

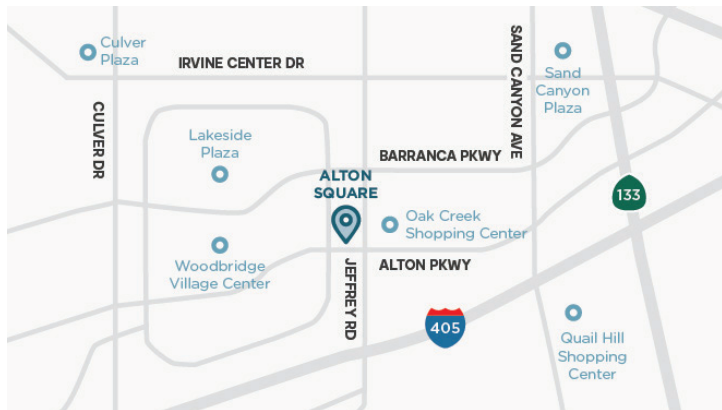
# ALTON SQUARE

5305 - 5465 ALTON PARKWAY WEST | 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 Amazon, Blizzard, Johnson & Johnson, 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 million.
- Located near Irvine Valley College (16,000+ students) and Woodbridge High School (2,200+ students).
- One mile away from the high traffic area of Hoag Hospital Irvine, Hoag Health Center and Kaiser Permanente.



### KEY TENANTS

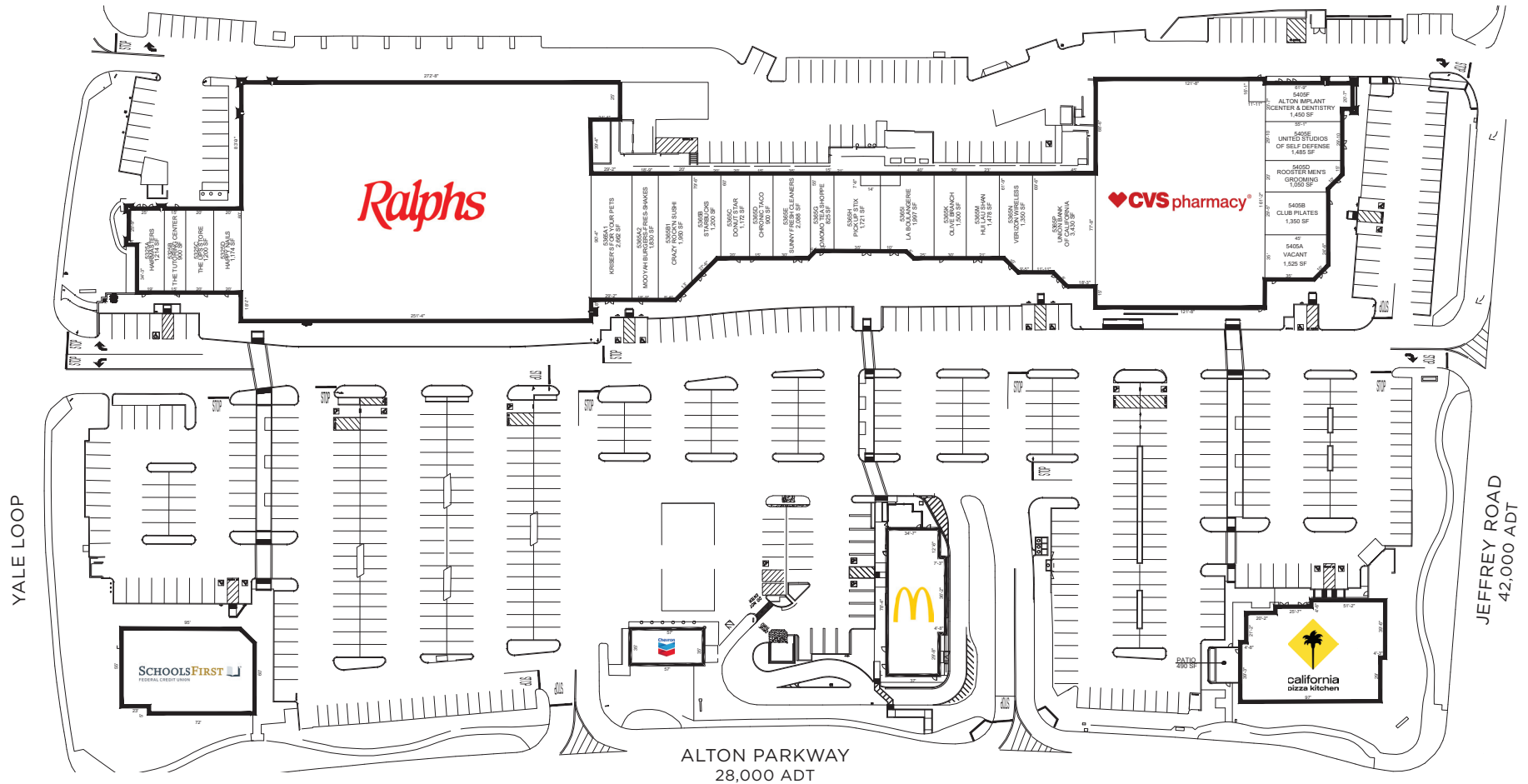
- |                          |                      |
|--------------------------|----------------------|
| California Pizza Kitchen | Kriser's Natural Pet |
| Chevron                  | McDonald's           |
| CVS Pharmacy             | Omomo Tea Shoppe     |

### DEMOGRAPHICS (3 MILE RADIUS)

- |                                       |   |
|---------------------------------------|---|
| <b>70,000</b><br>AVG DAILY TRAFFIC    | <b>36</b><br>MEDIAN AGE                   |
| <b>183,000+</b><br>POPULATION         | <b>\$1 million+</b><br>AVG HOME VALUE     |
| <b>193,000+</b><br>DAYTIME POPULATION | <b>\$165,000+</b><br>AVG HOUSEHOLD INCOME |

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