



SAND CANYON PLAZA

6500 - 6659 Irvine Center Dr. | Irvine, CA 92618

50,297 SF Gross Leasable Area

- Draws customers from the Irvine Spectrum® district: more than 12 million sf of workplace communities and new office development, home to companies such as Alteryx, Blackberry Cylance, KPMG, Kajabi, Mazda, Rivian, Taco Bell, and others
- Located near Irvine Transportation Center, the busiest station in Orange County serving over one million commuters annually, as well as iShuttle and OCTA bus routes, make commuting to and throughout the area a breeze
- The center is central to growing residential areas including Cypress Village (average value of \$994,000+ and 4,700+ units at completion) and Orange County Great Park Neighborhoods (average value of \$1 million and 10,000+ units at completion) as well as the established residential neighborhoods of Quail Hill® and Oak Creek®
- Less than a mile from Irvine Valley College (20,000+ students)
- Located near high traffic areas of Kaiser Permanente, Hoag Health Center and Hoag Hospital Irvine

KEY TENANTS

Bay Poke
Hiro Nori Craft Ramen
Everyday Eatery
See's Candies
SAJJ Mediterranean
Left Coast Brewing Co.
Starbucks Coffee

AVERAGE DAILY TRAFFIC COUNTS

28,000

Sand Canyon Ave.
at Irvine Center Dr.

21,000

Irvine Center Dr. at
Sand Canyon Dr.

49,000

Total

DEMOGRAPHICS

3 MILE RADIUS

134,000+

POPULATION

161,000+

DAYTIME POPULATION

38

MEDIAN AGE

\$1 million+

AVERAGE
HOME VALUE

\$146,000+

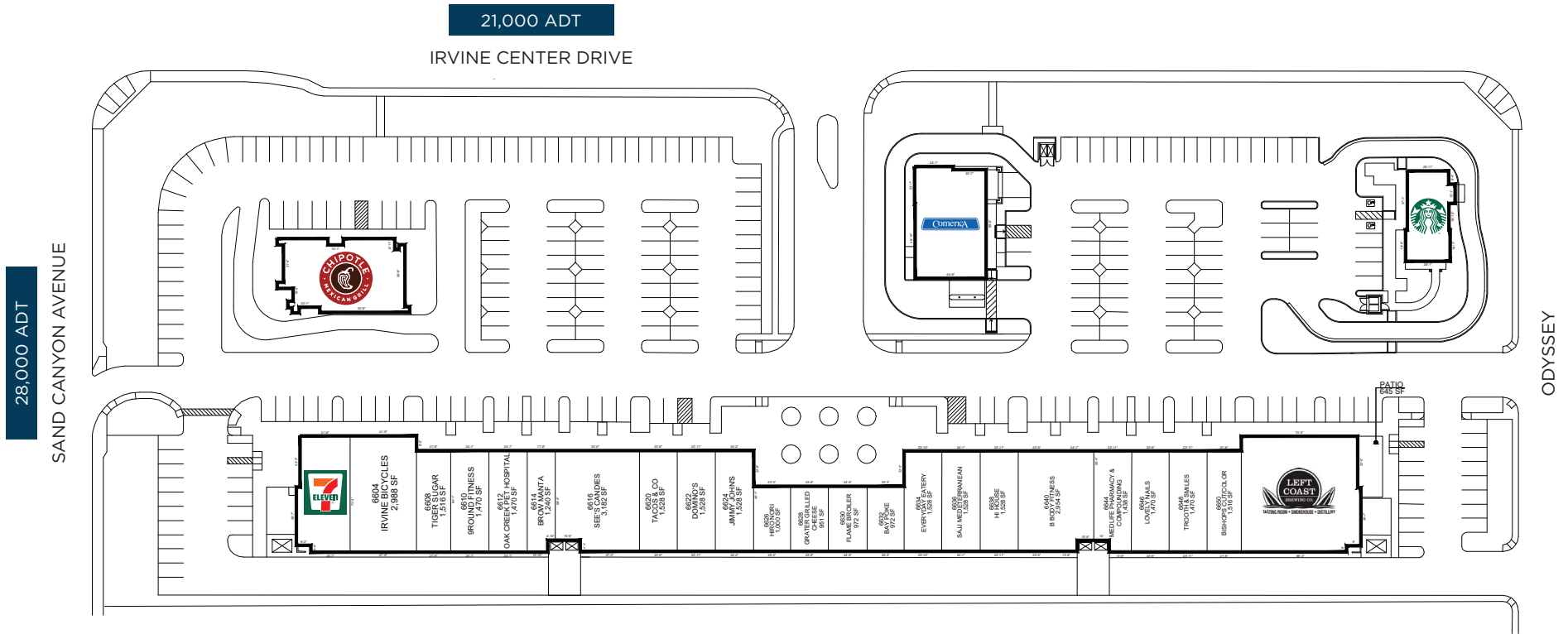
AVERAGE
HOUSEHOLD INCOME

For leasing information,
call Irvine Company at 949.720.2535



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Irvine, California



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