

# 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)

<b>73,000</b> AVG DAILY TRAFFIC	<b>37</b> MEDIAN AGE
<b>183,000+</b> POPULATION	<b>\$1.1 million+</b> AVG HOME VALUE
<b>193,000+</b> DAYTIME POPULATION	<b>\$159,000+</b> AVG HOUSEHOLD INCOME

