



# LOS OLIVOS® MARKETPLACE | IRVINE SPECTRUM® (PHASE I)

8673 - 8697 Irvine Center Dr. | Irvine, CA 92618

**72,301 SF** Gross Leasable Area

- Located on the edge of the Irvine Spectrum® district, one of Orange County's fastest growing commercial and residential communities, home to companies such as Verizon, KPMG, Mazda, Taco Bell and others
- Strategically situated across from Los Olivos Apartment Village: 1,750 units with resident household income averaging \$130,000
- Adjacent to Los Olivos Marketplace Phase II, anchored by Whole Foods Market and Rite Aid

## KEY TENANTS

24 Hour Fitness  
Burger King  
Fukada  
Spectrum Montessori  
The Kebab Shop  
Togo's

## AVERAGE DAILY TRAFFIC COUNTS

**204,000**

I-405 Freeway at  
Irvine Center Dr.

**41,000**

Irvine Center Dr.  
at I-405 Freeway

**245,000**

Total

## DEMOGRAPHICS

5 MILE RADIUS

**318,518**

POPULATION

**199,977**

DAYTIME POPULATION

**42**

AVERAGE AGE

**\$863,382**

AVERAGE  
HOME VALUE

**\$140,310**

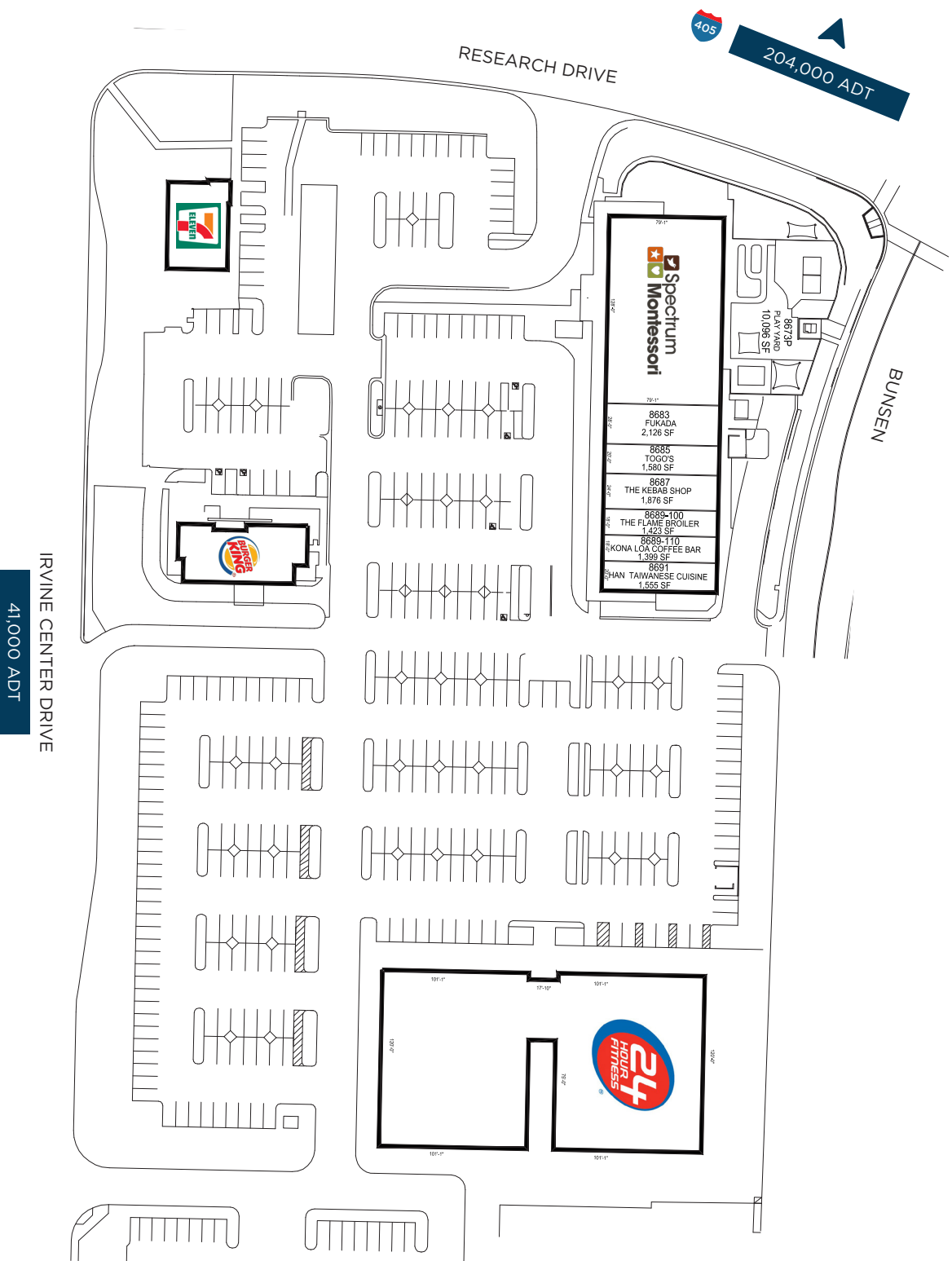
AVERAGE  
HOUSEHOLD INCOME

For leasing information,  
call Irvine Company at 949.720.2535



# LOS OLIVOS MARKETPLACE® | IRVINE SPECTRUM® (PHASE I)

Irvine, California



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# LOS OLIVOS® MARKETPLACE | IRVINE SPECTRUM® (PHASE II)

8501 - 8607 Irvine Center Dr. | Irvine, CA 92618

**117,950 SF** Gross Leasable Area

- Located on the edge of the Irvine Spectrum® district, one of Orange County's fastest growing commercial and residential communities, home to companies such as Verizon, KPMG, Mazda, Taco Bell and others
- Strategically situated across from Los Olivos Apartment Village: 1,750 units with resident household income averaging \$130,000
- Adjacent to Los Olivos Marketplace Phase I, anchored by 24 Hour Fitness and Spectrum Montessori

## KEY TENANTS

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

## AVERAGE DAILY TRAFFIC COUNTS

**204,000**

I-405 Freeway at  
Irvine Center Dr.

**41,000**

Irvine Center Dr.  
at I-405 Freeway

**245,000**

Total

## DEMOGRAPHICS

5 MILE RADIUS

**318,899**

POPULATION

**199,657**

DAYTIME POPULATION

**42**

AVERAGE AGE

**\$863,629**

AVERAGE  
HOME VALUE

**\$140,279**

AVERAGE  
HOUSEHOLD INCOME

For leasing information,  
call Irvine Company at 949.720.2535

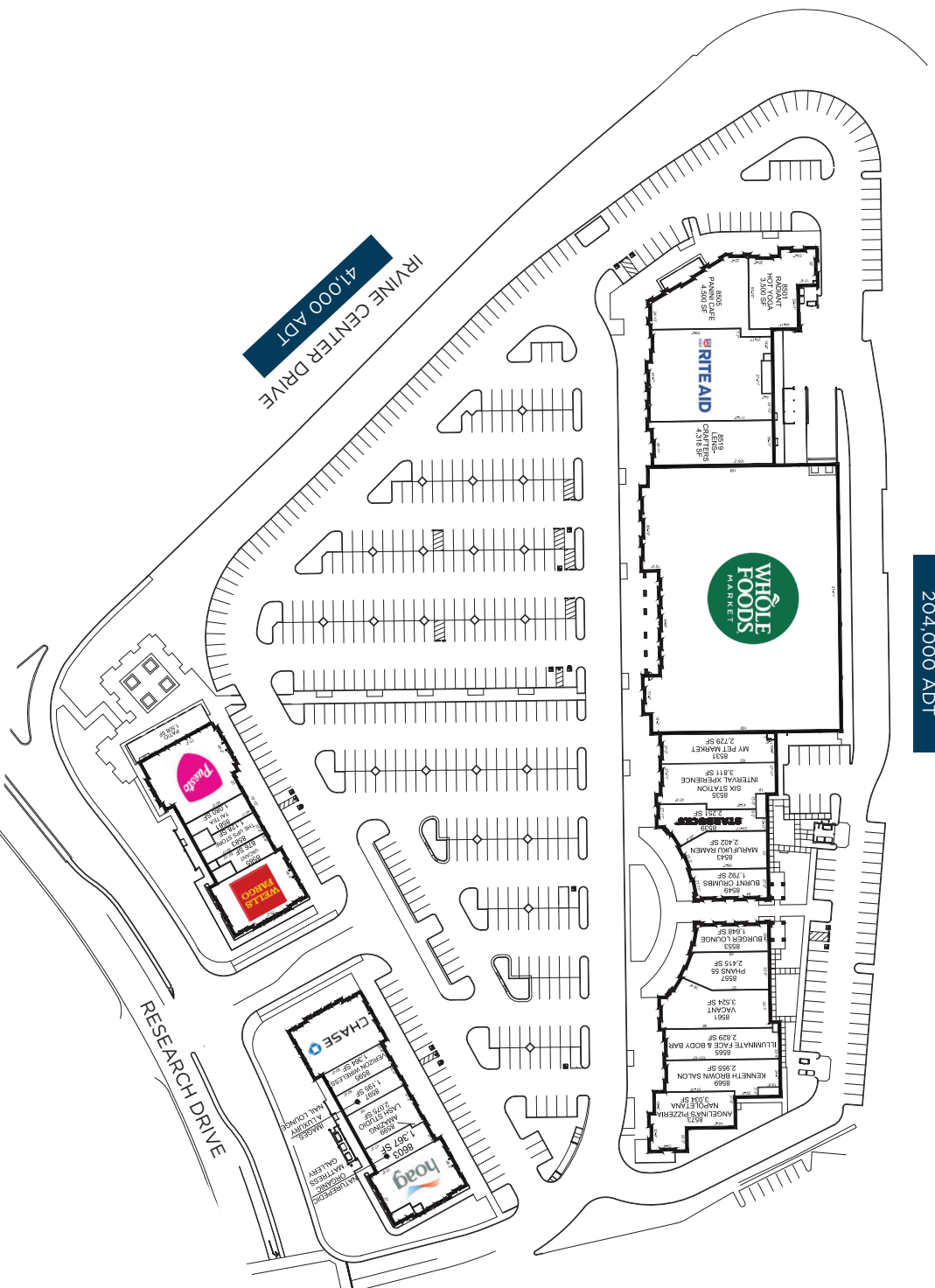


# LOS OLIVOS MARKETPLACE® | IRVINE SPECTRUM® (PHASE II)

Irvine, California



204,000 ADT



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