Perform Properties

NORTHWOOD TOWN CENTER
4800 Irvine Boulevard, Irvine, CA 92620
Generated on November 23, 2026

FULL YEAR 2026	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS	70% TRUE TRADE AREA
TOTAL POPULATION					
Total Population	28,895	174,980	351,663	649,973	792,250
Total Daytime Population	21,132	160,228	433,122	882,275	1,108,362
TOTAL HOUSEHOLD INCOME					
Total Households	9,720	60,795	124,587	221,919	266,114
Median Household Income	$167,178	$162,528	$152,193	$144,626	$138,066
Average Household Income	$229,565	$209,540	$200,927	$188,464	$177,970
Under $15,000	5.5%	4.6%	5.3%	5.4%	5.5%
$15,000 - $34,999	3.8%	4.5%	5.5%	6.0%	6.5%
$35,000 - $49,999	3.1%	3.9%	4.6%	5.3%	5.7%
$50,000 - $74,999	5.9%	7.7%	8.6%	9.4%	10.2%
$75,000 - $99,999	10.5%	8.0%	8.9%	9.7%	10.2%
$100,000 - $124,999	8.9%	8.7%	9.2%	9.6%	9.9%
$125,000 - $149,999	5.9%	7.4%	7.7%	8.0%	8.2%
$150,000+	56.4%	55.1%	50.3%	46.7%	43.9%
BUSINESSES					
Total Businesses	583	4,926	16,246	33,721	44,680
RACE/ETHNICITY					
White/Caucasian	29.5%	30.7%	33.4%	35.8%	32.5%
Black/African American	0.9%	1.4%	1.6%	1.7%	1.6%
Asian/Pacific Islander	55.6%	49.8%	40.2%	29.5%	26.0%
Hispanic/Latino	8.9%	11.6%	18.5%	27.1%	34.6%
Other	5.2%	6.5%	6.3%	5.9%	5.2%

Source: Advan, 2025.