

# Cypress Village Shopping Center

14001 - 14271 JEFFREY ROAD | IRVINE, CA 92620

**177,694 SF GROSS LEASABLE AREA | 24 MERCHANTS**

Discover a community hub that's central, family-friendly, and framed by native California landscape. It's a seamless walk from the Cypress Village neighborhood, which includes more than 2.1K apartment homes and two elementary schools. The center also draws from the nearby Irvine Spectrum district, home to corporate HQs like Verizon, KPMG, Mazda, Taco Bell, and Boot Barn, while capturing the student energy of Irvine Valley College (11K+ students), Irvine High School (1.9K+ students), and Woodbridge High School (2.2K+ students).

## KEY STATISTICS

**3.7M**

Annual Visits  
6X Visitor Frequency<sub>4</sub>

**36**

Average Age<sub>1</sub>

**32%**

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

**242K**

Total Population<sub>2</sub>

**\$163K**

Average Household Income  
40% Higher than the National Avg.<sub>2</sub>

**38%**

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

**68%**

Family Households<sub>2</sub>

**\$1.2M**

Average Home Value  
155% Higher than the National Avg.<sub>2</sub>

**46%**

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

Data Sources: Esri (2025) (1) Total Trade Area, (2) Primary Trade Area, (3) Place.ai Market Data, (4) Placer.ai

## NOTABLE TENANTS



**mokkoji**

**KOHL'S**

**WELLS FARGO**

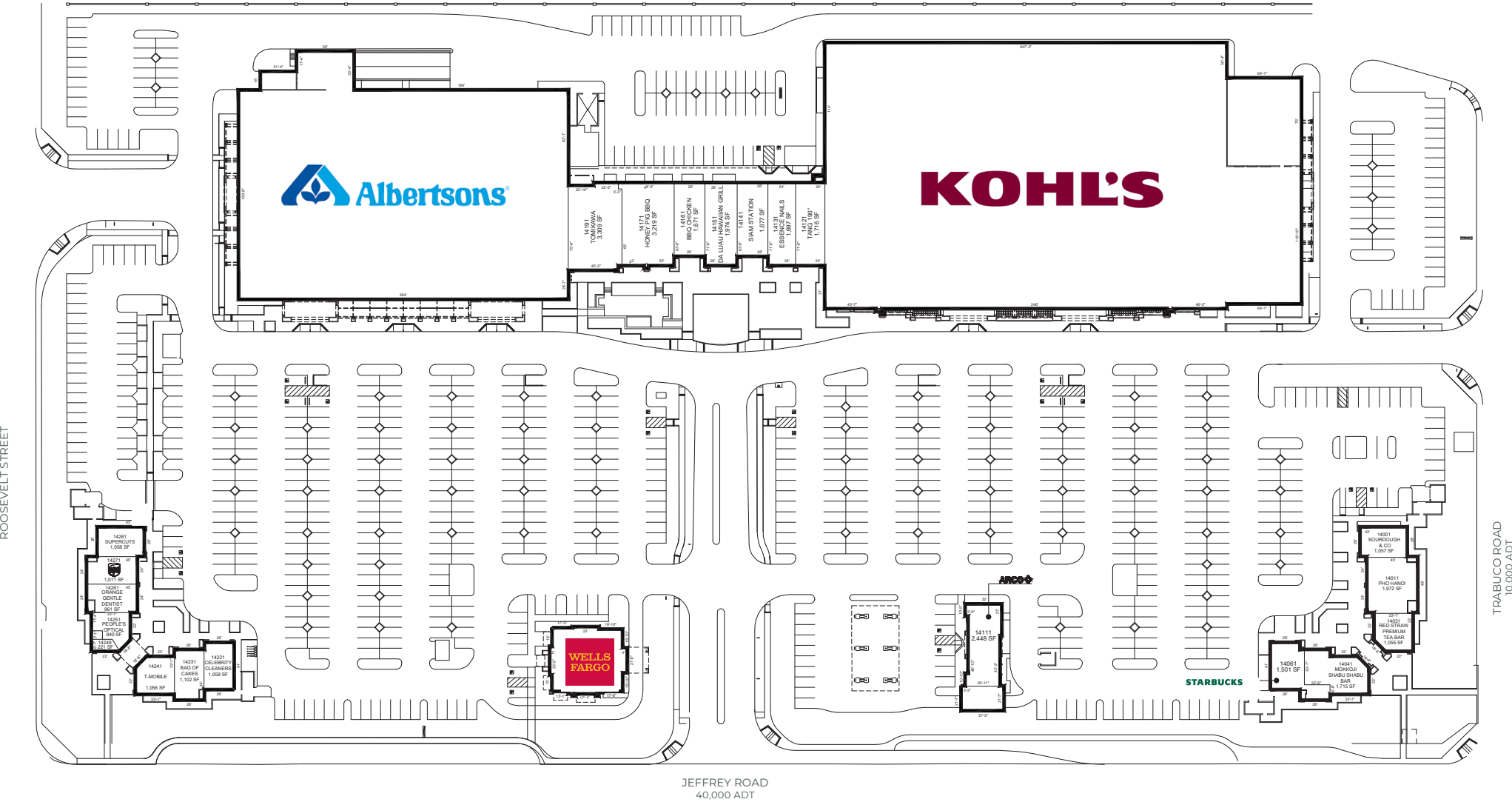


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528,000 ADT



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