

# ALTON RETAIL CENTER

15342 - 15382 ALTON PARKWAY | IRVINE, CA 92618



## 16,098 SF GROSS LEASABLE AREA

- Draws customers from the Irvine Spectrum® district: more than 12.3 million sf of workplace communities and new development, companies such as Alteryx, Blackberry Cylance, KPMG, Kajabi, Mazda, Rivian, Taco Bell and others.
- Located near the growing residential communities of Cypress Village (average value of nearly \$1.2 million and 3,700+ units at completion) and Orange County Great Park (average value of \$1.2+ million).
- Adjacent to Alton Marketplace | Irvine Spectrum, a 345,000 sf power center anchored by PGA TOUR Superstore and Living Spaces Furniture.



### KEY TENANTS

- |                   |                     |
|-------------------|---------------------|
| Bruegger's Bagels | Wescom Credit Union |
| HN Tea            | 7-Eleven            |
| Starbucks Coffee  |                     |

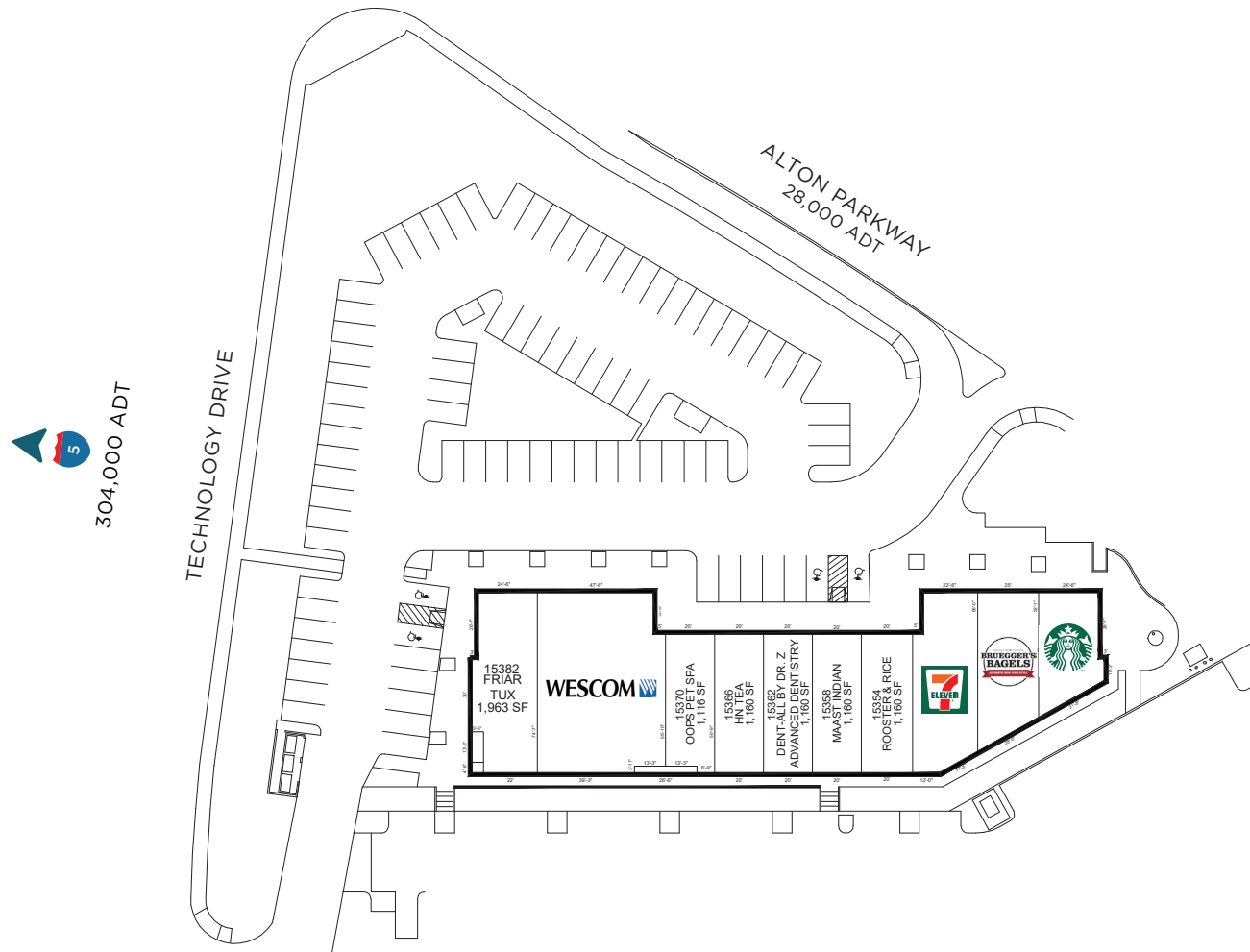
### DEMOGRAPHICS (3 MILE RADIUS)

- |                                       |   |
|---------------------------------------|---|
| <b>332,000</b><br>AVG DAILY TRAFFIC   | <b>39</b><br>MEDIAN AGE                   |
| <b>107,000+</b><br>POPULATION         | <b>\$1 million+</b><br>AVG HOME VALUE     |
| <b>164,000+</b><br>DAYTIME POPULATION | <b>\$164,000+</b><br>AVG HOUSEHOLD INCOME |



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[IRVINECOMPANYRETAIL.COM](http://IRVINECOMPANYRETAIL.COM) / FOR LEASING INFORMATION, CALL 949.720.2535

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