

Los Olivos[®] Apartment Village

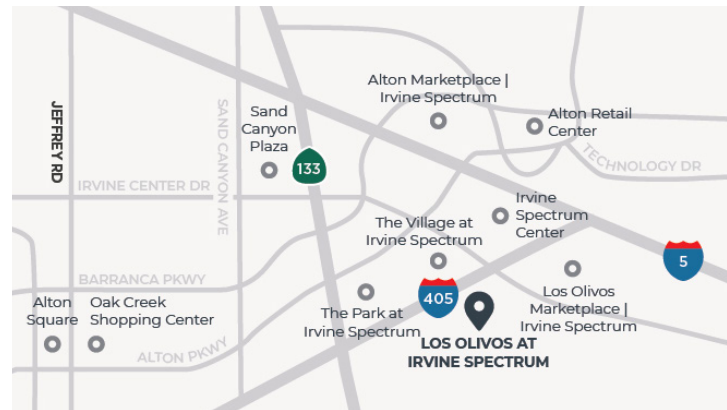
350 GITANO | IRVINE, CA 92618



3,744 SF GROSS LEASABLE AREA

Apartment Units: 1,750

- Los Olivos[®] Apartment Village is a mixed-use Amenity Center designed to provide a convenient environment that seamlessly integrates the demands of work, life, and play.
- Los Olivos[®] Apartment Village is a community of 1,700+ luxury apartment homes within one mile of additional Irvine Company apartment developments: Centerpointe, The Park, The Village, Westview and Promenade.
- All residential communities combined offer over 8,000 luxury apartment homes in the immediate trade area providing an ample customer base with access for direct marketing.
- Located in Orange County's fastest-growing residential and commercial community, Irvine Spectrum[®] district, with over 12 million square foot of office space.
- Less than one mile from University of Massachusetts Global and near major businesses including Amazon, Core Logic, KPMG, Mazda, and Taco Bell.
- Adjacent to Los Olivos[®] Marketplace | Irvine Spectrum, a 190,000+ square foot specialty shopping center anchored by Whole Foods Market.



KEY TENANTS

The Cleaning Locker

The Village Market
at Los Olivos[®]

TOTAL TRADE AREA DEMOGRAPHICS

30K
Annual Visits₁

40%
Higher Spend on Food₂
Vs. the National Average

36
Average Age₂

30%
Higher Spend on Retail Goods₂
Vs. the National Average

\$156K
Avg Household
Income₂

APARTMENT RESIDENT PROFILE

35
Median Age₃

\$149K
Median Household Income₃

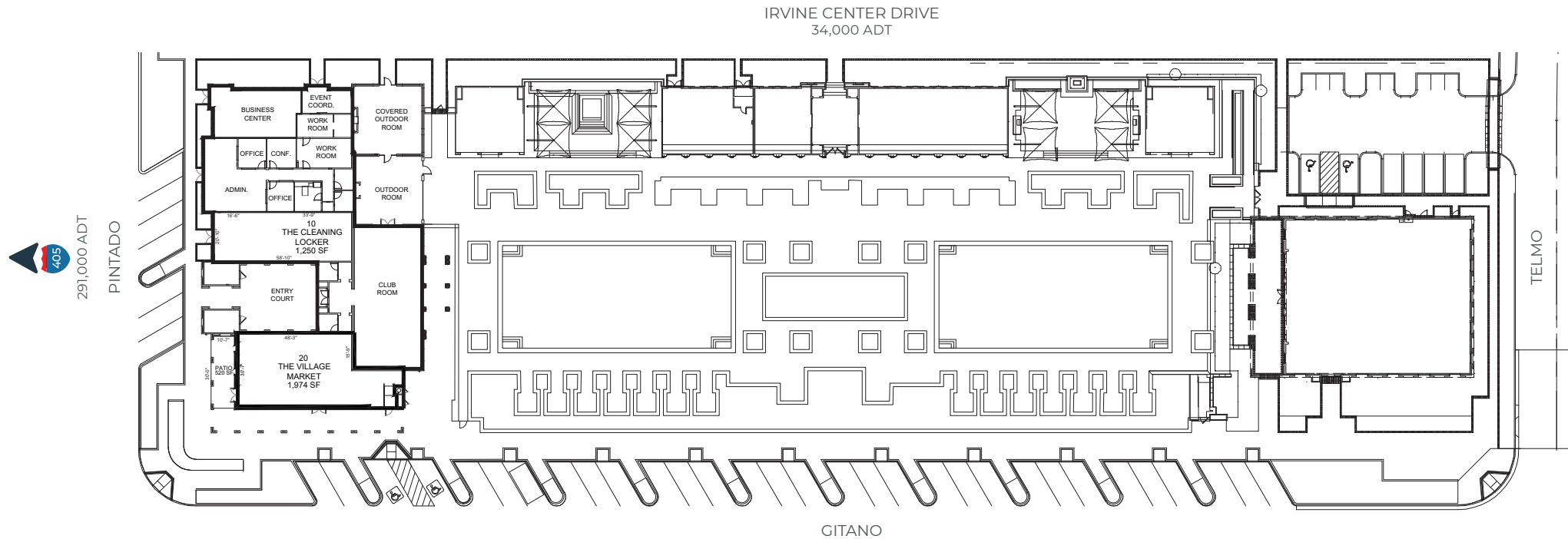
Total = 70% of visits

Sources: (1) Placer.ai, (2) Esri 2024, (3) Onesite

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FOR MORE INFORMATION, VISIT [IRVINECOMPANYRETAIL.COM](https://www.irvinecompanyretail.com)

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