

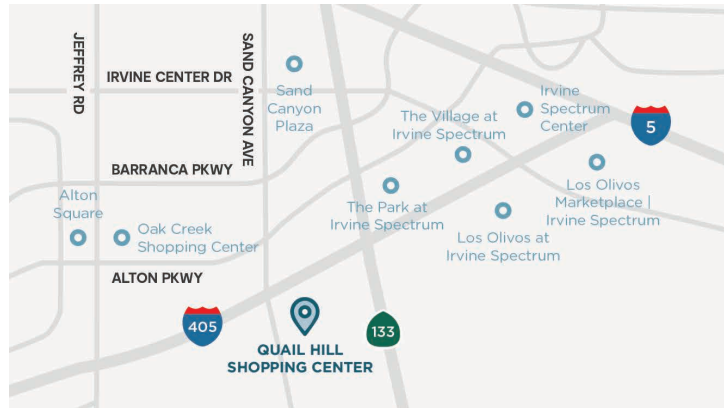
# QUAIL HILL<sup>®</sup> SHOPPING CENTER

6501 - 6875 QUAIL HILL PARKWAY | IRVINE, CA 92603



## 145,390 SF GROSS LEASABLE AREA

- Located on the edge of the Irvine Spectrum<sup>®</sup> district, Orange County's fastest-growing commercial and residential community, home to companies such as Amazon, Core Logic, KPMG, Mazda, and Taco Bell.
- Caters to affluent residents of Quail Hill<sup>®</sup>, Shady Canyon, Oak Creek<sup>®</sup>, and Laguna Alta.
- Less than half a mile from high traffic areas of Hoag Hospital Irvine, Hoag Health Center, and Kaiser Permanente.
- Adjacent to Quail Hill Trailhead and Boomer Canyon, which are both popular destinations among walkers, hikers, bicyclists, and other outdoor enthusiasts throughout Orange County.



### KEY TENANTS

Albertsons	Oliver's Trattoria
Chase Bank	Pure Barre
CVS Pharmacy	Starbucks Coffee
O Fine Japanese Cuisine	

### DEMOGRAPHICS (3 MILE RADIUS)

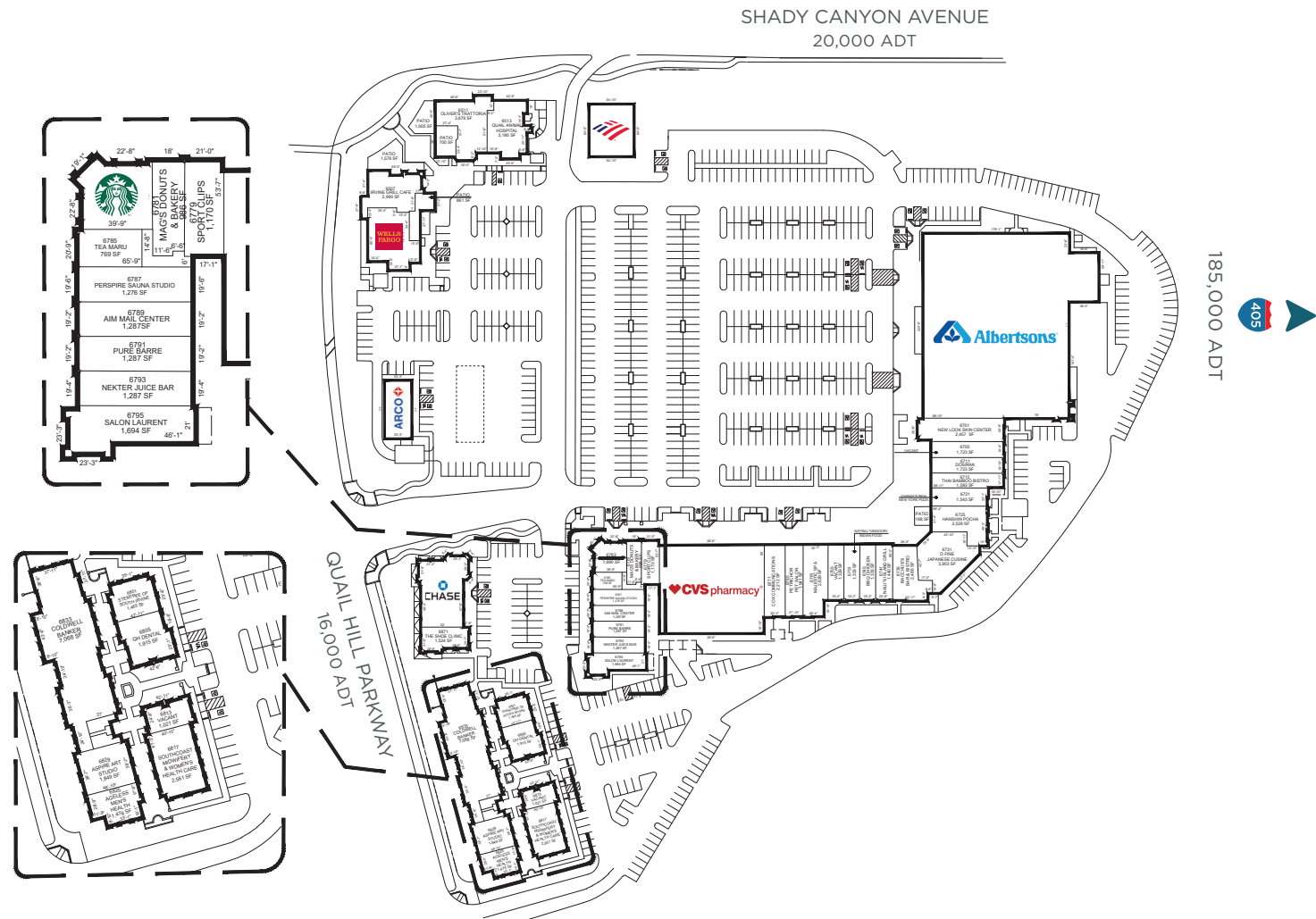
<b>221,000</b> AVG DAILY TRAFFIC	<b>38</b> MEDIAN AGE
<b>125,000+</b> POPULATION	<b>\$1.1 million+</b> AVG HOME VALUE
<b>158,000+</b> DAYTIME POPULATION	<b>\$167,000+</b> AVG HOUSEHOLD INCOME



# QUAIL HILL® SHOPPING CENTER



6501 - 6875 QUAIL HILL PARKWAY | IRVINE, CA 92603



[IRVINECOMPANYRETAIL.COM](http://IRVINECOMPANYRETAIL.COM) / FOR LEASING INFORMATION, CALL 949.720.2535

© 2024 Irvine Management Company. All Rights Reserved. Sources: 2023 Esri; OCTA Traffic Flow Map; 2023 Caltrans. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. This is a schematic plan intended only to show the general layout of the Shopping Center and the approximate location of the premises. Landlord, at any time, may change the shape, size, location, number and extent of the improvements shown herein, as well as any additional improvements. Landlord may eliminate, add or relocate any improvements to any portion of the Shopping Center, including, without limitation, buildings, parking areas or structures, roadways, curb cuts, temporary or permanent kiosks, displays or stands, and may add land to and/or withdraw land from the Shopping Center. Plan not to scale. Irvine Spectrum®, Quail Hill® and Oak Creek® are registered trademarks of Irvine Management Company. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.