



ALTON SQUARE

5305 - 5465 Alton Pkwy. | Irvine, CA 92604

117,304 SF Gross Leasable Area

- Located on the edge of the Irvine Spectrum® district, Orange County's fastest-growing commercial and residential community, home to companies such as Alteryx, Blackberry Cylance, KPMG, Kajabi, Mazda, Rivian, Taco Bell, and others
- Surrounded by the established residential communities of Woodbridge Village and Oak Creek®, with average home values of over \$1,000,000+
- Located near Irvine Valley College (20,000+ students) and Woodbridge High School (2,400+ students)
- One mile away from the high traffic area of Hoag Hospital Irvine, Hoag Health Center and Kaiser Permanente

KEY TENANTS

California Pizza Kitchen
Chevron
Chronic Tacos
CVS Pharmacy
McDonald's
Omomo Tea Shoppe

AVERAGE DAILY TRAFFIC COUNTS

40,000

Jeffrey Rd. at Alton Pkwy.

21,000

Alton Pkwy. at Jeffrey Rd.

61,000

Total

DEMOGRAPHICS

3 MILE RADIUS

164,000+

POPULATION

184,000+

DAYTIME POPULATION

37

MEDIAN AGE

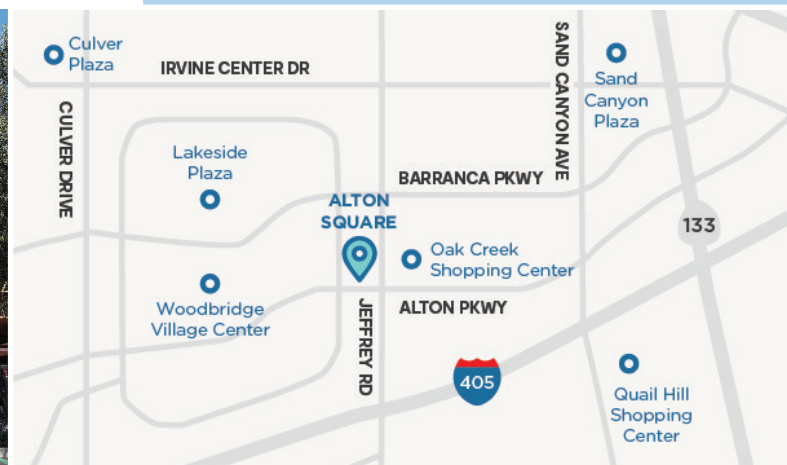
\$985,000+

AVERAGE
HOME VALUE

\$142,000+

AVERAGE
HOUSEHOLD INCOME

For leasing information,
call Irvine Company at 949.720.2535



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Irvine, California

