

Alton Square

5305 - 5465 ALTON PARKWAY WEST | IRVINE, CA 92604

117,304 SF GROSS LEASABLE AREA | 29 MERCHANTS

Discover a strategic hub within the Irvine Spectrum district, home to corporate leaders like Amazon, KPMG, Taco Bell, Mazda, and Rivian. As Orange County's fastest-growing live-work area, the center is surrounded by established communities such as Woodbridge Village and Oak Creek, where average home values exceed \$1.1M₃. Minutes from Hoag Hospital and Irvine Valley College (11K students), with convenient access to the I-5 and CA-133 freeways.

KEY STATISTICS

5M

Annual Visits
7X Visitor Frequency₄

34

Average
Age₁

23%

Higher Spend on Retail Goods
Vs. the National Avg.₂

232K

Total
Population₁

\$154K

Average Household Income
32% Higher than the National Avg.₂

31%

Higher Spend on Food
Vs. the National Avg.₂

63%

Family
Households₁

\$1.2M

Average Home Value
147% Higher than the National Avg.₂

40%

Higher Spend on Health
and Wellness
Vs. the National Avg.₂

Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

NOTABLE TENANTS



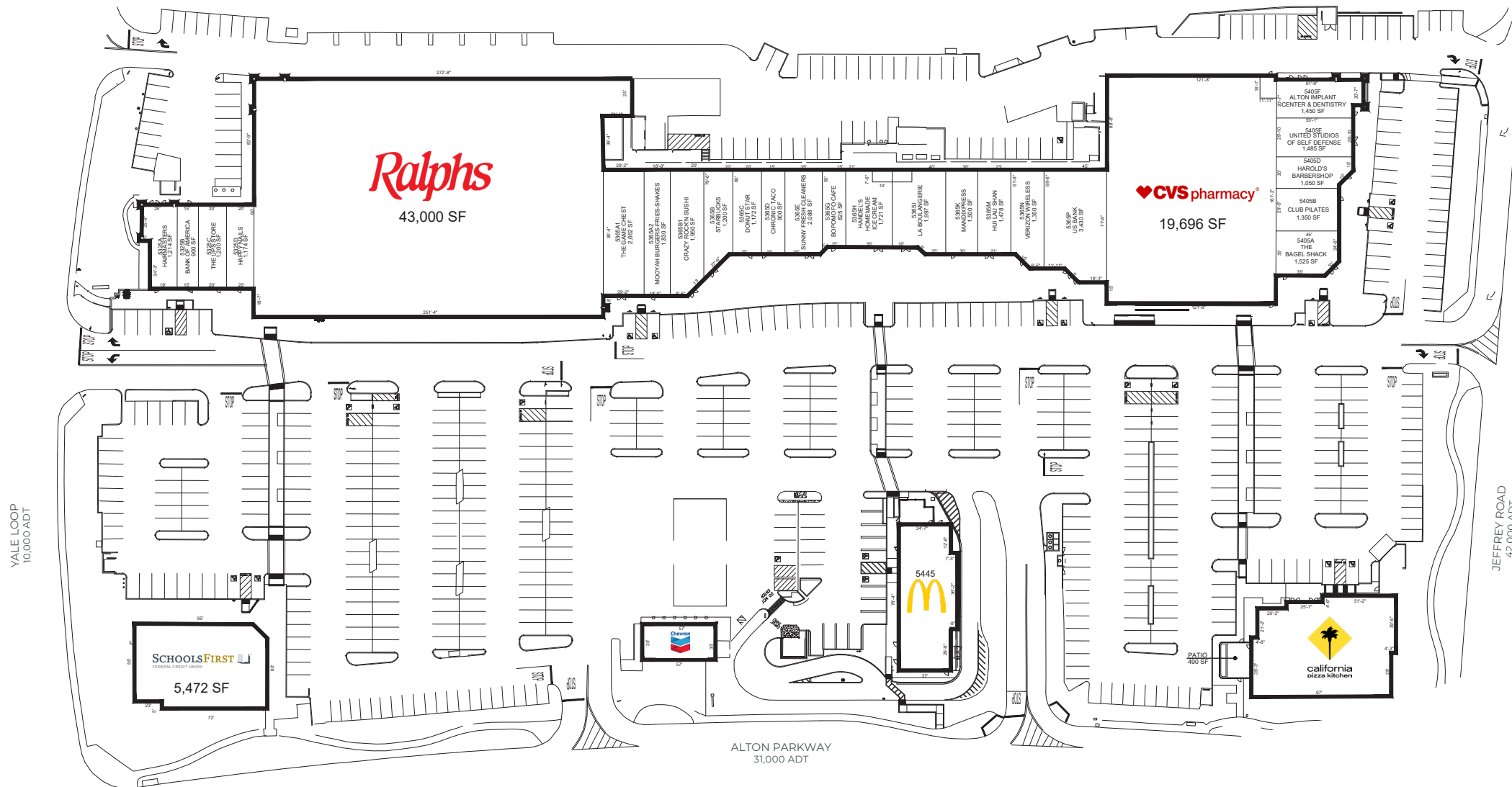
california
PIZZA KITCHEN



Alton Square



5305 - 5465 ALTON PARKWAY WEST | IRVINE, CA 92604



© 2026 Irvine Management Company. All Rights Reserved. Sources: 2026 Esri; Placer.ai; OCTA Traffic Flow Map; 2024 Caltrans. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the Premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale. Irvine Spectrum®, Irvine Company, and the Sunwave logo are registered trademarks of Irvine Management Company. All other trademarks are the property of their respective owners. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.