

Sand Canyon Plaza

6500 - 6659 IRVINE CENTER DRIVE | IRVINE, CA 92618

50,172 SF GROSS LEASABLE AREA | 24 MERCHANTS

A central engine for the Irvine Spectrum district, this center satisfies daily cravings with a flavorful fast-casual mix. Dining here: the teams from Amazon, Anduril, and Rivian, plus a massive commuter base from the Irvine Transportation Center and its 1M annual travelers. The reach is expansive: the site is a primary hub for 11K students at Irvine Valley College, the Hoag and Kaiser medical districts, and the affluent enclaves of Cypress Village, Quail Hill, and Oak Creek.

KEY STATISTICS

1.8M Annual Visits 3X Visitor Frequency ₄	37 Average Age ₁	35% Higher Spend on Retail Goods Vs. the National Avg. ₂
852K Total Population ₂	\$168K Average Household Income 45% Higher than the National Avg. ₂	43% Higher Spend on Food Vs. the National Avg. ₂
69% Family Households ₂	\$1.3M Average Home Value 170% Higher than the National Avg. ₂	53% Higher Spend on Health and Wellness Vs. the National Avg. ₂

Data Sources: Esri 2025: (1) Total Trade Area, (2) Primary Trade Area, (3) Market Data, (4) Placer.ai

NOTABLE TENANTS



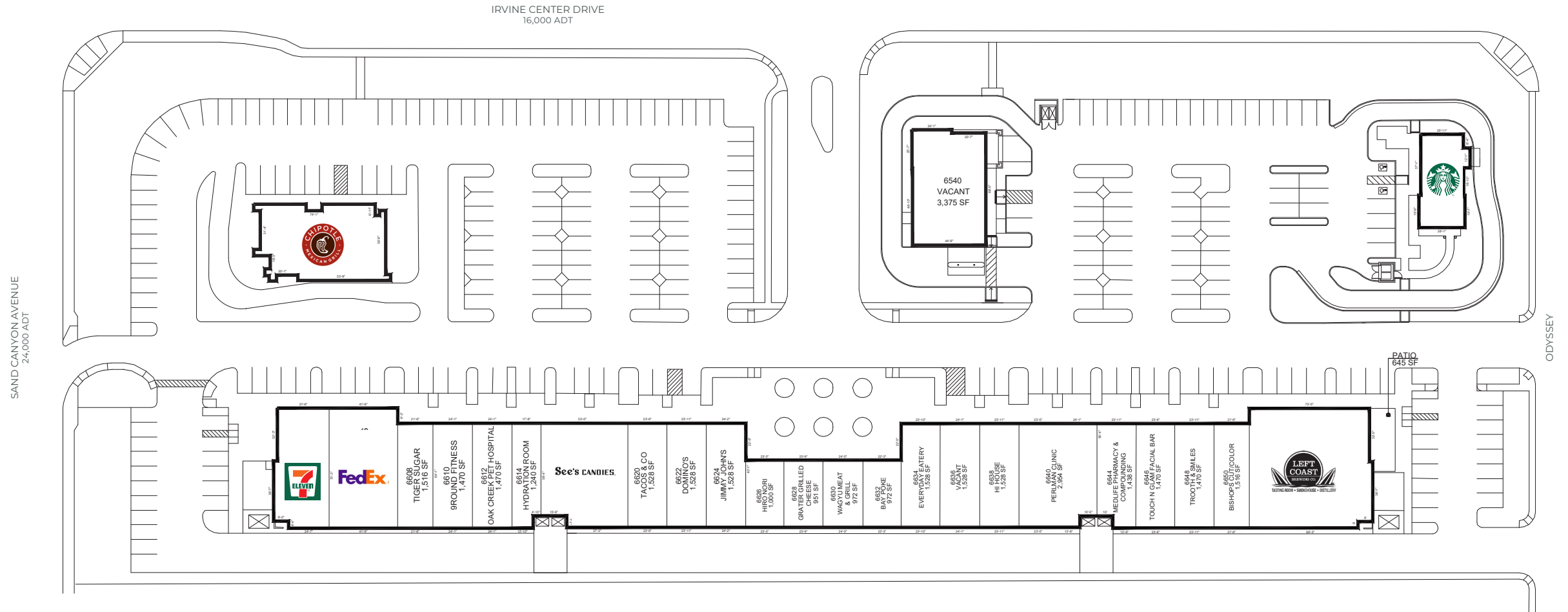




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