

Quail Hill[®] Shopping Center

6501 - 6875 QUAIL HILL PARKWAY | IRVINE, CA 92603

145,424 SF GROSS LEASABLE AREA | 24 MERCHANTS

Prioritizing lifestyle and convenience, this center serves an elite residential corridor. Located off the I-405 at Shady Canyon Avenue, it is the primary daily hub for the high-net-worth enclaves of Quail Hill, Shady Canyon, and Laguna Altura—where home values reach \$1.7M₃. This Irvine Spectrum[®] location balances nature and commerce: it neighbors companies like Amazon, CoreLogic, and Mazda, while providing direct access to the Quail Hill Trailhead and the open space of Bommer Canyon.

KEY STATISTICS

2.5M

Annual Visits
5X Visitor Frequency₄

37

Average
Age₁

30%

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

453K

Total
Population₂

\$164K

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

42%

Higher Spend on Food
Vs. the National Avg.₂

66%

Family
Households₂

\$1.6M

Average Home Value
231% Higher than the National Avg.₂

49%

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

NOTABLE TENANTS



Oliver's
TRATTORIA



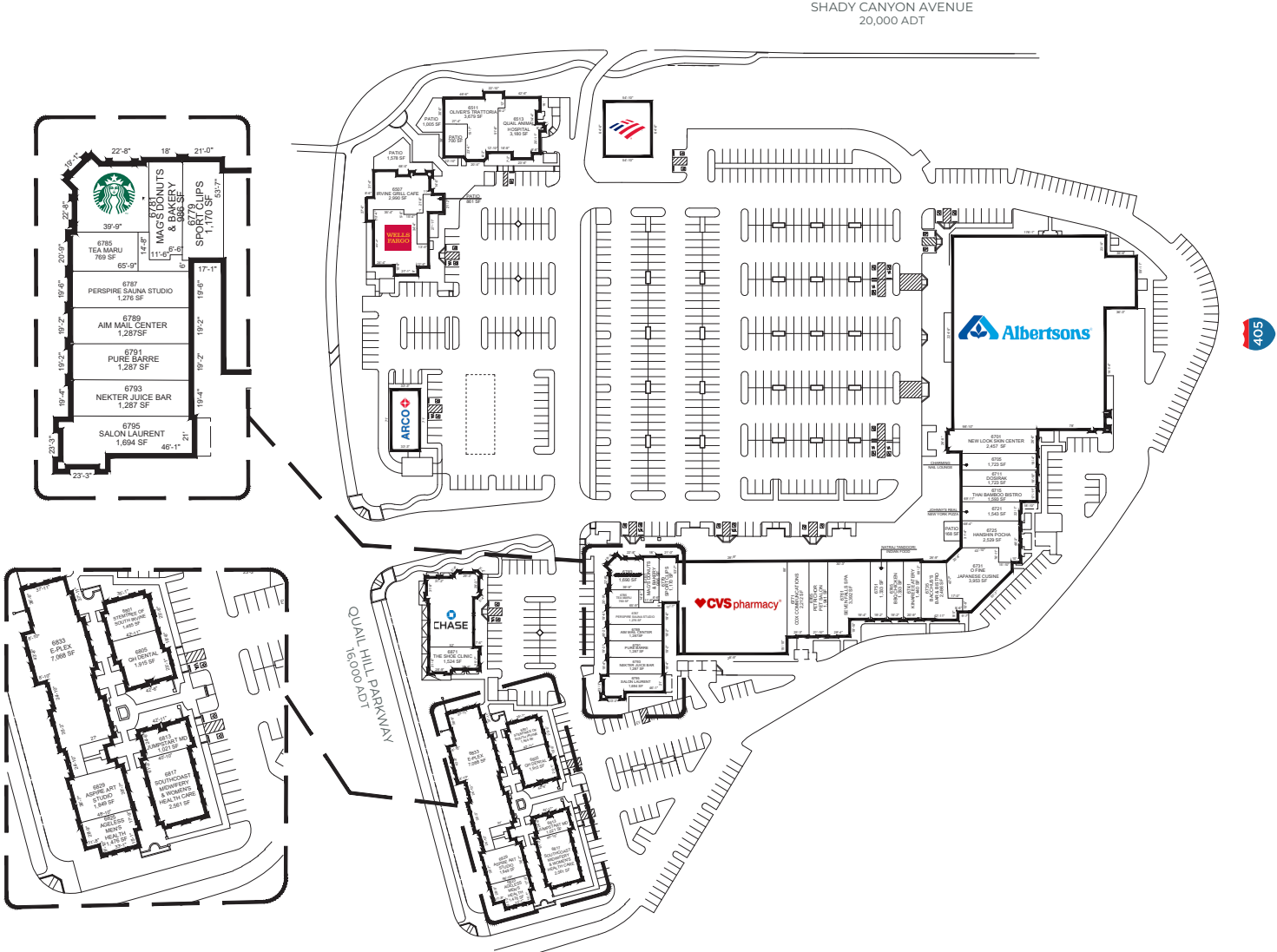
CVS
pharmacy



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