

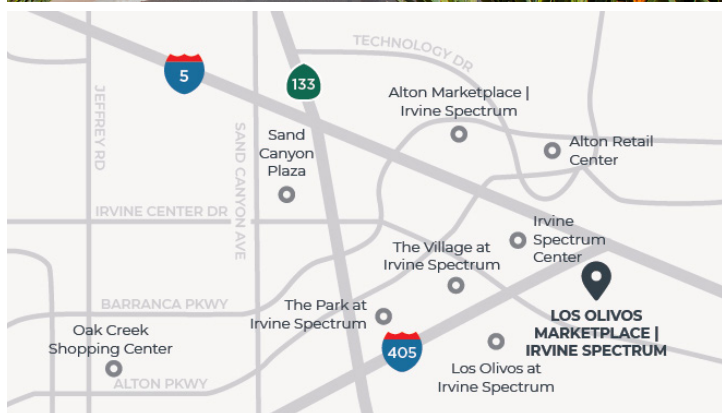
# Los Olivos® Marketplace Irvine Spectrum® - Phase I

8673 - 8697 IRVINE CENTER DRIVE | IRVINE, CA 92618



## 72,301 SF GROSS LEASABLE AREA

- Los Olivos® Marketplace Irvine Spectrum - Phase I is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Situated on the edge of the Irvine Spectrum® district, home to major companies such as Amazon, Core Logic, KPMG, Mazda, and Taco Bell.
- Directly across from Los Olivos® Apartment Village, featuring over 1,700 luxury apartment homes that contribute to a strong customer base.
- Adjacent to Los Olivos® Marketplace Irvine Spectrum - Phase II, anchored by Whole Foods Market, enhancing the draw for everyday shoppers.
- Located just 1.5 miles from Irvine Spectrum Center, providing direct access to a bustling area with a strong daytime workforce.
- Features a variety of retail options, including specialty shops, dining establishments, and essential services, catering to the diverse needs of residents and professionals in the area.



## KEY TENANTS

24 Hour Fitness	Fukada
Biryani Pot	Piper Preschool
Burger King	The Kebab Shop

## TRADE AREA DEMOGRAPHICS

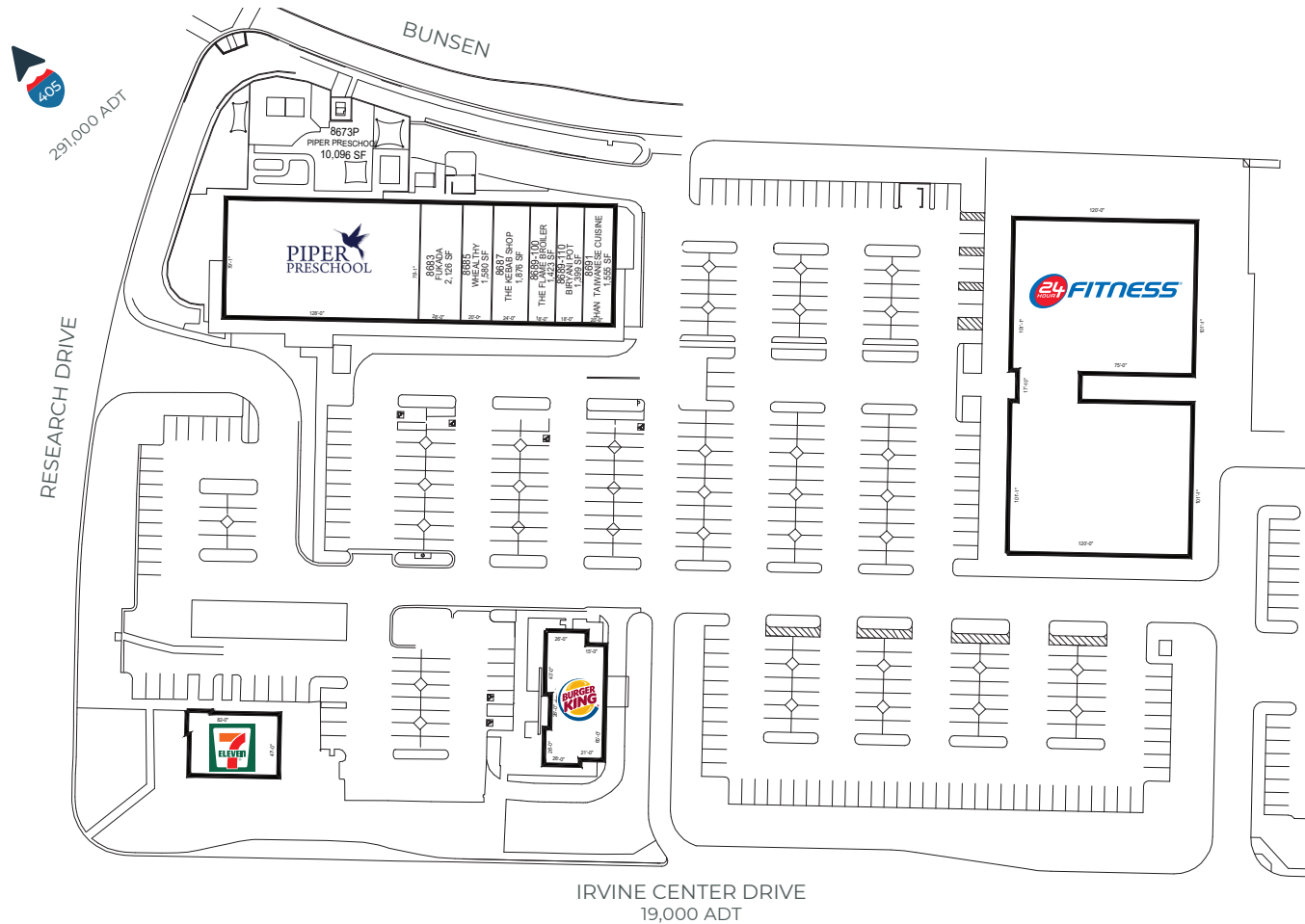
(TOTAL)	(PRIMARY)
<b>1.2M</b> Annual Visits <sub>1</sub>	<b>\$153K</b> Avg Household Income <sub>2</sub>
<b>649K</b> Total Population <sub>2</sub>	<b>36%</b> Higher Spend on Food <sub>2</sub> Vs. the National Average
<b>38</b> Average Age <sub>2</sub>	<b>28%</b> Higher Spend on Retail Goods <sub>2</sub> Vs. the National Average

Total = 70% of visits; Primary = 30% of visits  
Sources: (1) Placer.ai, (2) Esri 2024

# Los Olivos® Marketplace Irvine Spectrum® -Phase 1



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**FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.IRVINECOMPANYRETAIL.COM)**

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# Los Olivos® Marketplace Irvine Spectrum® - Phase II

8501 - 8607 IRVINE CENTER DRIVE | IRVINE, CA 92618



## 117,937 SF GROSS LEASABLE AREA

- Los Olivos® Marketplace Irvine Spectrum - Phase II is a Village Life Center and is designed to be the go-to destination for meeting the everyday needs of the surrounding community.
- Located on the edge of the Irvine Spectrum® district, Orange County's fastest-growing commercial and residential community, home to companies such as Amazon, Core Logic, KPMG, Mazda, and Taco Bell.
- Strategically situated across from Los Olivos® Apartment Village: 1,700+ luxury apartment homes.
- Adjacent to Los Olivos® Marketplace Irvine Spectrum - Phase I, anchored by 24 Hour Fitness.



### KEY TENANTS

Angelina's Pizzeria	Panini Kabob Grill
Hoag Medical Group & Urgent Care	Puesto
Next Health	Starbucks Coffee
	Whole Foods Market

### TRADE AREA DEMOGRAPHICS

(TOTAL)	(PRIMARY)
<b>2.3M</b> Annual Visits <sub>1</sub>	<b>\$176K</b> Avg Household Income <sub>2</sub>
<b>529K</b> Total Population <sub>2</sub>	<b>55%</b> Higher Spend on Food <sub>2</sub> Vs. the National Average
<b>37</b> Average Age <sub>2</sub>	<b>48%</b> Higher Spend on Retail Goods <sub>2</sub> Vs. the National Average

Total = 70% of visits; Primary = 30% of visits

Sources: (1) Placer.ai, (2) Esri 2024

# Los Olivos® Marketplace Irvine Spectrum® - Phase II



8501 - 8607 IRVINE CENTER DRIVE | IRVINE, CA 92618

