



# ALTON MARKETPLACE | IRVINE SPECTRUM®

51 - 107 Technology Dr. West | Irvine, CA 92618

**345,250 SF** Gross Leasable Area

- Power center neighboring Costco
- In the heart of the booming Irvine Spectrum® district: more than 12.3 million sf of workplace communities and new development, companies such as Alteryx, Blackberry Cylance, KPMG, Kajabi, Mazda, Rivian, Taco Bell, and others
- Located near the growing residential communities of Cypress Village (average value of \$994,000 and 4,700+ units at completion) and Orange County Great Park (average value of \$1 million and 10,000+ units at completion)

## KEY TENANTS

Bassett Furniture  
Courtside Superstore  
Living Spaces  
PGA TOUR Superstore

## AVERAGE DAILY TRAFFIC COUNTS

**211,000**

I-5 Freeway at Alton Pkwy.

**43,000**

Alton Pkwy. at I-5 Freeway

**254,000**

Total

## DEMOGRAPHICS

3 MILE RADIUS

**89,000+**

POPULATION

**136,000+**

DAYTIME POPULATION

**39**

MEDIAN AGE

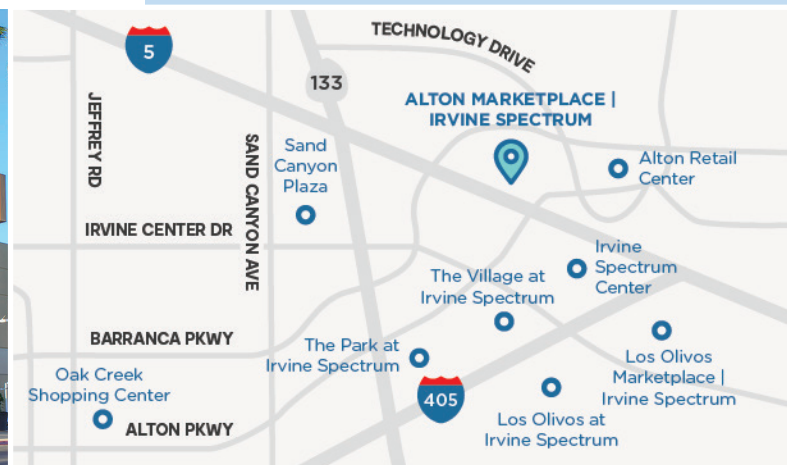
**\$985,000+**

AVERAGE  
HOME VALUE

**\$145,000+**

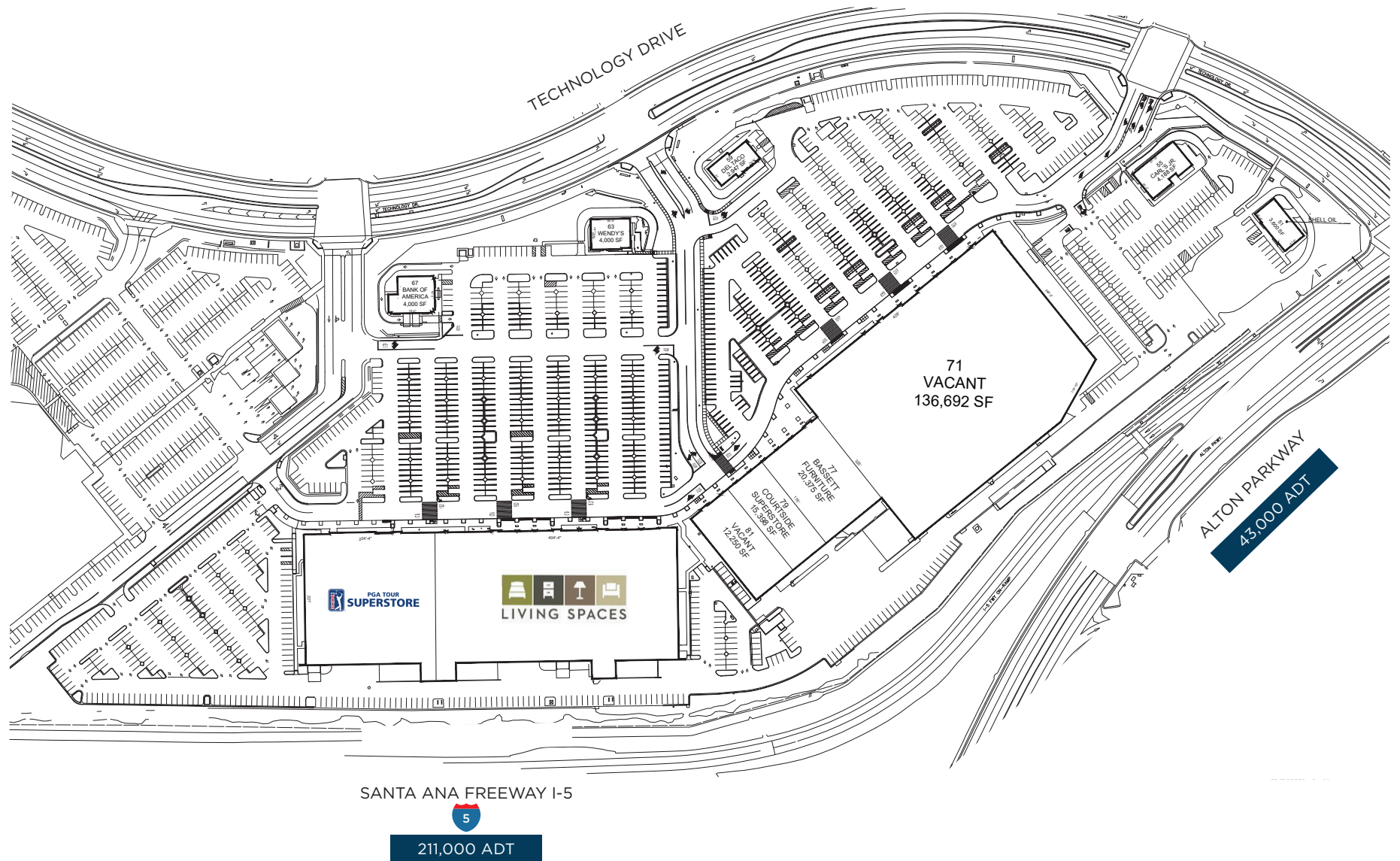
AVERAGE  
HOUSEHOLD INCOME

For leasing information,  
call Irvine Company at 949.720.2535



# ALTON MARKETPLACE | IRVINE SPECTRUM®

Irvine, California



© 2022 Irvine Management Company. All Rights Reserved. Sources: Esri 2021; OCTA, 2019 Traffic Flow Map. 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® is a registered trademark of Irvine Management Company. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.

 **IRVINE COMPANY**  
RETAIL PROPERTIES  
[ShopIrvineCompany.com](http://ShopIrvineCompany.com)