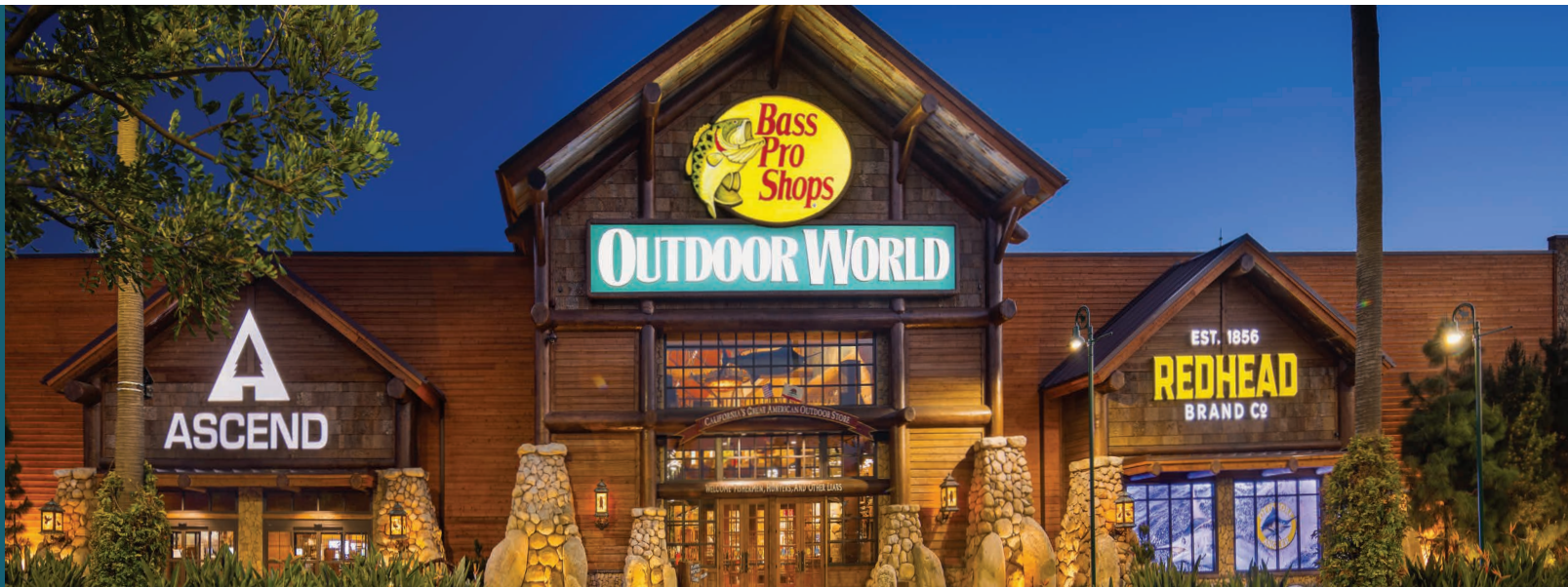


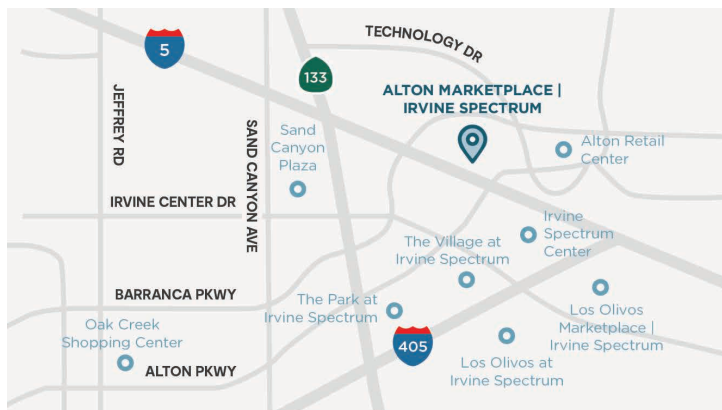
# ALTON MARKETPLACE IRVINE SPECTRUM®

51 - 107 TECHNOLOGY DRIVE WEST | IRVINE, CA 92618



## 345,520 SF GROSS LEASABLE AREA

- Power center neighboring Costco.
- Draws customers from the Irvine Spectrum® district, Orange County's fastest-growing commercial and residential community, home to companies such as Alteryx, Cylance, KPMG, Mazda, Rivian, Taco Bell, Boot Barn, and others.
- Located near the growing residential communities of Cypress Village (average value of nearly \$1.2 million and 3,700+ units at completion) and Orange County Great Park (average value of \$1.3 million+).
- The new 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.



### KEY TENANTS

Bass Pro Shops  
Bassett Furniture  
Living Spaces Furniture  
PGA TOUR Superstore

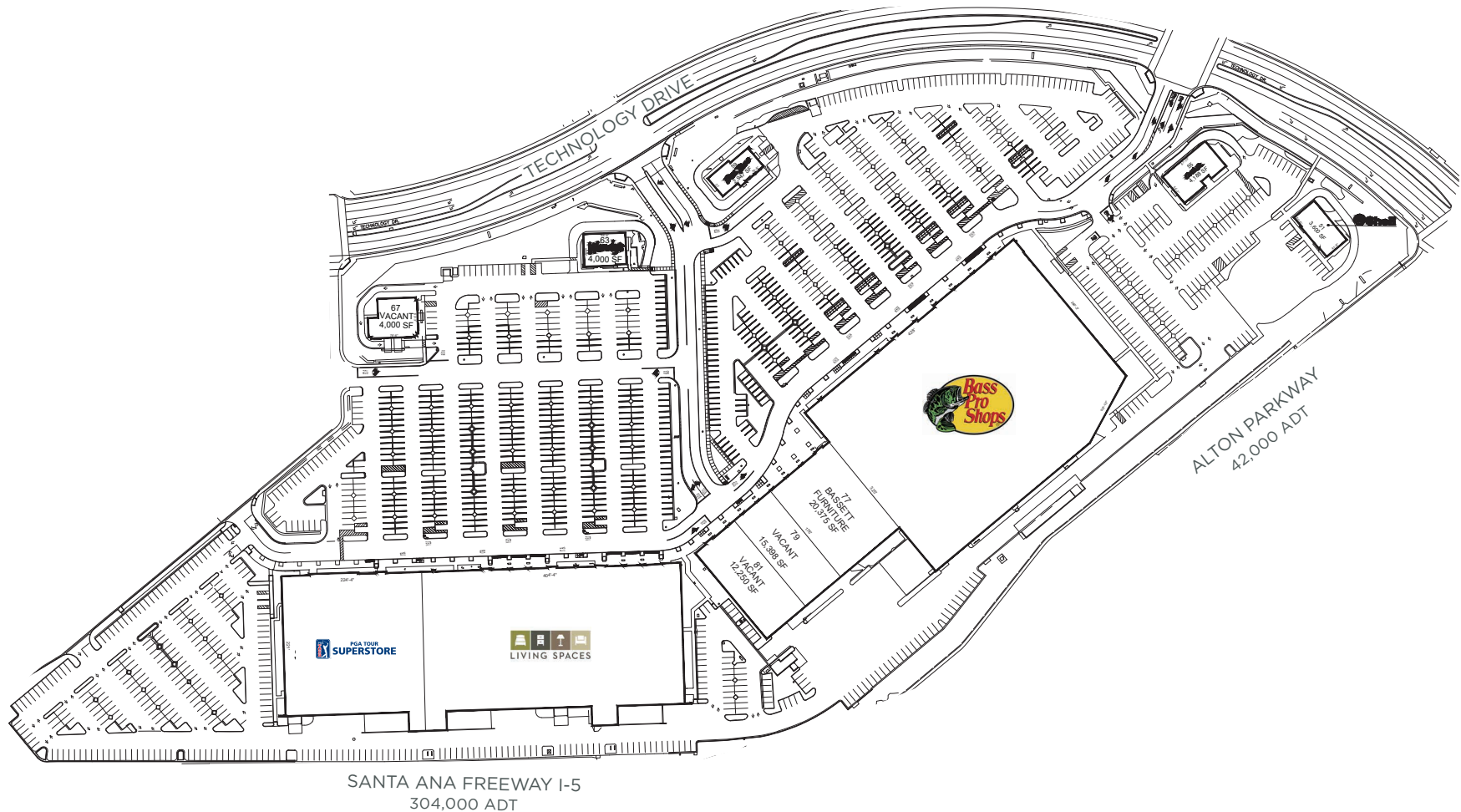
### DEMOGRAPHICS (5 MILE RADIUS)

<b>346,000</b> AVG DAILY TRAFFIC	<b>40</b> MEDIAN AGE
<b>376,000+</b> POPULATION	<b>\$1 million+</b> AVG HOME VALUE
<b>405,000+</b> DAYTIME POPULATION	<b>\$160,000+</b> AVG HOUSEHOLD INCOME

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[IRVINECOMPANYRETAIL.COM](http://IRVINECOMPANYRETAIL.COM) / FOR LEASING INFORMATION, CALL 949.720.2535

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