

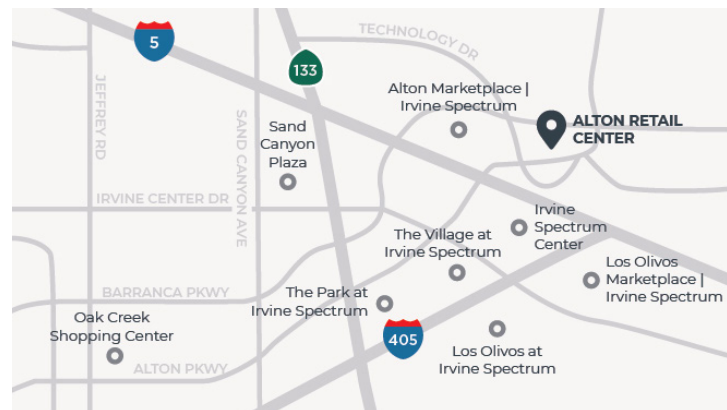
Alton Retail Center

15342 - 15382 ALTON PARKWAY | IRVINE, CA 92618



16,098 SF GROSS LEASABLE AREA

- Alton Retail Center is an Amenity Center designed to provide a convenient environment that seamlessly integrates the demands of work, life, and play.
- Draws a desirable customer base from the Irvine Spectrum® district, Orange County's fastest-growing commercial and residential community, home to companies such as Amazon, Anduril, KPMG, Mazda, Rivian, Taco Bell, and Boot Barn.
- Located near the growing residential communities of Cypress Village (average home value of over \$1.2 million₂ and over 2,100 units) and Orange County Great Park (average home value of \$1.5 million₂).
- Adjacent to Alton Marketplace | Irvine Spectrum, a 345,000 square foot destinational power center anchored by Bass Pro Shops Outdoor World and Living Spaces Furniture.
- Situated along Alton Parkway and in close proximity to Barranca Parkway and Irvine Center Drive, the location offers high visibility and convenient access to nearby residential and commercial areas.



KEY TENANTS

Bruegger's Bagels	Wescom Credit Union
HN Tea	7-Eleven
Rooster & Rice	Maast Indian

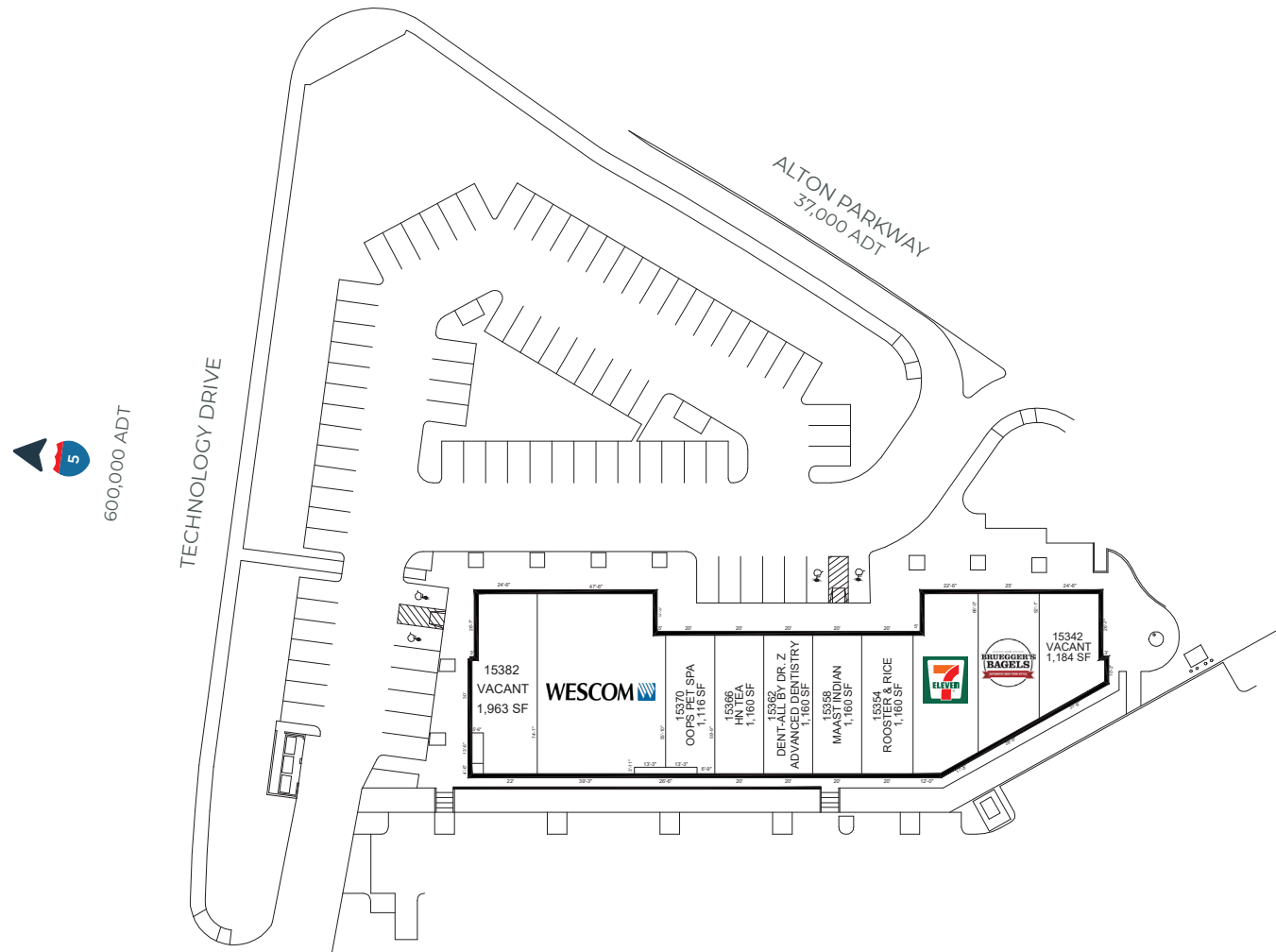
TRADE AREA DEMOGRAPHICS

(TOTAL)	(PRIMARY)
349K Annual Visits ₁	\$160K Avg Household Income ₂
476K Total Population ₂	43% Higher Spend on Food ₂ Vs. the National Average
37 Average Age ₂	34% Higher Spend on Retail Goods ₂ Vs. the National Average

Total = 70% of visits; Primary = 30% of visits
Sources: (1) Placer.ai, (2) Esri 2024

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)

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