



THE VILLAGE AT IRVINE SPECTRUM®

50 Prism | Irvine, CA 92618

11,088 SF Gross Leasable Area

Apartment Units: 1,550

- The Village at Irvine Spectrum is a community of 1,500+ luxury apartment homes within a mile radius of additional Irvine Company apartment communities: Centerpointe, Los Olivos®, The Park, Westview, and Promenade Village
- 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 two universities (California State University, Fullerton - Irvine with 47,000+ students and Brandman University with 8,700+ students) and major businesses including Amazon, Canon, Mazda and Taco Bell

KEY TENANTS

First Class Cleaners
St. Joseph Hoag
Health Wellness Center
Starbucks Coffee
The Village Market
Treat, A Salon & Spa

AVERAGE DAILY TRAFFIC COUNTS

20,000

Irvine Center Dr.
at Alton Pkwy.

15,000

Alton Pkwy. at
Irvine Center Dr.

35,000

Total

479,000

I-5, I-405 Freeway,
and Highway 133

DEMOGRAPHICS 3 MILE RADIUS

83,000+

POPULATION

132,000+

DAYTIME POPULATION

\$137,000+

AVERAGE
HOUSEHOLD INCOME

40

MEDIAN AGE

APARTMENT RESIDENT PROFILE

\$133,000+

AVERAGE
HOUSEHOLD INCOME

38

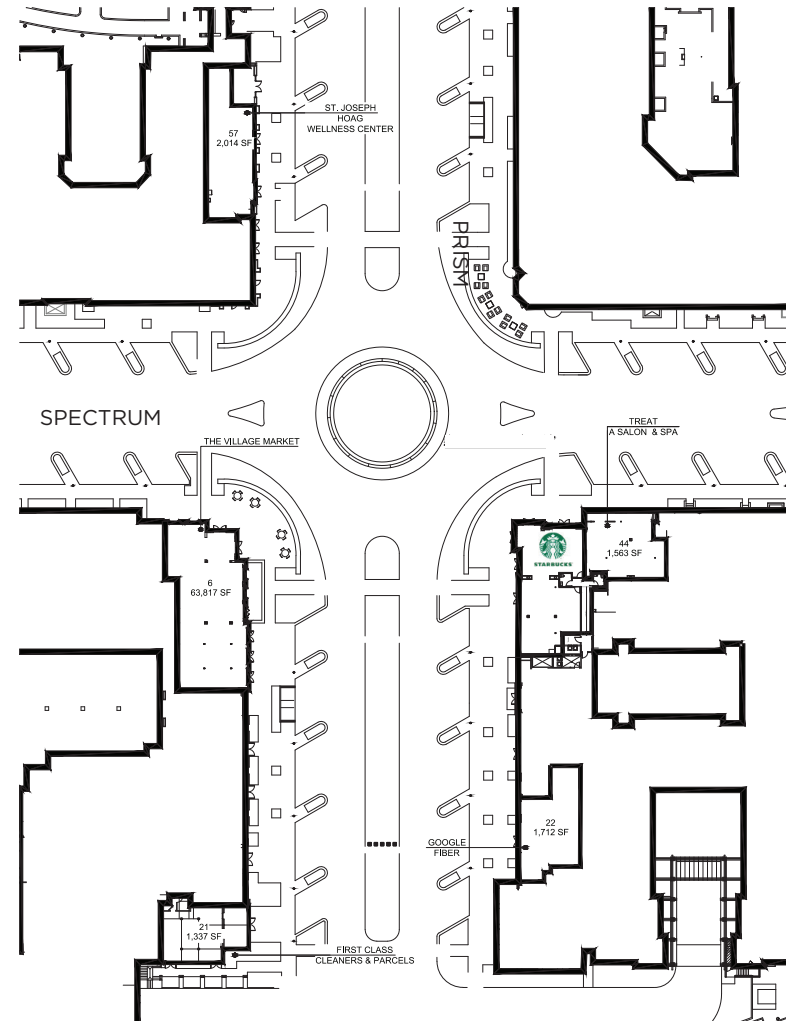
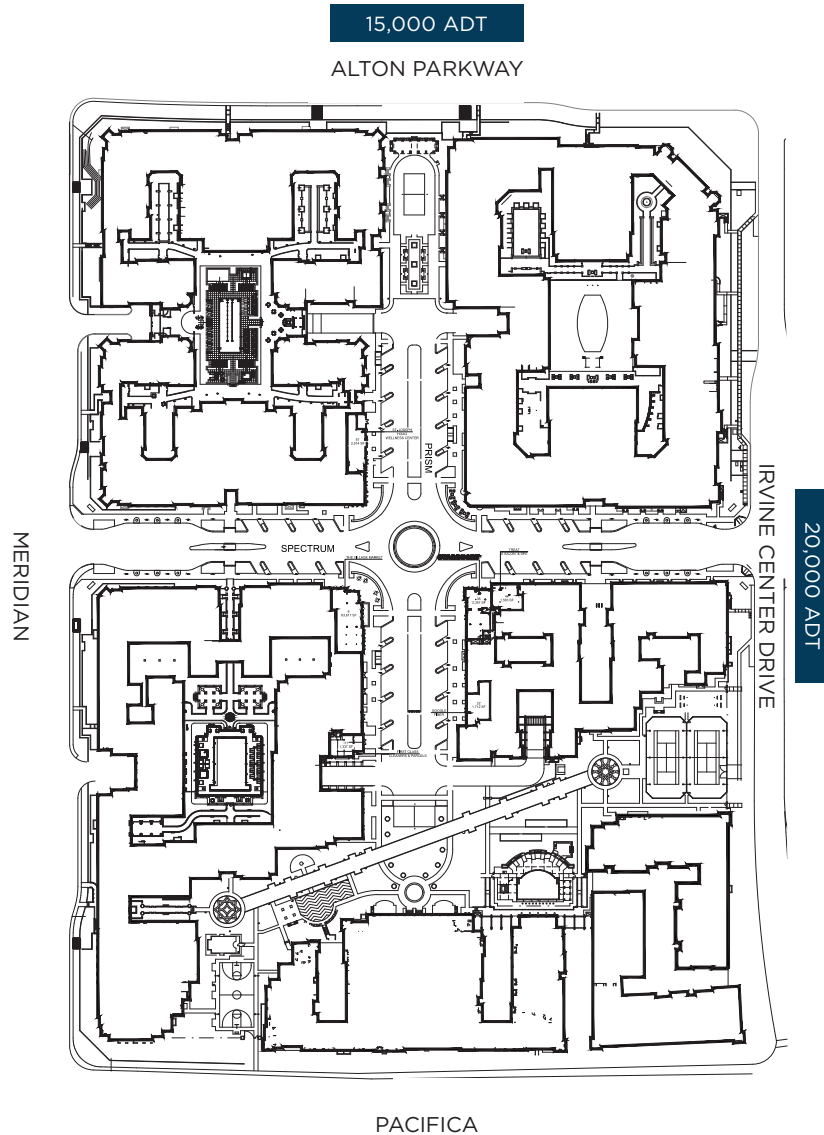
MEDIAN AGE

For leasing information,
call Irvine Company at 949.720.2535



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Irvine, California



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IRVINE COMPANY
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