ALTON SQUARE

5305 - 5465 ALTON PARKWAY WEST | IRVINE, CA 92604



117,304 SF GROSS LEASABLE AREA

- 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.
- · Surrounded by the established residential communities of Woodbridge Village and Oak Creek®, with average home values of over \$1 million.
- Located near Irvine Valley College (14,000+ 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

Kriser's Natural Pet

Chevron

McDonald's

CVS Pharmacy

Omomo Tea Shoppe

DEMOGRAPHICS (3 MILE RADIUS)

73,000

37

AVG DAILY TRAFFIC

MEDIAN AGE

183,000+

POPULATION

\$1.1 million+ AVG HOME VALUE

193,000+

\$159,000+ AVG HOUSEHOLD INCOME

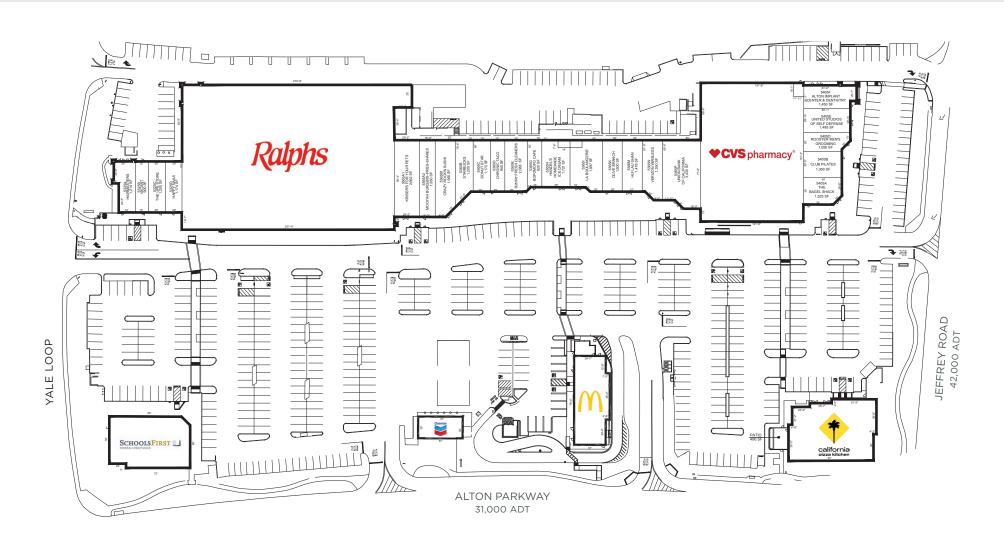
DAYTIME POPULATION

IRVINE COMPANY RETAIL PROPERTIES

ALTON SQUARE



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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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