

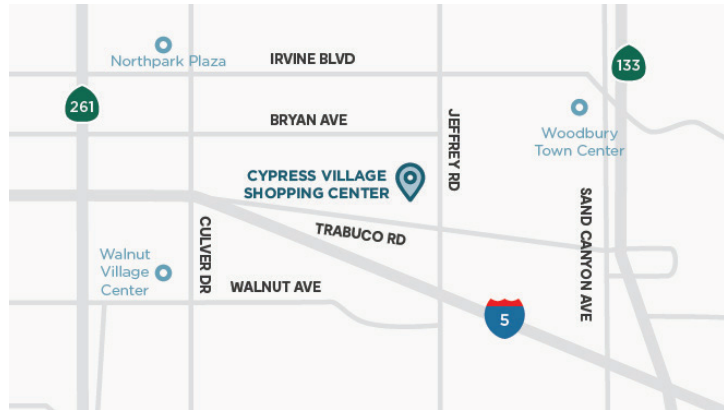
# CYPRESS VILLAGE SHOPPING CENTER

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 2,000+ apartment homes at completion, with an average value of \$1.2 million 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 (16,000+ 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

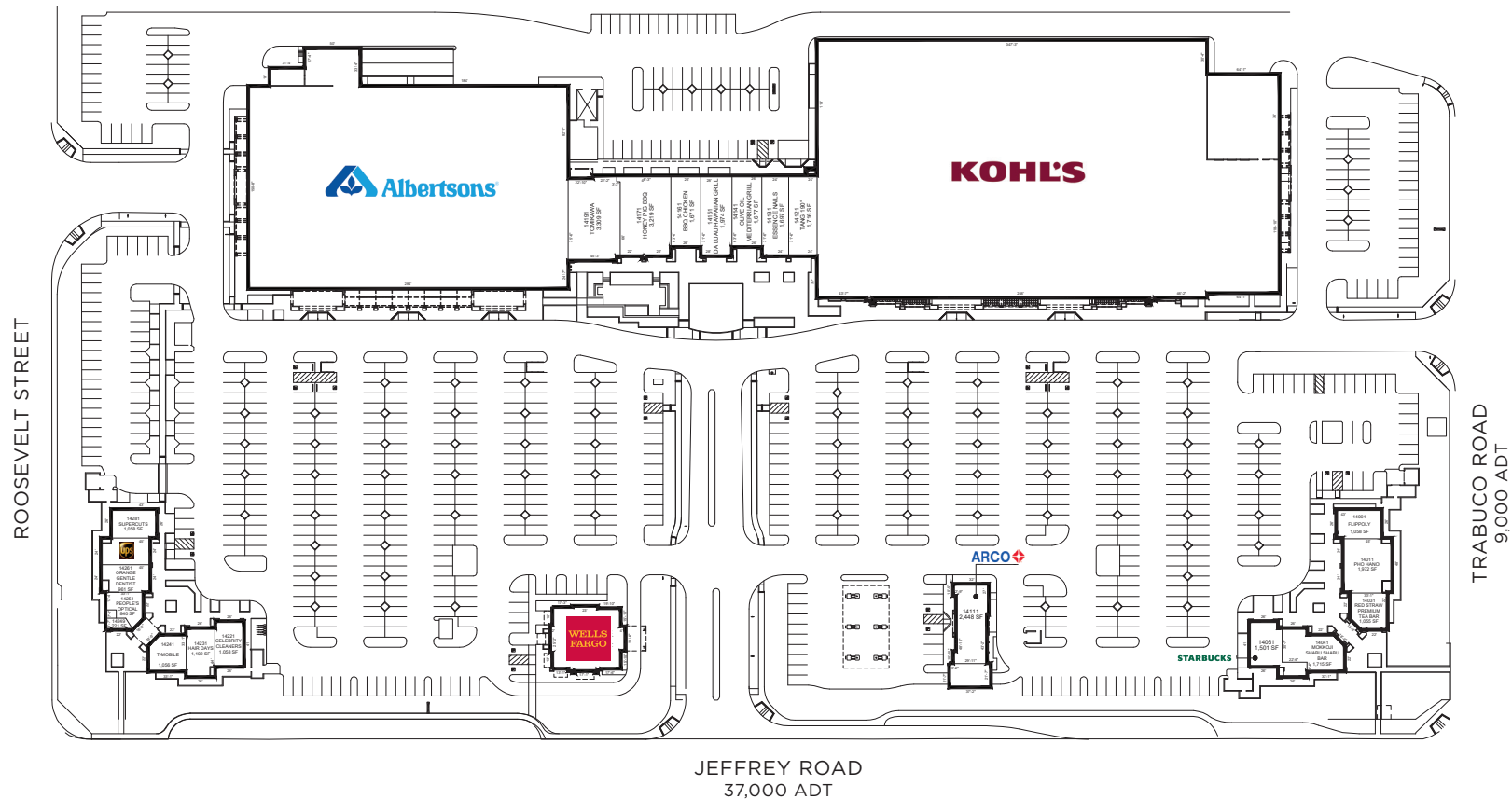
Albertsons	Mokkoji Shabu Shabu Bar
Da Luau Hawaiian Grill	Starbucks Coffee
Kohl's	Wells Fargo Bank

## DEMOGRAPHICS (3 MILE RADIUS)

<b>46,000</b> AVG DAILY TRAFFIC	<b>38</b> MEDIAN AGE
<b>193,000+</b> POPULATION	<b>\$1 million+</b> AVG HOME VALUE
<b>188,000+</b> DAYTIME POPULATION	<b>\$171,000+</b> AVG HOUSEHOLD INCOME

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

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