

LOS OLIVOS® MARKETPLACE IRVINE SPECTRUM - PHASE I

8673 - 8697 IRVINE CENTER DRIVE | IRVINE, CA 92618



72,301 SF GROSS LEASABLE AREA

- Located on the edge of the Irvine Spectrum® district, Orange County's fastest-growing commercial and residential community, home to companies such as Amazon, Blizzard, Johnson & Johnson, Mazda, Rivian, Taco Bell and others.
- Strategically situated across from Los Olivos Apartment Village: 1,850+ apartment homes with resident household income averaging \$156,000.
- Adjacent to Los Olivos Marketplace Phase II, anchored by Whole Foods Market and Rite Aid.



KEY TENANTS

24 Hour Fitness

Burger King

Fukada

Piper Preschool

The Kebab Shop

Wheatly

DEMOGRAPHICS (5 MILE RADIUS)

170,000

AVG DAILY TRAFFIC

367,000+

POPULATION

395,000+

DAYTIME POPULATION

40

MEDIAN AGE

\$902,000+

AVG HOME VALUE

\$159,000+

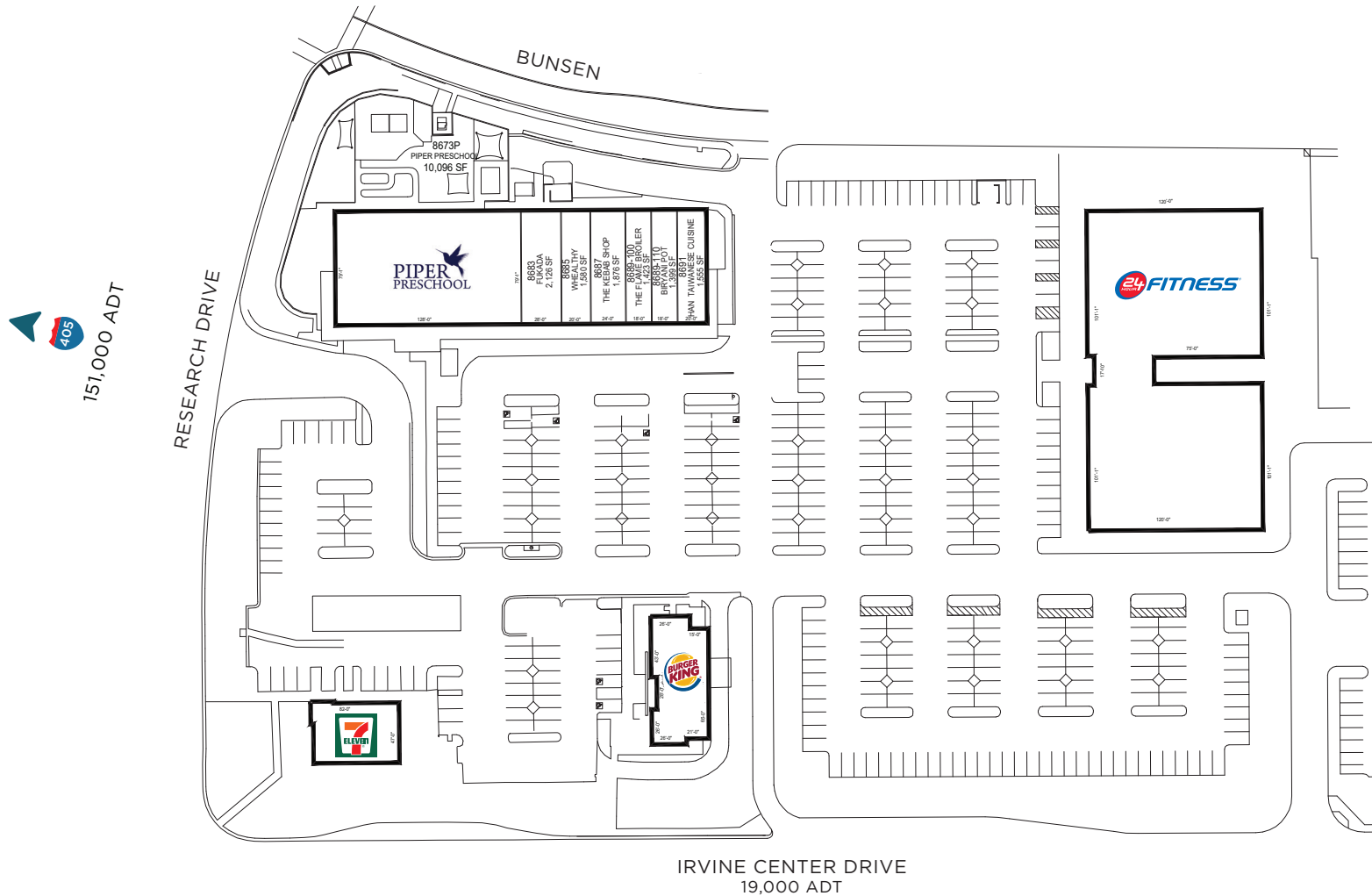
AVG HOUSEHOLD INCOME



IRVINE COMPANY
RETAIL PROPERTIES

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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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

- Located on the edge of the Irvine Spectrum® district, Orange County's fastest-growing commercial and residential community, home to companies such as Amazon, Blizzard, Johnson & Johnson, Mazda, Rivian, Taco Bell and others.
- Strategically situated across from Los Olivos Apartment Village: 1,850+ apartment homes with resident household income averaging \$156,000.
- Adjacent to Los Olivos Marketplace Phase I, anchored by 24 Hour Fitness.



KEY TENANTS

Angelina's Pizzeria	Puesto
Burger Lounge	Rite Aid
Panini Kabob Grill	Whole Foods Market

DEMOGRAPHICS (5 MILE RADIUS)

187,000 AVG DAILY TRAFFIC	40 MEDIAN AGE
369,000+ POPULATION	\$905,000+ AVG HOME VALUE
394,000+ DAYTIME POPULATION	\$159,000+ AVG HOUSEHOLD INCOME

