

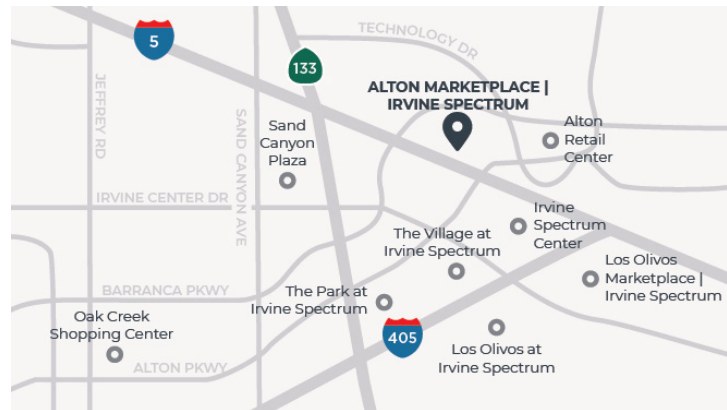
Alton Marketplace Irvine Spectrum®

51 - 107 TECHNOLOGY DRIVE WEST | IRVINE, CA 92618



345,250 SF GROSS LEASABLE AREA

- Alton Marketplace | Irvine Spectrum® is a Destination Center designed to offer unique, best-in-class experiences, dining, and shopping.
- Adjacent to a busy Costco.
- 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.
- Located near the growing residential communities of Cypress Village (average home value of over \$1.2 million₂ and over 2,100 units) and Orange County Great Park (average home value of over \$1.5 million₂).
- The Orange County-exclusive 140,000 square foot Bass Pro Shops Outdoor World destination superstore offers the region's most comprehensive selection of premier outdoor gear with industry-leading, friendly, expert service.
- Proximity to Interstate 5 (I-5) and California State Route 133 (CA-133) providing easy access for shoppers from neighboring cities, maximizing brand exposure for retail partners.



KEY TENANTS

Bass Pro Shops	Living Spaces Furniture
Bassett Furniture	PGA TOUR Superstore

TRADE AREA DEMOGRAPHICS

(TOTAL)	(PRIMARY)
2.4M Annual Visits ₁	\$161K Avg Household Income ₂
1.6M Total Population ₂	42% Higher Spend on Food ₂ Vs. the National Average
39 Average Age ₂	35% Higher Spend on Retail Goods ₂ 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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