

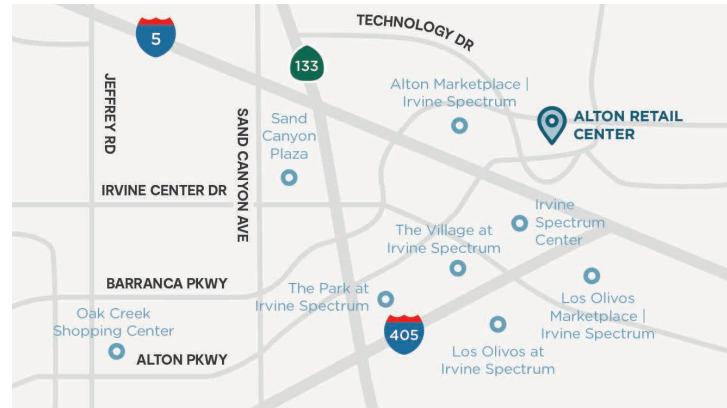
ALTON RETAIL CENTER

15342 - 15382 ALTON PARKWAY | IRVINE, CA 92618



16,098 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.
- 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 \$1.3 million+).
- Adjacent to Alton Marketplace | Irvine Spectrum, a 345,000 sf power center anchored by Bass Pro Shops Outdoor World and Living Spaces Furniture.



KEY TENANTS

Bruegger's Bagels

HN Tea

Rooster & Rice

Wescom Credit Union

7-Eleven

DEMOGRAPHICS (3 MILE RADIUS)

341,000

AVG DAILY TRAFFIC

108,000+

POPULATION

177,000+

DAYTIME POPULATION

39

MEDIAN AGE

\$1 million+

AVG HOME VALUE

\$161,000+

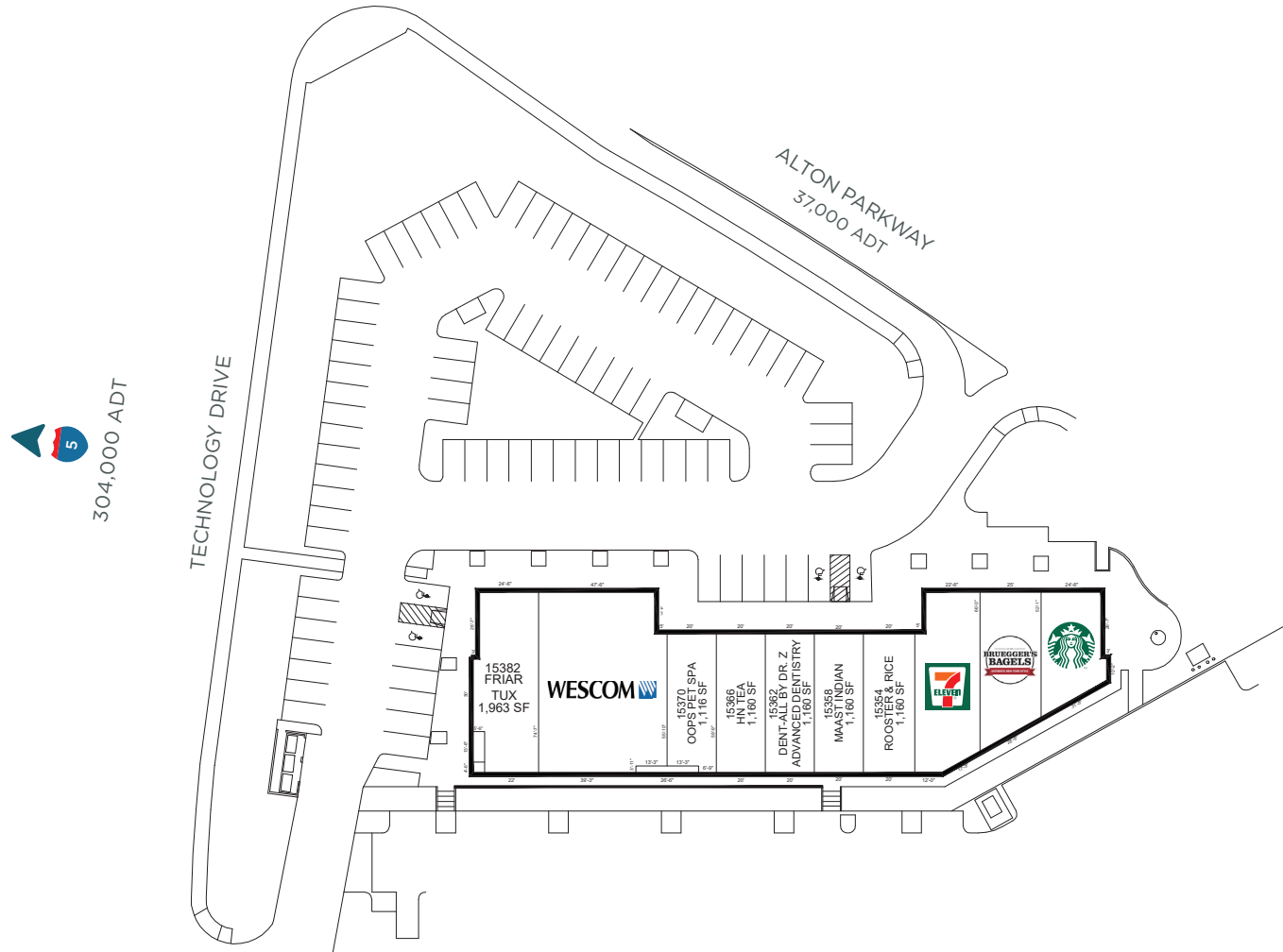
AVG HOUSEHOLD INCOME



IRVINE COMPANY
RETAIL PROPERTIES

ALTON RETAIL CENTER

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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