

THE PARK AT IRVINE SPECTRUM®

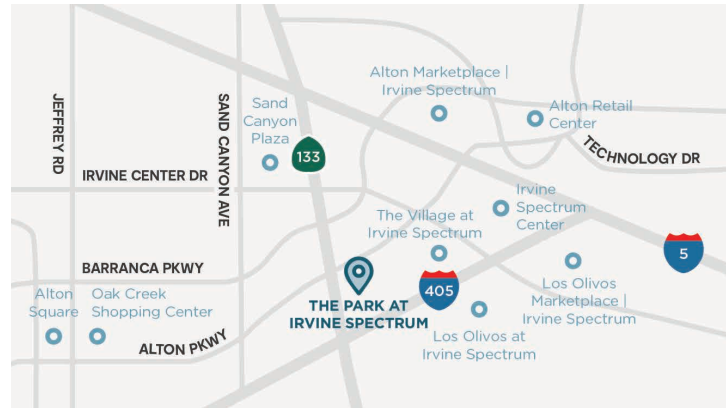
18000 SPECTRUM | IRVINE, CA 92618



865 SF GROSS LEASABLE AREA

Apartment Units: 1,450+

- The Park at Irvine Spectrum® is a community of 1,450+ luxury apartment homes within one mile of additional Irvine Company apartment communities: Centerpointe, Los Olivos®, The Village, Westview, and Promenade.
- All residential communities combined offer over 8,000 luxury apartments 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 sf of office space.
- Less than one mile from University of Massachusetts Global and major businesses including Amazon, Core Logic, KPMG, Mazda, and Taco Bell.



KEY TENANTS

Le Café at The Park

DEMOGRAPHICS (3 MILE RADIUS)

14,000

AVG DAILY TRAFFIC

39

MEDIAN AGE

101,000+

POPULATION

\$1.1 million+

AVG HOME VALUE

171,000+

DAYTIME POPULATION

\$160,000+

AVG HOUSEHOLD INCOME

APARTMENT RESIDENT PROFILE

\$129,000+

MEDIAN HOUSEHOLD INCOME

32

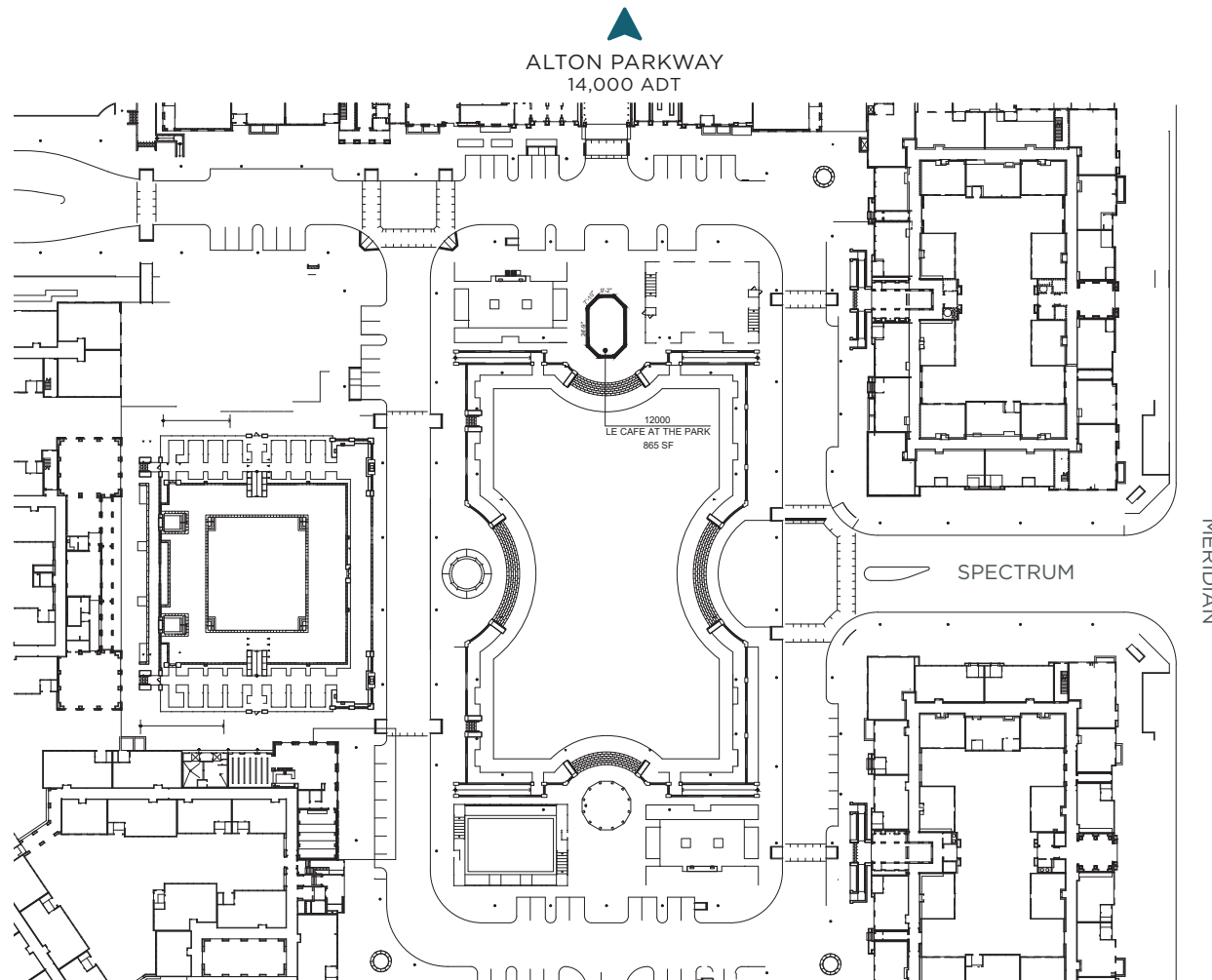
MEDIAN AGE



IRVINE COMPANY
RETAIL PROPERTIES

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IRVINECOMPANYRETAIL.COM / FOR LEASING INFORMATION, CALL 949.720.2535

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