NORTHWOOD TOWN CENTER

4800 IRVINE BOULEVARD | IRVINE, CA 92620

Perform Properties

Property Details

Owned GLA
187,890 SF

Availability
3 Suites | 4,979 SF

Overview

- Community center anchored by a high performing Zion Market
- Surrounded by a dense population of 174,980 with an average household income of $209,000+ within a 3-mile radius
- 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









For more information, contact: Maggie Brady | 949-868-0270 | mbrady@performproperties.com

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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	28,895	21,132	9,720	$229,565	$167,177
3-MILE RADIUS	174,980	160,228	60,795	$209,540	$162,528
5-MILE RADIUS	351,663	433,122	124,587	$200,927	$152,193



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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
113	AVAILABLE	2,083
109	AVAILABLE	1,849
4	AVAILABLE	1,047
1	ZION MARKET	41,103
2	PACIFIC DANCE	18,672
32	CHASE BANK	7,478
35	ORIENT RETREAT SPA	7,218
34	GREAT FOUNDATIONS MONTESSORI	6,950
105	IRVINE TUSTIN TEACHER	5,420
27	TASTY SPOT CAFE	4,909
41	DADA SHABU SHABU BUFFET	4,741
26	MCDONALD'S	4,400
30	CARL'S JR 310	4,008
33A	GUI BBQ	3,367
33	CATHAY BANK	3,065
9	IRVINE CONSERVATORY OF MUSIC	2,949
11	LITTLE SMILES OF OC	2,800
112	BLOOM MEDICAL AESTHETIC	2,600
44	JEFFREY ROBERTSON DDS	2,556
3	OLD WORLD LIQUOR	2,534
111	ORANGE REALTY	2,240
110	BRICKS AND MINI-FIGS	2,240
24	DOORE KOREAN RESTAURANT	2,152
101	ROBERT LEE DMD INC.	2,040
39	PELICANA CHICKEN	1,987
31	DEL TACO	1,872
123	CERAGEM HEALING CENTER	1,707
13	VETACURE ANIMAL CLINIC	1,677
21	HAKO JAPANESE GRILL	1,640
29	76 GAS	1,610
19	FM2050	1,564
115	EYE LEVEL LEARNING	1,470
103	ACUPIA WELLNESS	1,470
16	THE MUG	1,432
10	986 PHARMACY	1,429
40	UNITED STUDIOS OF SELF DEFENSE	1,428
107	NEAUMIX FIT	1,323
17	JUNG KWAN JANG THE WORLD'S NO.	1,309
36	HYD-K HAIR SALON	1,294
48	DESIGN ORTHODONTICS	1,260

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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
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	BRAVO TRAVEL	420
122	JMJ COLLEGE PREP	385

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Get in Touch with Us

Leasing

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