

# Alton Retail Center

15342 - 15382 ALTON PARKWAY | IRVINE, CA 92618

## 16,098 SF GROSS LEASABLE AREA | 9 MERCHANTS

Tap into the energetic Irvine Spectrum district, one of Orange County's fastest-growing residential and business districts. Home to major employers like Amazon, KPMG, Taco Bell, Mazda, and Rivian, the area also benefits from established communities like Cypress Village (average home value over \$1.4M<sub>3</sub>) and Orange County Great Park (average home value \$1.6M<sub>3</sub>). Plus: Strong visibility along Alton Parkway and proximity to the 345K+ SF Alton Marketplace, anchored by Bass Pro Shops and Living Spaces.

## KEY STATISTICS

**347K**

Annual Visits  
3X Visitor Frequency<sub>4</sub>

**36**

Average  
Age<sub>1</sub>

**25%**

Higher Spend on Retail Goods  
Vs. the National Avg.<sub>2</sub>

**504K**

Total  
Population<sub>1</sub>

**\$155K**

Average Household Income  
34% Higher than the National Avg.<sub>2</sub>

**34%**

Higher Spend on Food  
Vs. the National Avg.<sub>2</sub>

**68%**

Family  
Households<sub>1</sub>

**\$1.2M**

Average Home Value  
142% Higher than the National Avg.<sub>2</sub>

**38%**

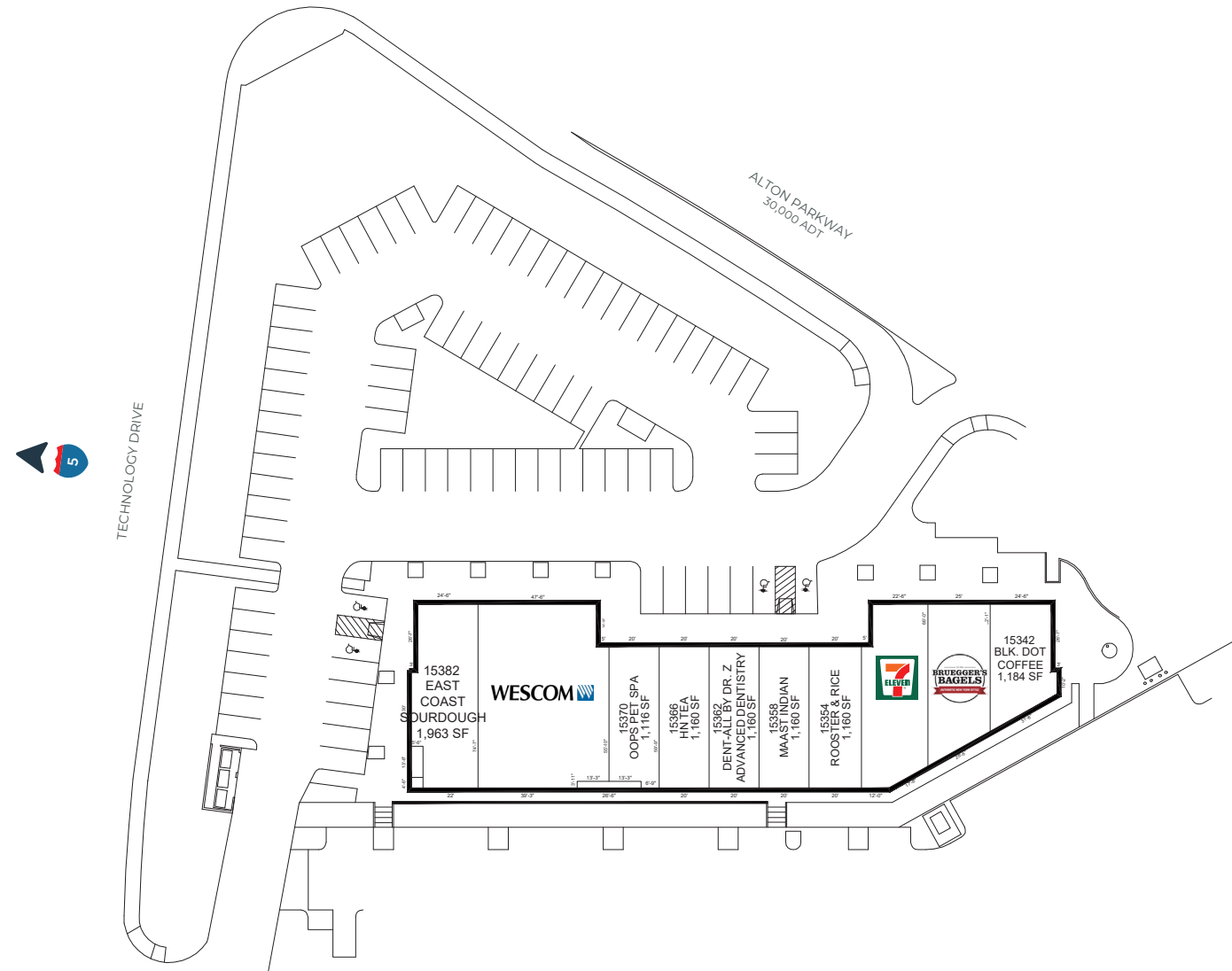
Higher Spend on Health  
and Wellness  
Vs. the National Avg.<sub>2</sub>

## NOTABLE TENANTS



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