLA**  
187,890 SF

**LOCATION**  
Longitude: -117.760742  
Latitude: 33.71228

**DEMOGRAPHICS**  
Population  
Avg Income

	1 Mile	3 Mile	5 Mile
Population	28,849	156,888	314,692
Avg Income	\$144,439	\$138,080	\$129,061

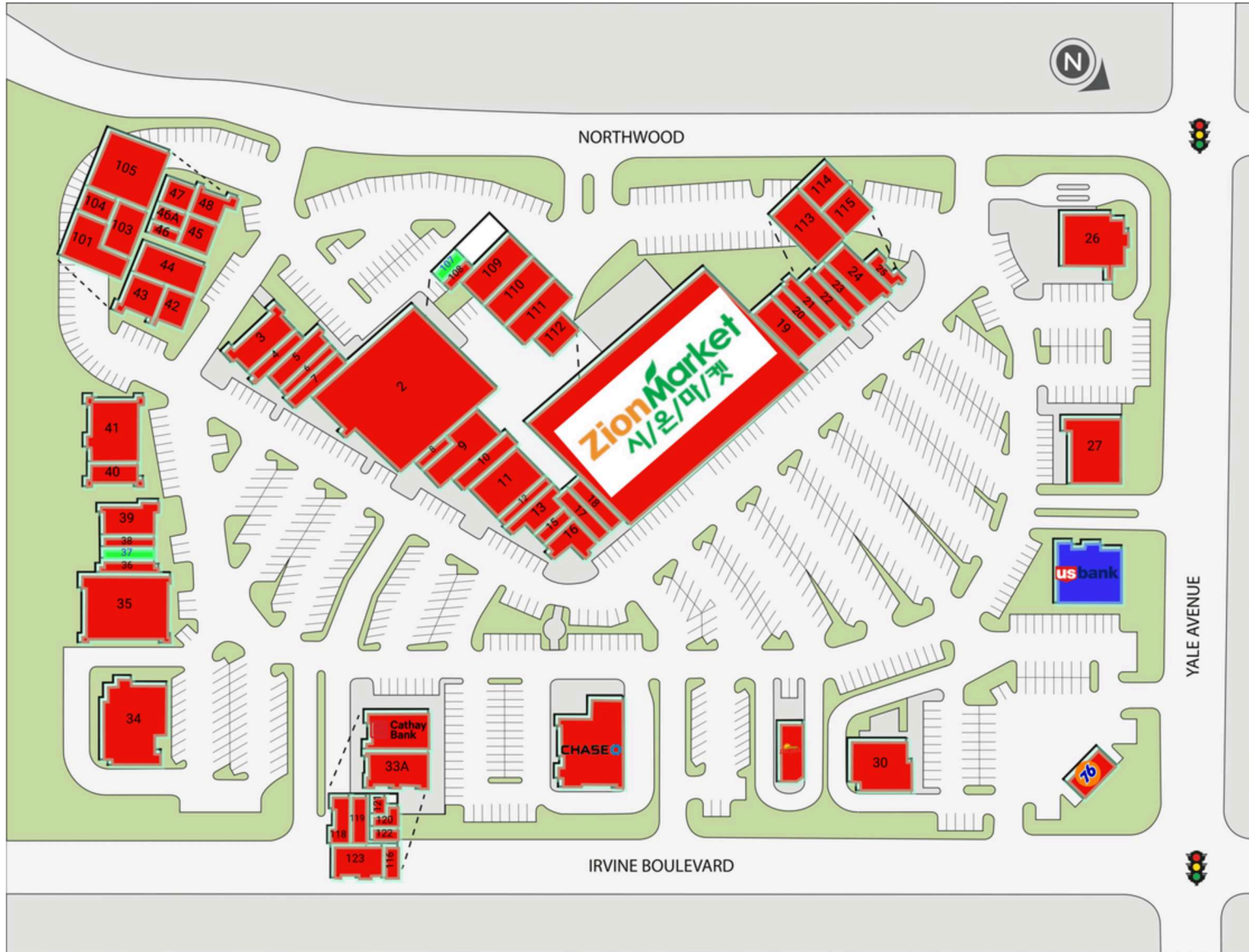
- Anchored by high-performing Zion Market
- Robust surrounding residential development with unparalleled population growth
- Located in the heart of Orange County with a diverse demand base and corporate presence



**FOR LEASING INFORMATION**  
Mark Ross  
858-798-1465  
mross@shopcore.com  
www.ShopCore.com

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SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)	SUITE#	Tenant Name	GLA(SF)
1	ZION MARKET	41,103 SF	26	PACIFIC CITY BANK	4,400 SF	46A	LET GO BOUTIQUE	630 SF
2	PACIFIC DANCE	18,672 SF	27	BEIJING RESTAURANT	4,909 SF	47	BLISS AND WISDOM FOUNDATION	1,260 SF
3	OLD WORLD LIQUOR	2,534 SF	29	76 GAS	1,610 SF	48	PETER J. LEE DDS INC	1,260 SF
4	BODYFRIEND	1,047 SF	30	CARL'S JR 310	4,008 SF	101	MARIA LISA LORENTE DDS	2,040 SF
5	RUNNER BOYS TECH SERVICES	1,076 SF	31	DEL TACO	1,872 SF	103	ACUPLIA WELLNESS	1,470 SF
6	NORTHWOOD PIZZA	1,137 SF	32	CHASE BANK	7,478 SF	104	SCHOLARS ACADEMY	1,150 SF
7	VERIZON	1,069 SF	33	CATHAY BANK	3,065 SF	105	IRVINE TUSTIN TEACHER	5,420 SF
8	HAUTE WOMEN'S CLOTHING	650 SF	33A	GUI BBQ	3,367 SF	107	AVAILABLE	1,323 SF
9	IRVINE CONSERVATORY OF MUSIC	2,949 SF	33B	CATHAY BANK	3,266 SF	108	L&P CPA'S	896 SF
10	WALNUT VILLAGE PHARMACY	1,429 SF	34	GREAT FOUNDATIONS MONTESSORI	6,950 SF	109	STEMS PAIN MEDICINE	1,849 SF
11	MICHELLE K. LEE DDS	2,800 SF	35	ORIENT RETREAT SPA	7,218 SF	110	FARMERS INSURANCE	2,240 SF
12	NAILS PARADISE	1,050 SF	36	HYD-K HAIR SALON	1,294 SF	111	ORANGE REALTY	2,240 SF
13	IRVINE ANIMAL HOSPITAL	1,677 SF	37	AVAILABLE	895 SF	112	BLOOM MEDICAL AESTHETIC	2,600 SF
15	ALTERATION SPECIALISTS	540 SF	38	COWAY USA	840 SF	113	NEW STAR REALTY	2,083 SF
16	SOOHA COFFEE	1,432 SF	39	YOGURTLAND	1,987 SF	114	FOUR SEASONS TOUR & TRAVEL	644 SF
17	KOREA GINSING GROUP	1,309 SF	40	UNITED STUDIOS OF SELF DEFENSE	1,428 SF	115	LIGHT SHINING 203	1,470 SF
18	NEW ORIGIN CELLREON	982 SF	41	DADA SHABU SHABU BUFFET	4,741 SF	116	THE READING PLACE	577 SF
19	LITTLELUXE9	1,564 SF	42	OPTOMETRY CORNER	1,260 SF	118	MAGNET LEARNING ACADEMY	1,033 SF
20	RITZ HAIR & SUPPLIES	1,050 SF	43	PETER J. LEE DDS	1,260 SF	119	ALLSTATE INSURANCE	664 SF
21	HAKO JAPANESE GRILL	1,640 SF	44	JEFFREY ROBERTSON DDS	2,556 SF	120	GREEN HOUSE REMODEL	420 SF
22	WELL LIVING ACUPUNCTURE	1,099 SF	45	BODY AND BRAIN YOGA	1,260 SF	121	INHO CHO CPA	637 SF
23	THE UPS STORE	1,040 SF	46	DR. SMART PHONES	630 SF	122	GREAT FOUNDATION MONTESSORI OFFICE	385 SF
24	DOORE KOREAN RESTAURANT	2,152 SF				123	CERAGEM HEALING CENTER	1,707 SF
25	BOBA SQUARE	863 SF						

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