

Los Olivos[®] Marketplace Irvine Spectrum[®] - Phase I

8673 - 8697 IRVINE CENTER DRIVE | IRVINE, CA 92618

72,301 SF GROSS LEASABLE AREA | 10 MERCHANTS

Essential to the character of Los Olivos is the surrounding neighborhood: a vibrant residential and professional enclave. This center serves as a primary hub for the 1.7K+ luxury homes of Los Olivos Apartment Village and a global corporate roster including Amazon, CoreLogic, KPMG, Mazda, and Taco Bell. Paired with the high-energy draw of 24 Hour Fitness and the Whole Foods-led experience of Phase II, the location is situated just 1.5 miles from the Irvine Spectrum Center, which attracts a landmark 17M annual visitors.

KEY STATISTICS

1.5M

Annual Visits
5X Visitor Frequency₄

38

Average
Age₁

31%

Higher Spend on Retail Goods
Vs. the National Avg.₂

527K

Total
Population₂

\$164K

Average Household Income
41% Higher than the National Avg.₂

39%

Higher Spend on Food
Vs. the National Avg.₂

66%

Family
Households₂

\$1.2M

Average Home Value
145% Higher than the National Avg.₂

49%

Higher Spend on Health
and Wellness
Vs. the National Avg.₂

NOTABLE TENANTS



FUKADA



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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 | 26 MERCHANTS

There are shopping centers for convenience, and then there are destinations for lifestyle. Achieving both, this cohesive experience taps into the high-energy, sophisticated atmosphere of the Irvine Spectrum® district. Ideally positioned directly off the 405 Freeway and Irvine Center Drive, the center is reinforced by the presence of Whole Foods Market, drawing residents from the 1,700+ luxury residences of the adjacent Los Olivos Apartment Village. It serves a global professional hub: home to corporate leaders including Amazon, CoreLogic, KPMG, Mazda, and Taco Bell.

KEY STATISTICS

2.5M

Annual Visits
4X Visitor Frequency₄

38

Average
Age₁

45%

Higher Spend on Retail Goods
Vs. the National Avg.₂

643K

Total
Population₂

\$180K

Average Household Income
55% Higher than the National Avg.₂

52%

Higher Spend on Food
Vs. the National Avg.₂

67%

Family
Households₂

\$1.4M

Average Home Value
190% Higher than the National Avg.₂

63%

Higher Spend on Health
and Wellness
Vs. the National Avg.₂

NOTABLE TENANTS



Puesto



NH NEXT|HEALTH



WHOLE FOODS
MARKET

hoag.

ANGELINA'S
PIZZERIA NAPOLETANA

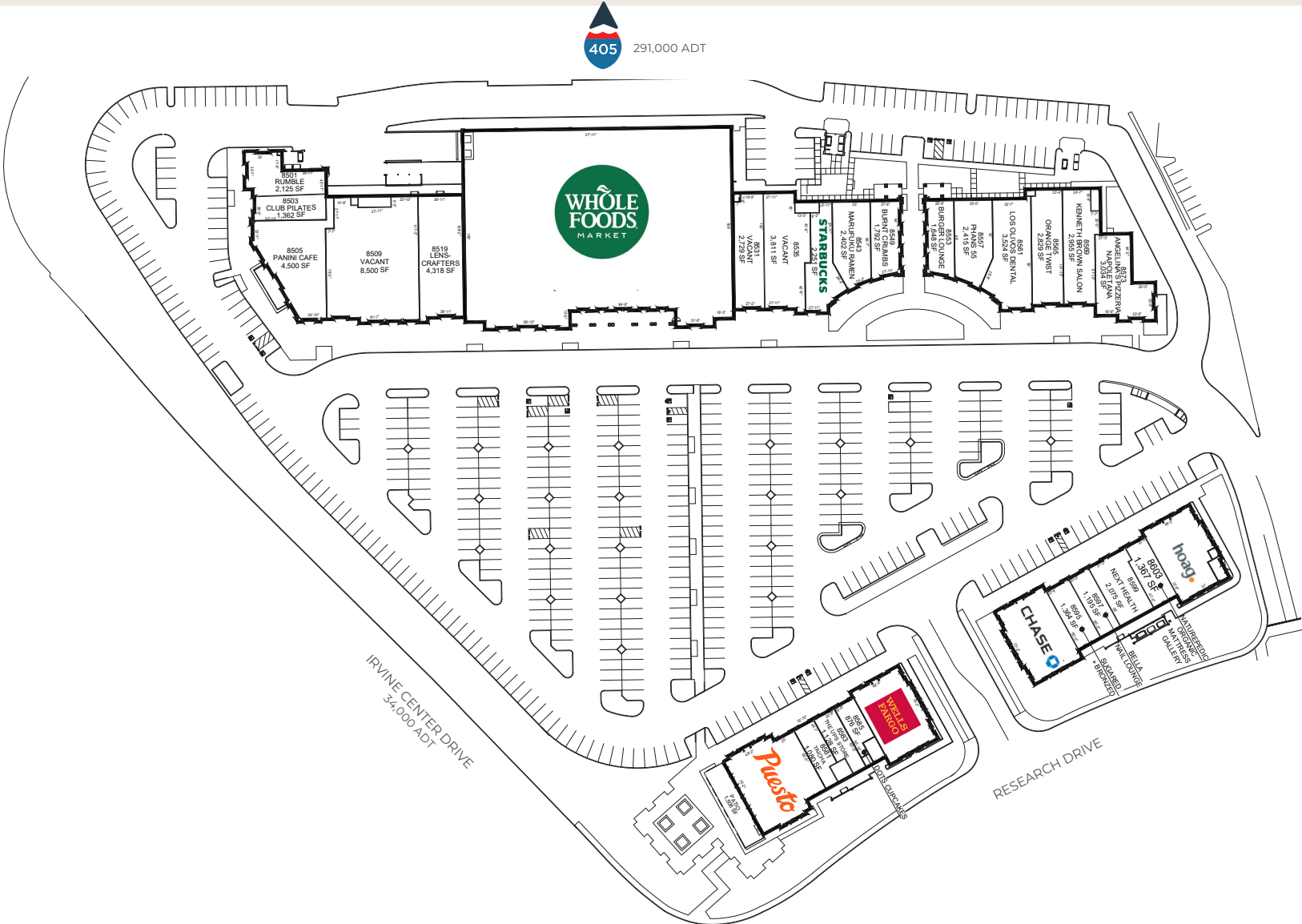
MOLLY TEA



Los Olivos[®] Marketplace Irvine Spectrum[®] - Phase II



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