

Alton Marketplace Irvine Spectrum®

51 - 107 TECHNOLOGY DRIVE WEST | IRVINE, CA 92618

345,250 SF GROSS LEASABLE AREA | 8 MERCHANTS

A cornerstone of the growing Irvine Spectrum district, this center is anchored by the 140K-square-foot Bass Pro Shops Outdoor World (an Orange County-exclusive), and sits adjacent to a high-traffic Costco. The location serves corporate neighbors like Amazon, KPMG, Taco Bell, Mazda, and Rivian, while drawing from residential populations in Cypress Village and the Orange County Great Park—where home values average between \$1.4M₃ and \$1.6M₃. With direct regional access via the I-5 and CA-133, the site captures both local daily needs and broad destination-based retail traffic.

KEY STATISTICS

2.5M

Annual Visits
3X Visitor Frequency₄

39

Average
Age₁

27%

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

1.7M

Total
Population₁

\$158K

Average Household Income
36% Higher than the National Avg.₂

35%

Higher Spend on Food
Vs. the National Avg.₂

69%

Family
Households₁

\$1.1M

Average Home Value
130% Higher than the National Avg.₂

41%

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

NOTABLE TENANTS

LIVING
SPACES



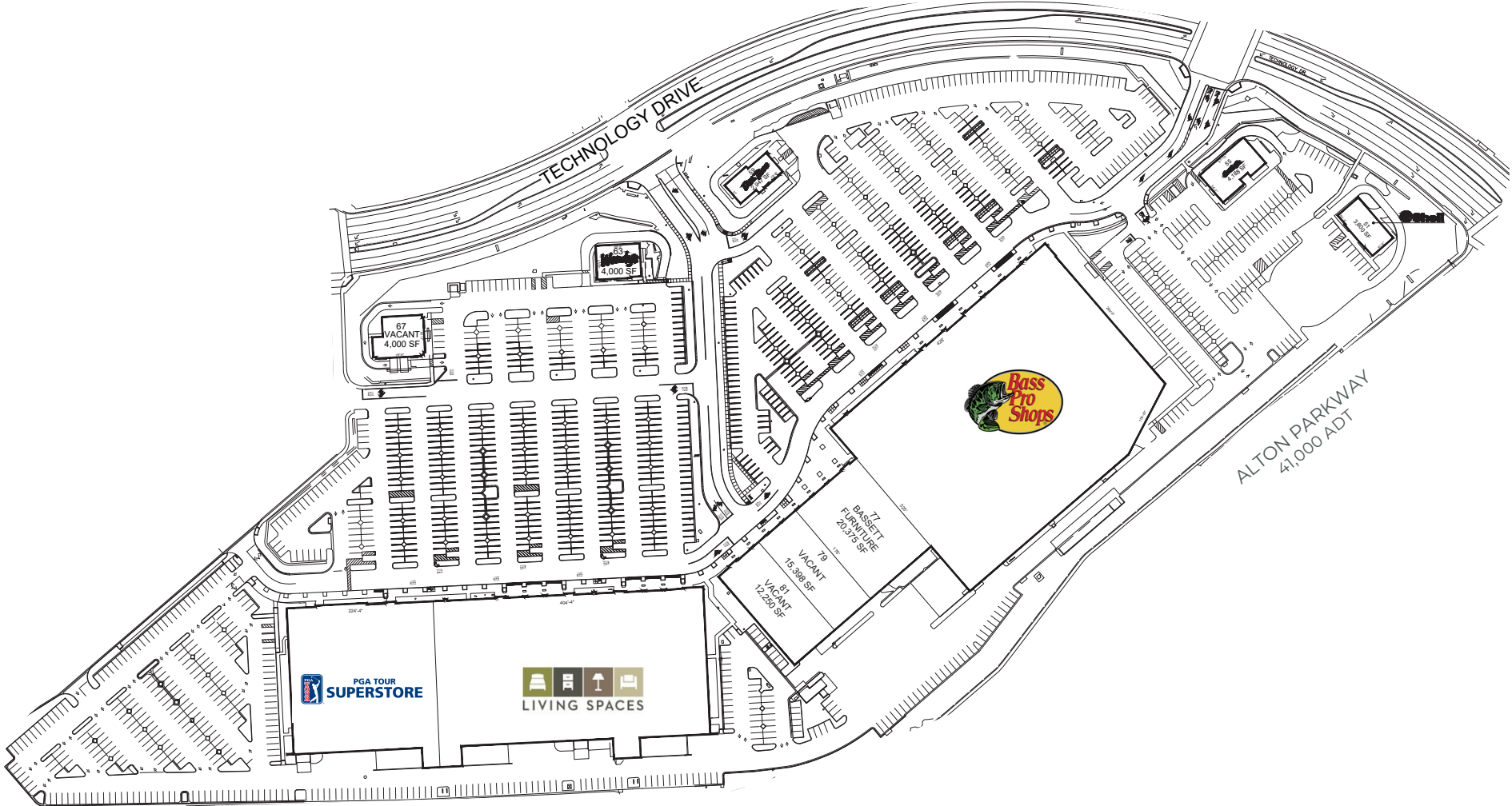
Bassett®
HOME FURNISHINGS



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