4800 IRVINE BOULEVARD | IRVINE, CA 92620



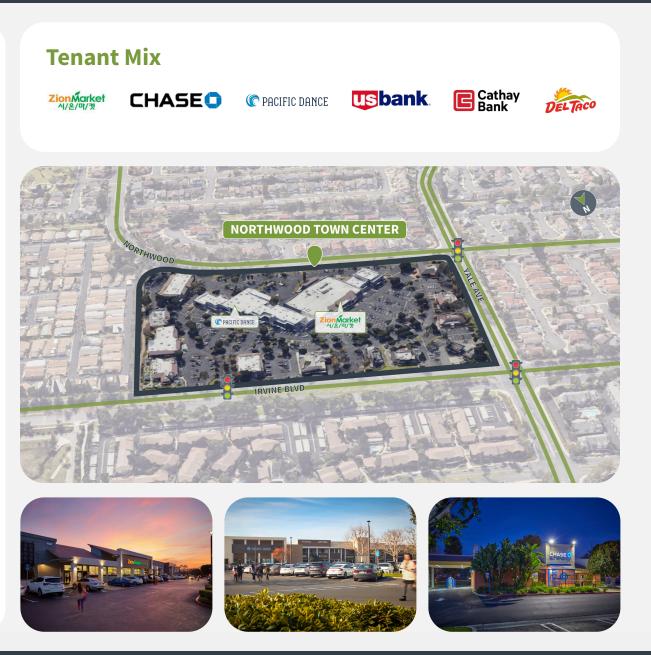
### **Property Details**

**Owned GLA** 187,890 SF Availability 1 Suite | 1,260 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



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### Demographics

Source: Creditntell, 2024. View more demographics here

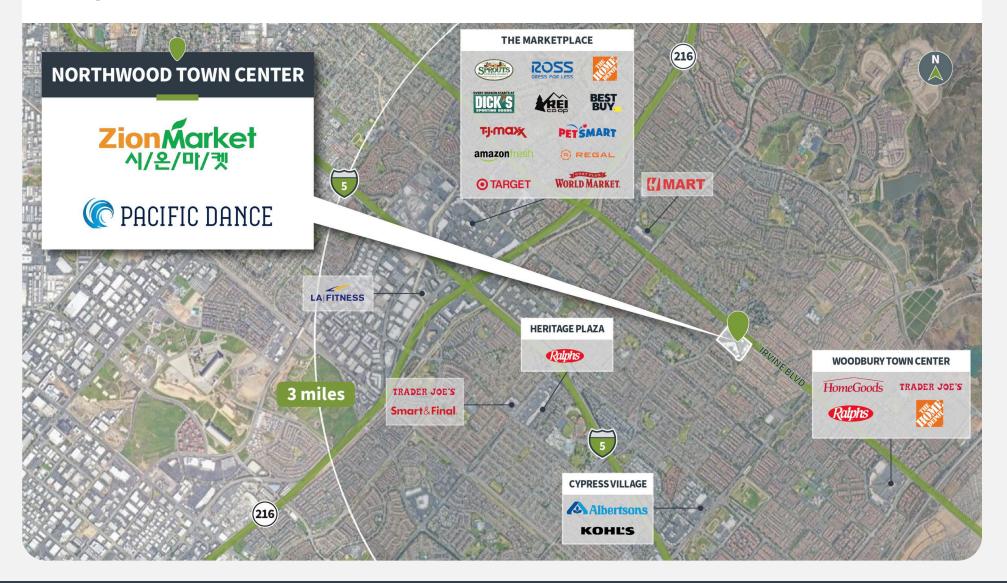
	Population	<b>Daytime Population</b>	Households	Avg. HH Income	Med. HH Income	
1 MILE	32,273	21,548	10,996	\$179,052	\$142,057	
3 MILES	144,907	137,955	52,869	\$157,374	\$127,583	
5 MILES	315,651	401,006	116,326	\$153,485	\$122,502	



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### **Competition Aerial**



For more information, contact: Lauren Greulich | 858.798.1455 | lgreulich@shopcore.com

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1,260

41.103

18,672

7.478

7,218

6,950

5.420

4,909

4.741

4,400

4,008

3.367

3,266

3.065

2,949

2.800

2,600

2,556

2.534

2,240

2.240

2.152

2,083

2.040

1,987

1.872

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

Suite

36

HYD-K HAIR SALON

### Site Plan



Tenant Roster – Page 1 of 2

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### Site Plan



Suite	Tenant	GLA (SF)
48	PETER J. LEE DDS INC	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	NEW ORIGIN CELLREON	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	BARE FACE BEAUTY STUDIO	630
116	READING PLEX MATH PLEX	577
15	ALTERATION SPECIALISTS	540
120	GREEN HOUSE REMODEL	420
122	GREAT FOUNDATION MONTESSORI OFFICE	385

*Tenant Roster – Page 2 of 2* 

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### Get in Touch with Us

#### Leasing

Lauren Greulich 858.798.1455 Igreulich@shopcore.com

### Pop-up & Short-term Leasing

MyShop by ShopCore 312.798.5210 myshop@shopcore.com

#### **Property Management**

Tony Lucero Sr. 626.564.1066 ext. 4 tlucero@shopcore.com



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