4800 IRVINE BOULEVARD | IRVINE, CA 92620



Property Details

Owned GLA Availability
187,890 SF 1 Suite | 2,083 SF

Parking Spaces

855

Overview

- Community center anchored by a high performing Zion Market
- Surrounded by a dense population of 160,000+ with an average household income of \$153,000+ within 3 miles
- Positioned in the heart of Orange County with a diverse demand base and corporate presence
- Strong surrounding residential development with exceptional population growth

Tenant Mix



















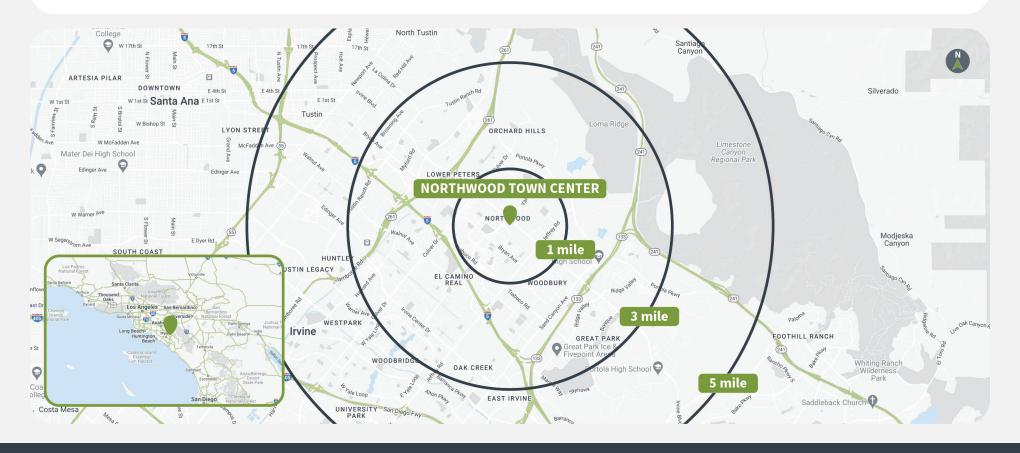


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Demographics Source: Creditntell, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	32,273	21,548	10,996	\$179,052	\$142,057
3 MILES	144,907	137,955	52,869	\$157,374	\$127,583
5 MILES	315,651	401,006	116,326	\$153,485	\$122,502



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Market Aerial



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Site Plan



Tenant	GLA (SF)
AVAILABLE	2,083
ZION MARKET	41,103
PACIFIC DANCE	18,672
CHASE BANK	7,478
ORIENT RETREAT SPA	7,218
GREAT FOUNDATIONS MONTESSORI	6,950
IRVINE TUSTIN TEACHER	5,420
TASTY SPOT CAFE	4,909
DADA SHABU SHABU BUFFET	4,741
PACIFIC CITY BANK	4,400
CARL'S JR 310	4,008
GUI BBQ	3,367
CATHAY BANK	3,266
CATHAY BANK	3,065
IRVINE CONSERVATORY OF MUSIC	2,949
LITTLE SMILES OF OC	2,800
BLOOM MEDICAL AESTHETIC	2,600
JEFFREY ROBERTSON DDS	2,556
OLD WORLD LIQUOR	2,534
ORANGE REALTY	2,240
BRICKS AND MINI-FIGS	2,240
DOORE KOREAN RESTAURANT	2,152
ROBERT LEE DMD INC.	2,040
PELICANA CHICKEN	1,987
DEL TACO	1,872
STEMS PAIN MEDICINE	1,849
	1,707
	1,677
	1,640
	1,610
	1,564
	1,470
	1,470
	1,432
	1,429
	1,428
	1,323
	1,309
	1,294
	AVAILABLE ZION MARKET PACIFIC DANCE CHASE BANK ORIENT RETREAT SPA GREAT FOUNDATIONS MONTESSORI IRVINE TUSTIN TEACHER TASTY SPOT CAFE DADA SHABU SHABU BUFFET PACIFIC CITY BANK CARL'S JR 310 GUI BBQ CATHAY BANK IRVINE CONSERVATORY OF MUSIC LITTLE SMILES OF OC BLOOM MEDICAL AESTHETIC JEFFREY ROBERTSON DDS OLD WORLD LIQUOR ORANGE REALTY BRICKS AND MINI-FIGS DOORE KOREAN RESTAURANT ROBERT LEE DMD INC. PELICANA CHICKEN DEL TACO

DESIGN ORTHODONTICS

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1,260

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Site Plan



Suite	Tenant	GLA (SF)
47	CHILDREN'S SENSORIUM	1,260
45	BODY AND BRAIN YOGA	1,260
43	PETER J. LEE DDS	1,260
42	OPTOMETRY CORNER	1,260
104	SCHOLARS ACADEMY	1,150
6	NORTHWOOD PIZZA	1,137
22	WELL LIVING ACUPUNCTURE	1,099
5	RUNNER BOYS TECH SERVICES	1,076
7	CODE NINJAS	1,069
20	RITZ HAIR & SUPPLIES	1,050
12	NAILS PARADISE	1,050
4	BODYFRIEND	1,047
23	THE UPS STORE	1,040
118	MAGNET LEARNING ACADEMY	1,033
18	REMICONE	982
108	L&P CPA'S	896
37	KUMON MATH AND READING	895
25	BOBA SQUARE	863
38	COWAY USA	840
119	ALLSTATE INSURANCE	664
8	HAUTE WOMEN'S CLOTHING	650
114	FOUR SEASONS TOUR & TRAVEL	644
121	INHO CHO CPA	637
46A	LET GO BOUTIQUE	630
46	BAREFACE BEAUTY STUDIO	630
116	READING PLEX MATH PLEX	577
15	ALTERATION SPECIALISTS	540
120	GREEN HOUSE REMODEL	420
122	GREAT FOUNDATION MONTESSORI OFFICE	385

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