Cypress Village Shopping Center

14001 - 14271 JEFFREY ROAD | IRVINE, CA 92620





177,694 SF GROSS LEASABLE AREA

- Cypress Village Shopping Center is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Within walking distance from the new community of Cypress Village, which includes over 2,100 apartment homes and two elementary schools.
- Draws a desirable customer base from Orange County's fastest-growing commercial and residential community, Irvine Spectrum® district, home to companies such as Verizon, KPMG, Mazda, Taco Bell, and Boot Barn.
- The nearby Orange County Great Park will have over 6,000 apartment residences.
- Within two miles of Irvine Valley College (11,000+ students), Irvine High School (1,900+ students), Woodbridge High School (2,200+ students), and Beckman High School (2,700+ students).
- With a high bike and walking 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

TRADE AREA DEMOGRAPHICS

(TOTAL) (PRIMARY)

3.4M \$175K

Annual Visits₁ Avg Household Income₂

244K 52%

Total Higher Spend on Food₂ Population₂ Vs. the National Average

36 47%

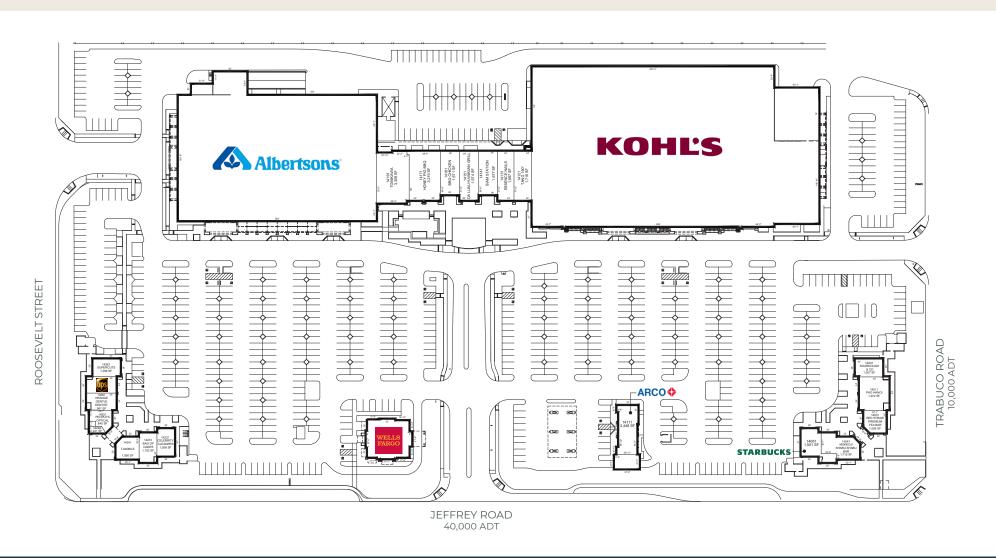
Average Higher Spend on Retail Goods₂ Age₃ Vs. the National Average

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

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