

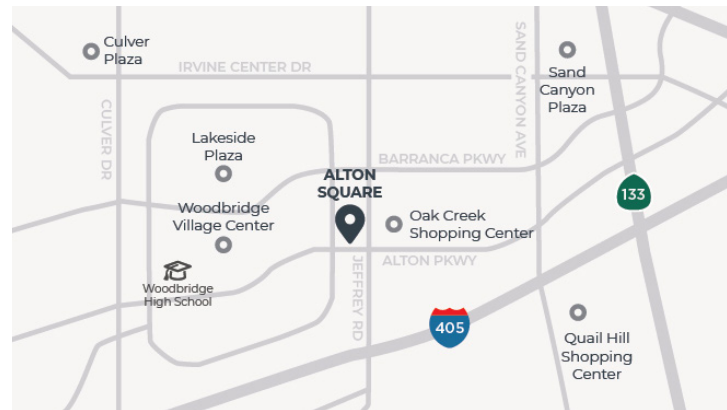
Alton Square

5305 - 5465 ALTON PARKWAY WEST | IRVINE, CA 92604



117,304 SF GROSS LEASABLE AREA

- Alton Square is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Draws a desirable customer base from the Irvine Spectrum® district, Orange County's fastest-growing commercial and residential community, home to companies such as Amazon, Anduril, KPMG, Mazda, Rivian, Taco Bell, and Boot Barn.
- Surrounded by the established residential communities of Woodbridge Village and Oak Creek®, with average home values of over \$1.2 million₂.
- Located near Irvine Valley College (11,000+ students) and Woodbridge High School (2,200+ students).
- One mile away from the high-traffic medical district of Hoag Hospital Irvine, Hoag Health Center, and Kaiser Permanente.
- Close proximity to major freeways (I-5 and CA-133) offering high visibility and convenient access to nearby residential and commercial areas.



KEY TENANTS

Bopomo

California Pizza Kitchen

Chevron

CVS Pharmacy

Ralph's

McDonald's

Handel's Homemade Ice Cream

TRADE AREA DEMOGRAPHICS

(TOTAL)

4.2M

Annual Visits₁

210K

Total Population₂

35

Average Age₂

(PRIMARY)

\$161K

Avg Household Income₂

42%

Higher Spend on Food₂ Vs. the National Average

33%

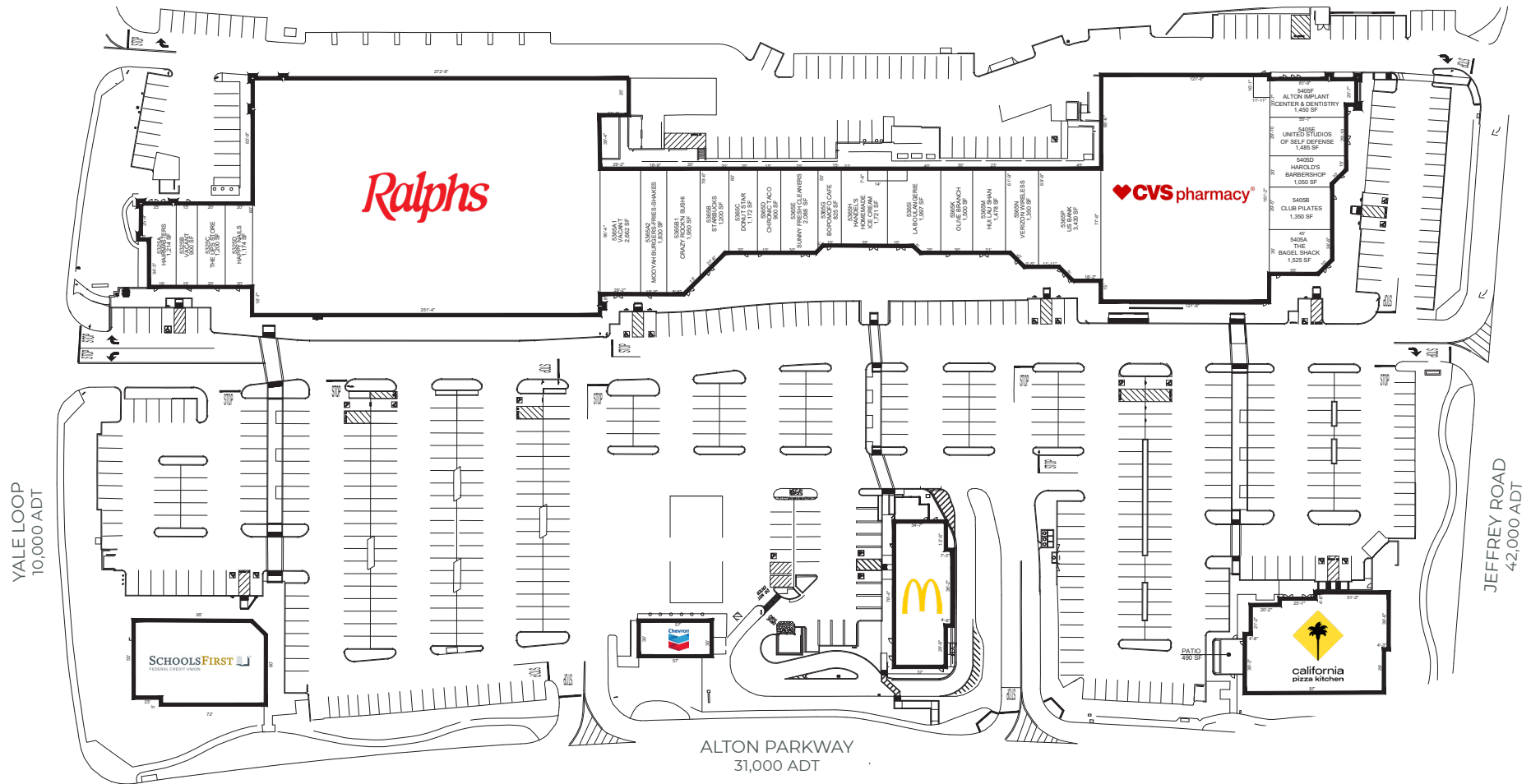
Higher Spend on Retail Goods₂ Vs. the National Average

Total = 70% of visits; Primary = 30% of visits

Sources: (1) Placer.ai, (2) Esri 2024

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)

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