

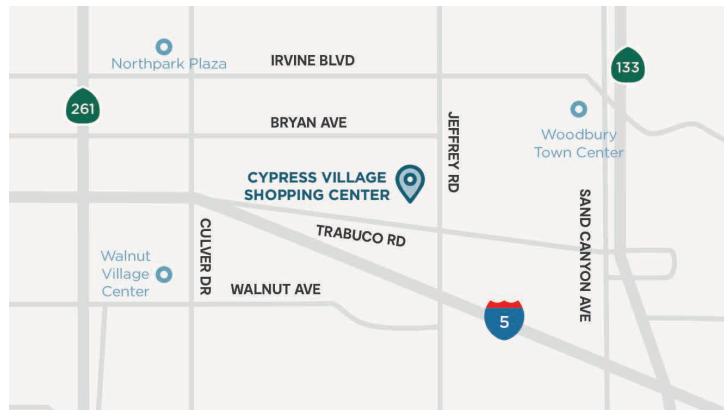
CYPRESS VILLAGE SHOPPING CENTER

14001 - 14271 JEFFREY ROAD | IRVINE, CA 92620



177,687 SF GROSS LEASABLE AREA

- Within walking distance from the new community of Cypress Village, which will include nearly 2,500 apartment homes at completion and two elementary schools.
- Draws customers from Orange County's fastest growing commercial and residential community, Irvine Spectrum® district, home to companies such as Verizon, KPMG, Mazda, Taco Bell, and others.
- The nearby Orange County Great Park will have 10K homes at completion with an average value of over \$1 million.
- Within two miles of Irvine Valley College (20,000+ students), Irvine High School (1,700+ students), Woodbridge High School (2,200+ students), and Beckman High School (2,800+ students).
- With a high bike and walk score rating, this area provides unparalleled convenience in completing most errands within close proximity.



KEY TENANTS

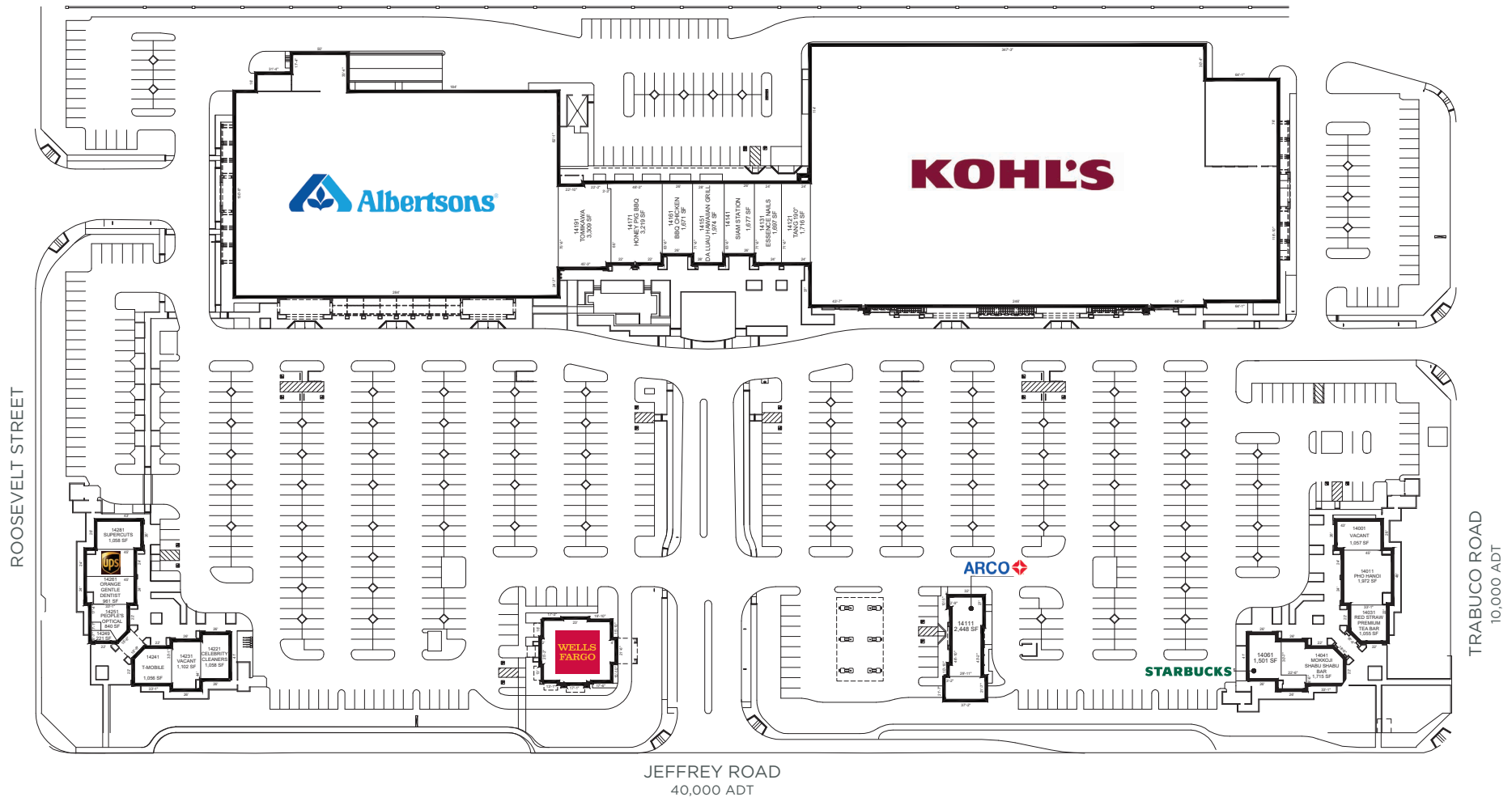
| | |
|------------------------|-------------------------|
| Albertsons | Mokkoji Shabu Shabu Bar |
| Da Luau Hawaiian Grill | Starbucks Coffee |
| Kohl's | Wells Fargo Bank |

DEMOGRAPHICS (3 MILE RADIUS)

| | |
|---------------------------------------|---|
| 50,000 AVG DAILY TRAFFIC | 38 MEDIAN AGE |
| 194,000+ POPULATION | \$1.1 million+ AVG HOME VALUE |
| 190,000+ DAYTIME POPULATION | \$168,000+ AVG HOUSEHOLD INCOME |

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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