

# The Park at Irvine Spectrum®

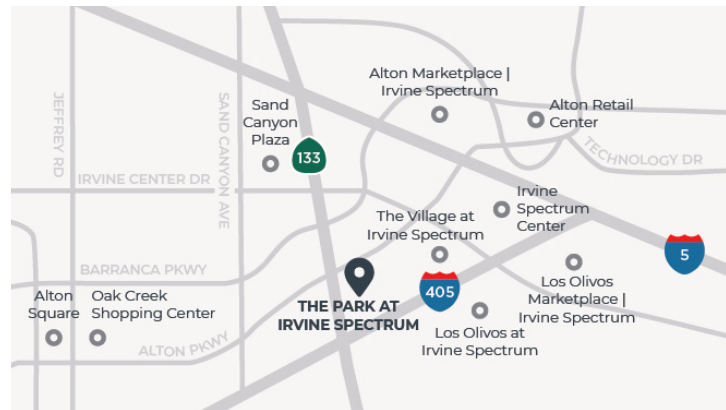
18000 SPECTRUM | IRVINE, CA 92618



## 865 SF GROSS LEASABLE AREA

Apartment Units: 1,450

- The Park at Irvine Spectrum® is a mixed-use Amenity Center designed to provide a convenient environment that seamlessly integrates the demands of work, life, and play.
- 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 square foot 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

### TOTAL TRADE AREA DEMOGRAPHICS

**50K**

Annual Visits<sub>1</sub>

**34**

Average Age<sub>2</sub>

**\$152K**

Avg Household Income<sub>2</sub>

**37%**

Higher Spend on Food<sub>2</sub>  
Vs. the National Average

**26%**

Higher Spend on Retail Goods<sub>2</sub>  
Vs. the National Average

### APARTMENT RESIDENT PROFILE

**33**

Median Age<sub>3</sub>

**\$136K**

Median Household Income<sub>3</sub>

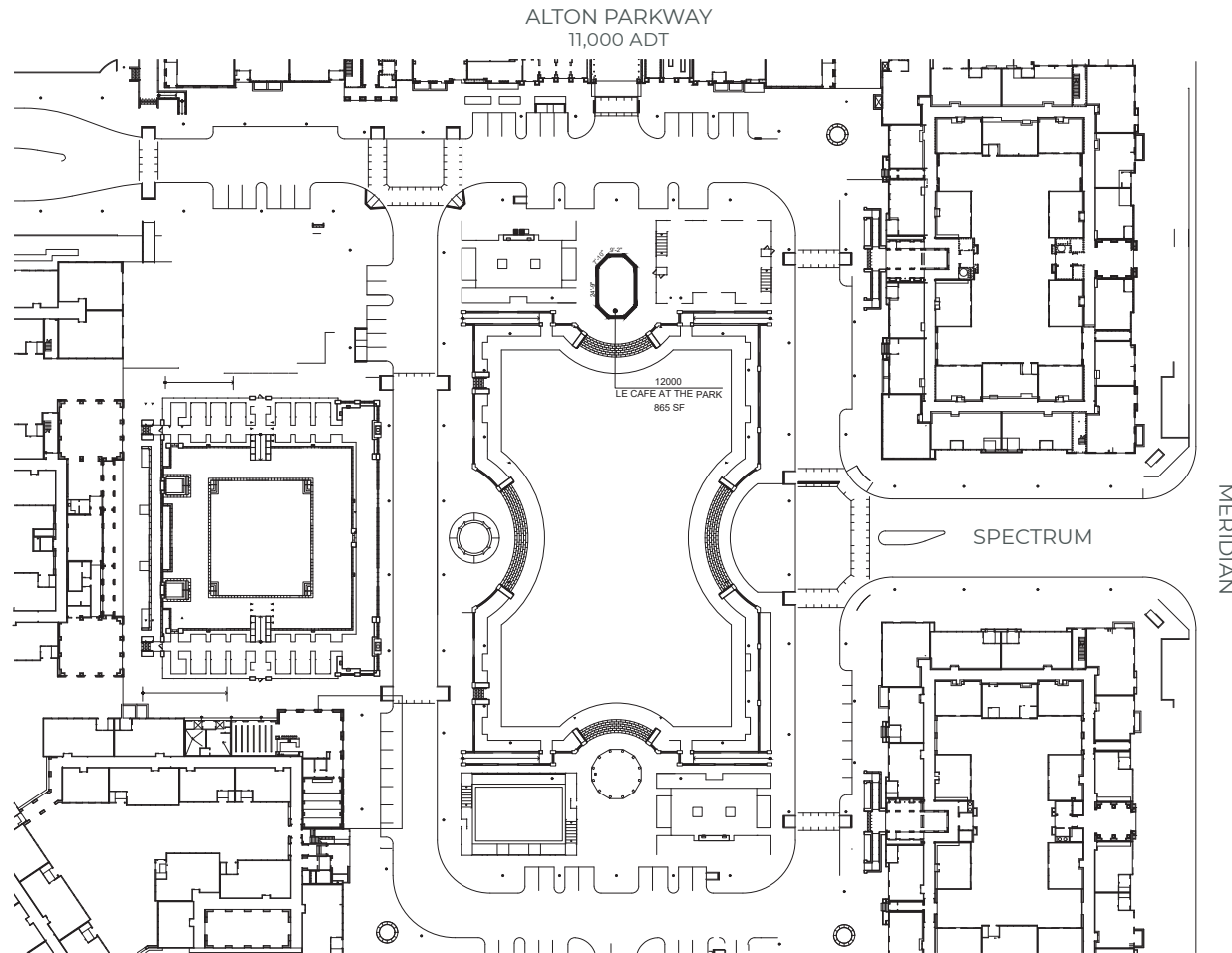
Total = 70% of visits

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

# The Park at Irvine Spectrum®



18000 SPECTRUM | IRVINE, CA 92618



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

© 2025 Irvine Management Company. All Rights Reserved. Sources: 2024 Esri; Placer.ai; Onsite; OCTA Traffic Flow Map. 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®, Los Olivos®, Irvine Company, and the Sunwave logo are registered trademarks of Irvine Management Company. All other trademarks are the property of their respective owners. All properties are offered for lease through Irvine Management Company, a licensed real estate broker DRE LIC. #02041810.