

The Village at Irvine Spectrum®

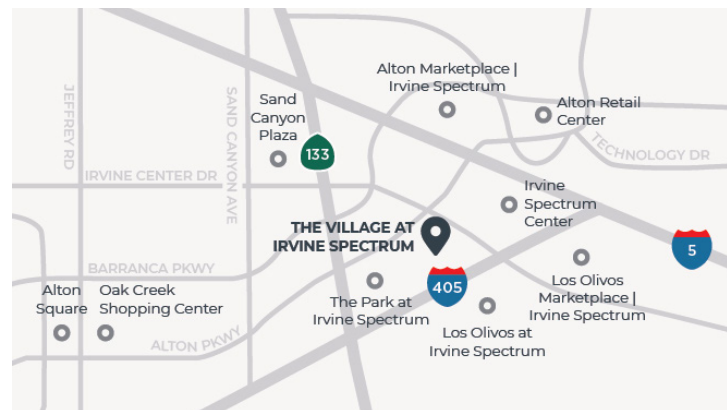
50 PRISM | IRVINE, CA 92618



10,786 SF GROSS LEASABLE AREA

Apartment Units: 1,550

- The Village at Irvine Spectrum® is an Amenity Center designed to provide a convenient environment that seamlessly integrates the demands of work, life, and play.
- The Village at Irvine Spectrum® is a community of 1,550+ luxury apartment homes within a mile radius of additional Irvine Company apartment communities: Centerpointe, Los Olivos®, The Park, 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.
- Irvine Spectrum Center draws in over 16.2 million visitors annually from an expansive trade area.
- Less than one mile from University of Massachusetts Global and near major businesses including Amazon, Core Logic, KPMG, Mazda, and Taco Bell.



KEY TENANTS

Starbucks Coffee

The Village Market

TOTAL TRADE AREA DEMOGRAPHICS

134K

Annual Visits₁

36

Average Age₂

\$153K

Avg Household
Income₂

38%

Higher Spend on Food₂
Vs. the National Average

28%

Higher Spend on Retail Goods₂
Vs. the National Average

APARTMENT RESIDENT PROFILE

33

Median Age₃

\$160K

Median Household Income₃

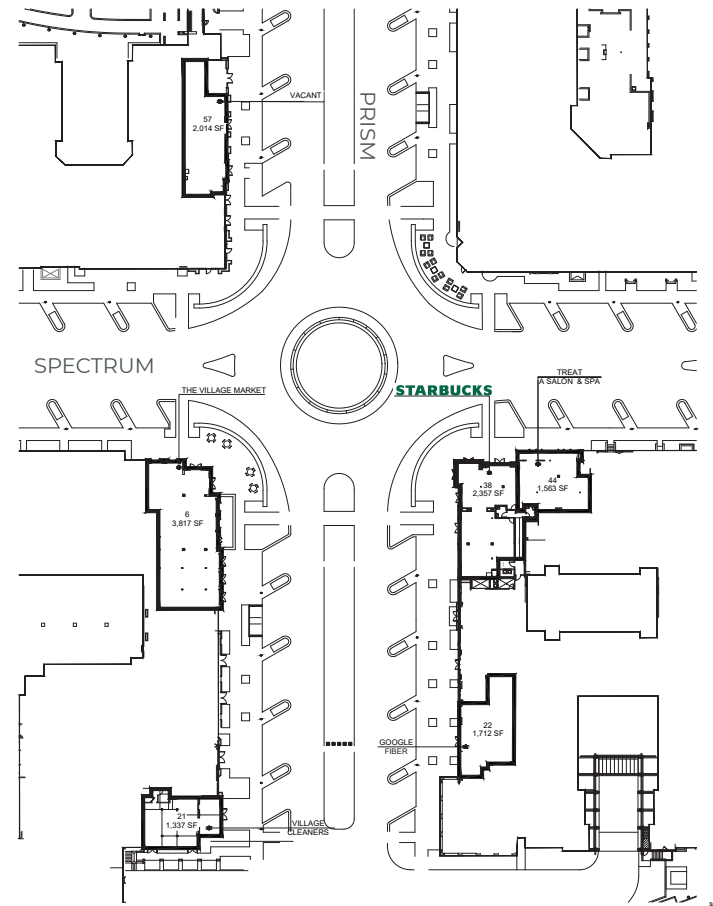
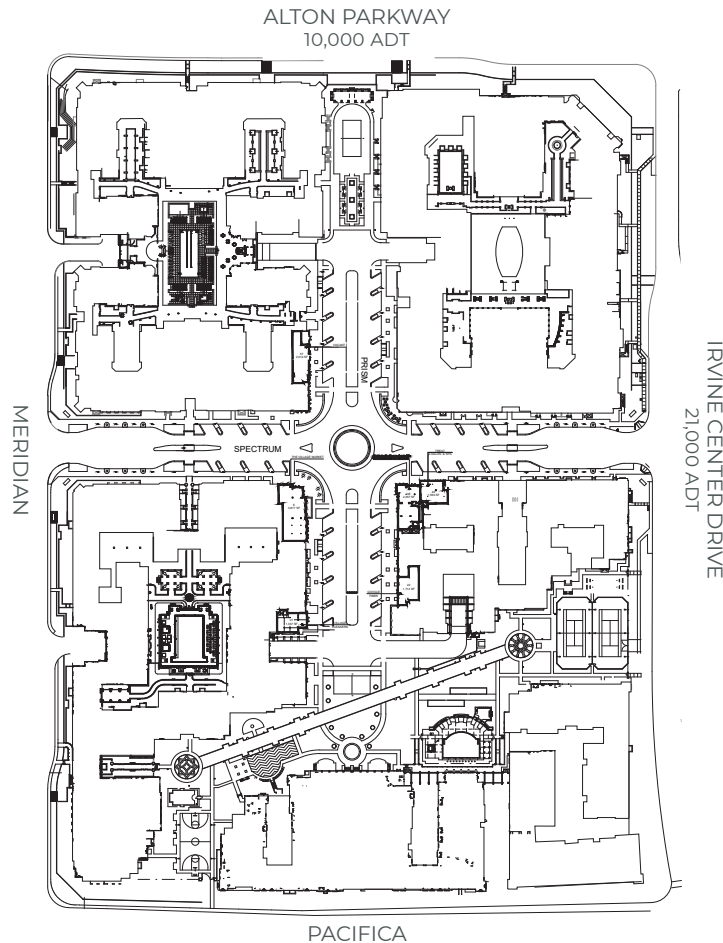
Total = 70% of visits

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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