

# THE VILLAGE AT IRVINE SPECTRUM®

50 PRISM | IRVINE, CA 92618



## 12,800 SF GROSS LEASABLE AREA

Apartment Units: 1,550+

- 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 sf of office space.
- Less than one mile from University of Massachusetts Global and near major businesses including Amazon, CoreLogic, KPMG, Mazda and Taco Bell.



### KEY TENANTS

Starbucks Coffee      Treat, A Salon & Spa  
The Village Market

### DEMOGRAPHICS (3 MILE RADIUS)

<b>51,000</b> AVG DAILY TRAFFIC	<b>40</b> MEDIAN AGE
<b>100,000+</b> POPULATION	<b>\$1 million+</b> AVG HOME VALUE
<b>157,000+</b> DAYTIME POPULATION	<b>\$160,000+</b> AVG HOUSEHOLD INCOME

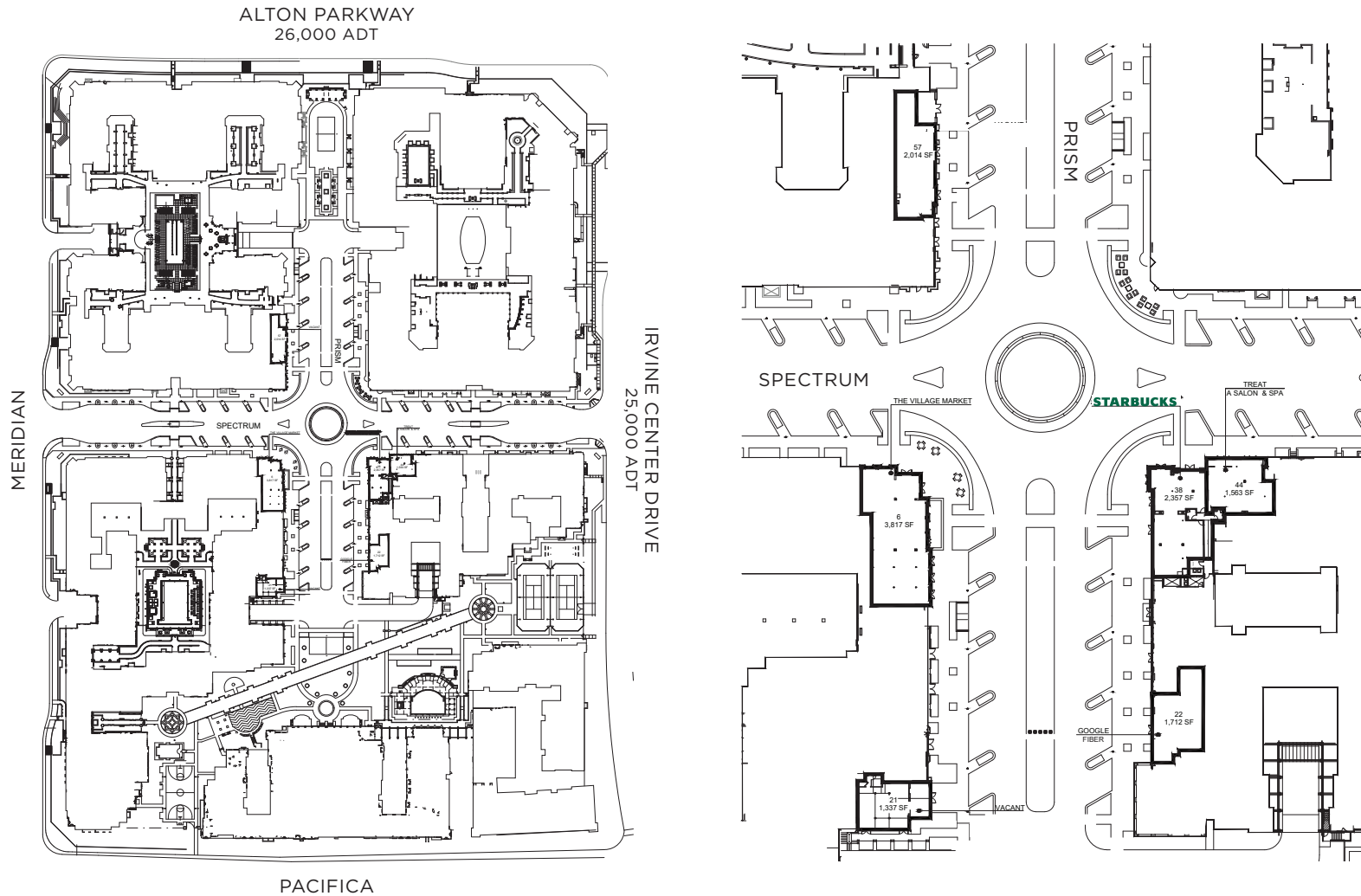
### APARTMENT RESIDENT PROFILE

<b>\$132,000+</b> AVG HOUSEHOLD INCOME	<b>36</b> MEDIAN AGE
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