

The Park at Irvine Spectrum®

18000 SPECTRUM | IRVINE, CA 92618

865 SF GROSS LEASABLE AREA

Apartment Units: 1,450

Just add greenery. That's the drive behind a live-work-play ecosystem designed around a verdant 2.4-acre park. Positioned at the heart of the Irvine Spectrum® district—Orange County's fastest-growing residential and commercial hub—this community of 1.4K luxury apartment homes is fueled by 12M SF of office space and a built-in audience from Amazon, CoreLogic, KPMG, Mazda, and Taco Bell. Located less than a mile from University of Massachusetts Global, the site commands massive visibility at the convergence of the I-5, I-405, and CA-133.

KEY STATISTICS

37

Median
Age₁

26%

Higher Spend on Retail Goods
Vs. the National Avg.₁

\$157K

Average Household
Income

35% Higher than the
National Avg.₁

36%

Higher Spend on Food
Vs. the National Avg.₁

39%

Higher Spend on Health
and Wellness

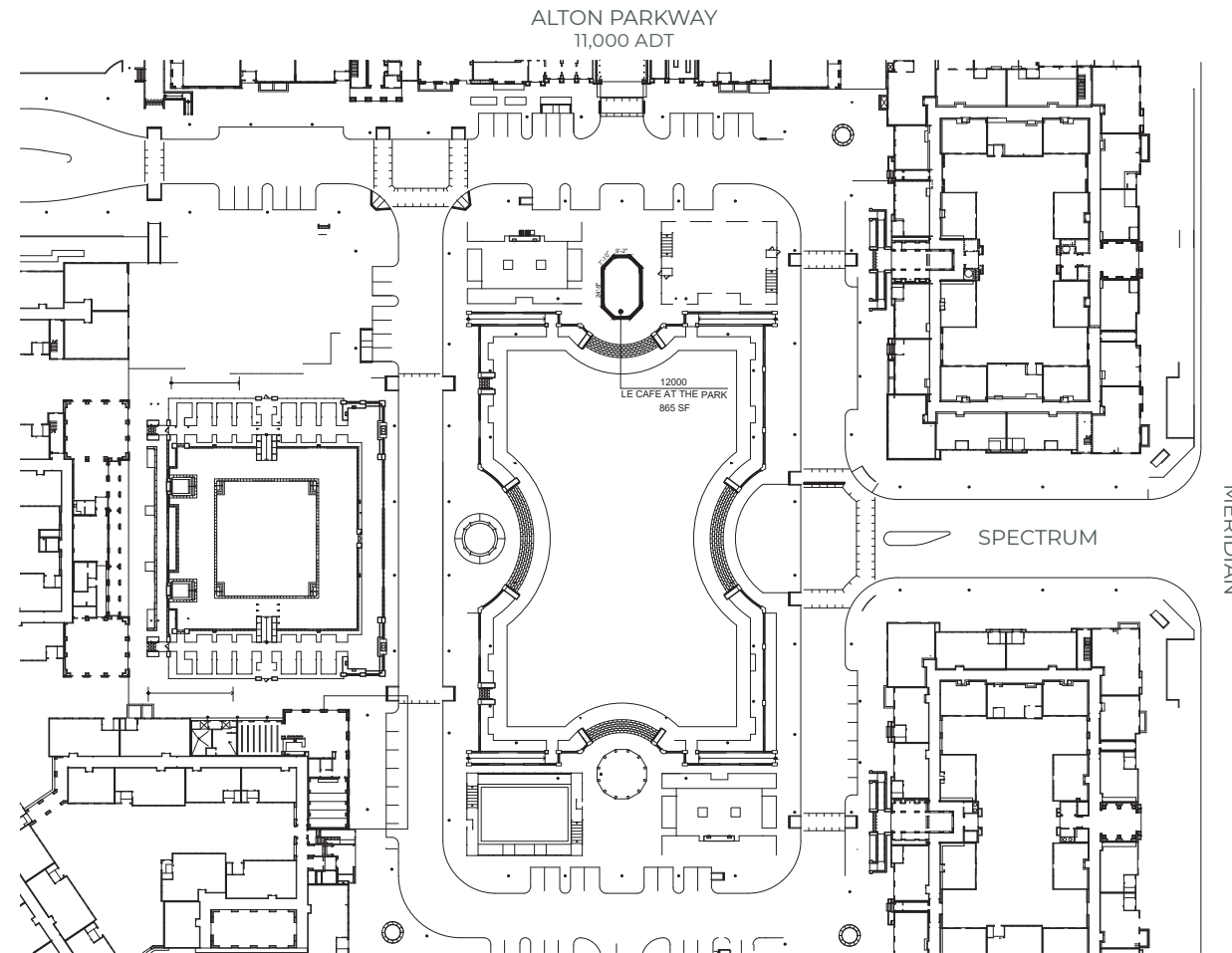
Vs. the National Avg.₁



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