

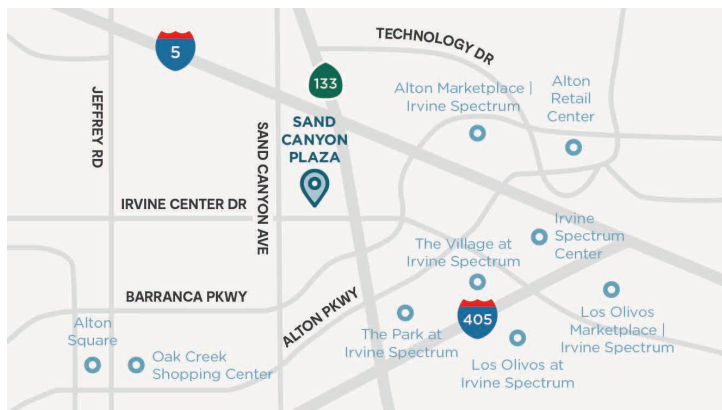
SAND CANYON PLAZA

6500 - 6659 IRVINE CENTER DRIVE | IRVINE, CA 92618



50,297 SF GROSS LEASABLE AREA

- Draws customers from Orange County's fastest growing commercial and residential community, Irvine Spectrum® district, home to companies such as Alteryx, Cyclance, KPMG, Mazda, Rivian, Taco Bell, Boot Barn, 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.
- Near growing residential areas including Cypress Village (average value over \$1.2 million) 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.
- With a high bike score rating, this area provides unparalleled convenience in completing most errands within close proximity.



KEY TENANTS

- | | |
|------------------------|------------------------|
| Bay Poke | Left Coast Brewing Co. |
| Chipotle Mexican Grill | SAJJ Mediterranean |
| Everyday Eatery | See's Candies |
| HiroNori Craft Ramen | Starbucks Coffee |

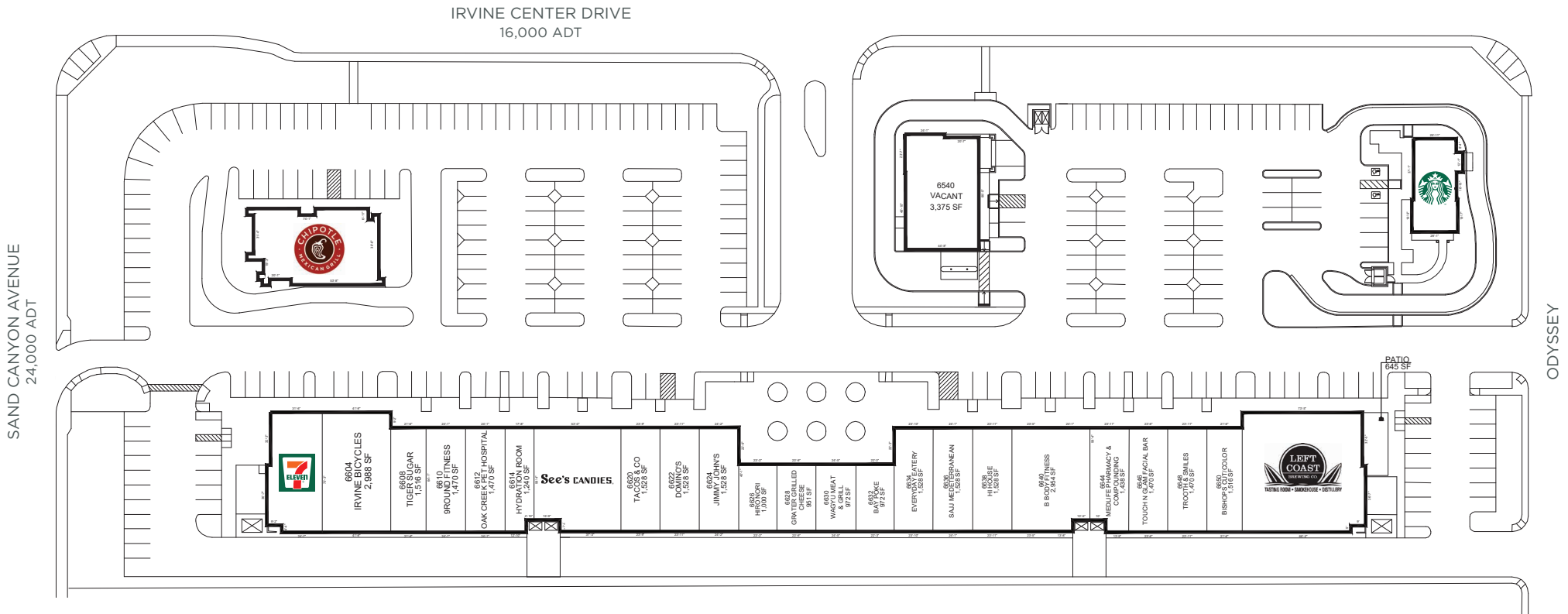
DEMOGRAPHICS (3 MILE RADIUS)

- | | |
|---------------------------------------|---|
| 40,000
AVG DAILY TRAFFIC | 38
MEDIAN AGE |
| 153,000+
POPULATION | \$1.1 million+
AVG HOME VALUE |
| 180,000+
DAYTIME POPULATION | \$166,000+
AVG HOUSEHOLD INCOME |



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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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