

The Village at Irvine Spectrum®

50 PRISM | IRVINE, CA 92618

10,786 SF GROSS LEASABLE AREA

Apartment Units: 1,550

Distinctly urban. Masterfully planned. This neighborhood of 1.5K luxury apartment homes holds a front row seat to the Irvine Spectrum® district—Orange County's fastest-growing residential and commercial community. The location thrives on the 17M annual visitors drawn to the nearby Irvine Spectrum® Center and a surrounding corporate landscape of 12M SF. The site sustains all-day demand from major employers like Amazon, KPMG, and Mazda, all situated within a mile of the property.

KEY STATISTICS

36

Median
Age₁

19%

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

148K

Average Household
Income
27% Higher than the
National Avg.₁

29%

Higher Spend on Food
Vs. the National Avg.₁

31%

Higher Spend on Health
and Wellness
Vs. the National Avg.₁

Data Source: (1) Esri 2025 Total Trade Area

NOTABLE TENANTS

VillageMarket



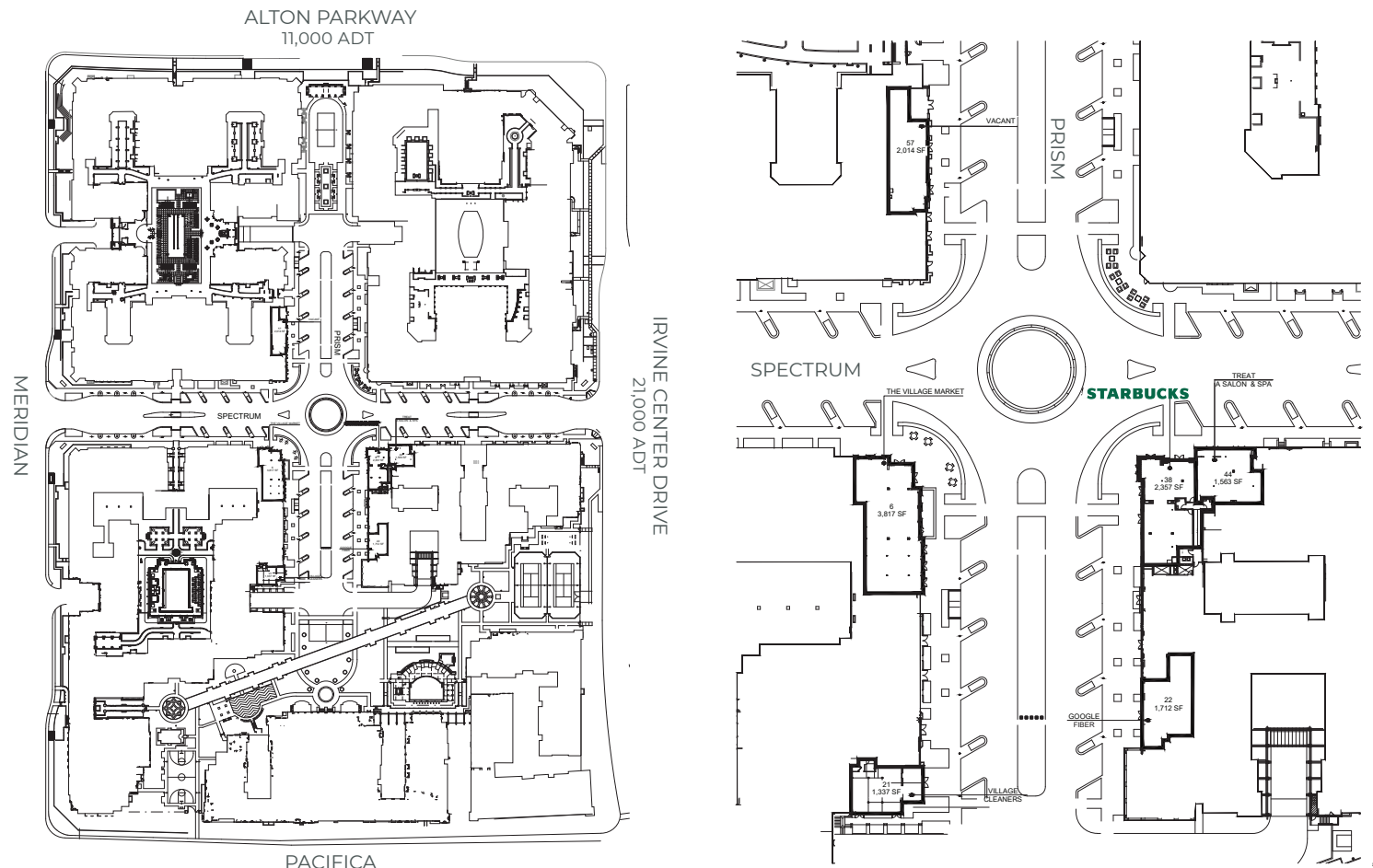
a salon and spa
Treat



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